

MINUTES
LINCOLN COUNTY BOARD OF COMMISSIONERS
MONDAY, AUGUST 5, 2002

The Lincoln County Board of County Commissioners and the Planning Board met in a joint session with the Planning Board on August 5, 2002 at the Citizens Center, Commissioner's Room, Third Floor, 115 West Main Street, Lincolnton, North Carolina, the regular place of meeting at 6:30 PM.

Commissioners Present:

Jerry W. Cochrane, Chairman
Thomas R. Anderson, PE
Larry S. Craig
David P. Choate

Commissioner Absent:

Beth Saine, Vice Chair

Planning Board Members Present:

Jerry Geymont, Chairman
Mike Baker, Vice Chairman
Dean Lutz
Stanley Roseboro
Gerald Johnson
John Pagel
Terry Whitener

Others Present:

Stan B. Kiser, County Manager
Jeffrey A. Taylor, County Attorney
Amy S. Long, Clerk to the Board
Kelly Atkins, Director of BALD
Randy Hawkins, Zoning Administrator
Leon Harmon, Finance Director

Call to Order: Chairman Cochrane called the August 5, 2002 meeting of the Lincoln County Board of Commissioners to order and welcomed everyone present.

Adoption of Agenda: Chairman Cochrane presented the agenda for the Board's approval.

UPON MOTION by Commissioner Craig, the Board voted unanimously to adopt the agenda as presented.

AGENDA

LINCOLN COUNTY BOARD OF COMMISSIONERS

PUBLIC HEARINGS

AUGUST 5, 2002

	6:30 PM	Call to Order
1.	6:31 PM	Adoption of Agenda
2.	6:32 PM	Approval of Minutes - July 1, 2002
3.	6:35 PM	New Business/Advertised Public Hearings

ZMA #423 Lincoln County, applicant (Parcel ID# 79978) The applicant is proposing to rezone 20 acres from General Industrial (I-G) to Transitional Residential (R-T) to accommodate a planned elementary school. The property is located off St. James Church Road in Catawba Springs Township.

CUP #206 Darrell Whitaker, applicant (Parcel ID# 34080) The applicant is requesting a conditional use permit to place a Class D mobile home in Denver Shores Mobile Home Park in the Transitional Residential (R-T) district. The park is located on a 64.6-acre parcel on Campground Road in Catawba Springs Township.

4.	6:55 PM	McNeary Insurance Consulting – David Leonard
5.	7:05 PM	Work First Planning Period – Standard or Electing County – Susan McCracken and Candy Wilcox
6.	7:15 PM	Water Plant Filter Expansion – Mike Wolfe and Steve Gilbert
7.	7:25 PM	Retirement Procedures – Commissioner Larry Craig
8.	7:35 PM	Resolutions Concerning Pathways Mental Health – Karen Andrews
9.	7:45 PM	Incentive Policy Amendment – Barry Matherly
10.	8:00 PM	Public Hearing – Incentives for Timken
11.	8:15 PM	CIP Resolution – Leon Harmon
12.	8:25 PM	Discussion of Centralina Meeting
13.	8:35 PM	Discussion of Pathways Meeting

14. 8:50 PM Appointment of Don Ballard to Gaston College Board of Trustees

15. 8:55 PM Waived Fees for the Miss Lincoln County Apple Queen Scholarship Pageant

16. 9:05 PM Recommendations from the Planning Board from July 1, 2002

ZMA #423 Lincoln County, applicant (Parcel ID# 79978) The applicant is proposing to rezone 20 acres from General Industrial (I-G) to Transitional Residential (R-T) to accommodate a planned elementary school. The property is located off St. James Church Road in Catawba Springs Township.

CUP #206 Darrell Whitaker, applicant (Parcel ID# 34080) The applicant is requesting a conditional use permit to place a Class D mobile home in Denver Shores Mobile Home Park in the Transitional Residential (R-T) district. The park is located on a 64.6-acre parcel on Campground Road in Catawba Springs Township.

17. 9:20 PM Other Business

Adjourn

Approval of Minutes – July 1, 2002: Chairman Cochrane presented the minutes of the July 1, 2002 meeting for the Board's approval.

UPON MOTION by Commissioner Anderson, the Board voted unanimously to approve the July 1, 2002 minutes as presented.

New Business: Advertised Public Hearings: Chairman Cochrane announced that this was the date, Monday, August 5, 2002 and the time, which was advertised in the *Lincoln Times-News* on Friday, July 26, 2002, and Friday, August 2, 2002.

NOTICE OF PUBLIC HEARING

The Lincoln County Board of Commissioners and Planning Board will hold a joint meeting and public hearing on Monday, August 5, 2002, at 6:30 p.m. to consider the following zoning-related matters:

ZMA #423 Lincoln County, applicant (Parcel ID# 79978) The applicant is proposing to rezone 20 acres from General Industrial (I-G) to Transitional Residential (R-T) to accommodate a planned elementary school. The property is located off St. James Church Road in Catawba Springs Township.

CUP #206 Darrell Whitaker, applicant (Parcel ID# 34080) The applicant is requesting a conditional use permit to place a Class D mobile home in Denver Shores Mobile Home Park in the

Transitional Residential (R-T) district. The park is located on a 64.6-acre parcel on Campground Road in Catawba Springs Township.

The public is invited to attend this meeting, which will be held in the Commissioners Room on the third floor of the Citizens Center, 115 W. Main Street, Lincolnton, N.C. For more information, contact the Department of Building and Land Development at (704) 736-8440.

Zoning Map Amendment No. 423 – Lincoln County, applicant: Randy Hawkins, Zoning Administrator, presented the following information concerning Zoning Map Amendment No. 423 – Lincoln County, applicant.

The applicant is proposing to rezone 20 acres from General Industrial (I-G) to Transitional Residential (R-T) to accommodate a planned elementary school.

The property is located off St. James Church Road in Catawba Springs Township. It is adjoined on the east and south by property zoned General Industrial and on the west and north by property zoned Transitional Residential.

Chairman Cochrane opened the public hearing concerning Zoning Map Amendment No. 423 – Lincoln County, applicant.

Mary Etta Roseboro stated that she lives on St. James Church Road. She asked why she didn't get a notice of the meeting, because the school is not that far from her house. Ms. Roseboro stated that there should have been a meeting with the residents about this school there. She also voiced concern over the traffic issue.

Gary Roseboro stated that he lives right beside where the school is being built. He stated that they had no idea that a school was coming into their community until they saw a man cutting the road. The Verdict Ridge has already created traffic and the two schools also create a lot. Mr. Roseboro stated that this is a family oriented neighborhood and they are sticking a school right in the heart of it. He stated that his concern is for the safety of children and people in the community. He commented that they made it uncomfortable for the residents by not telling them what was they were going to do, they just started pushing trees down.

Phyllis Woods stated that she lives on Webbs Road and owns 2 acres of land at the school site. She stated that they came on her property, cut down trees, and did a road. They did not even contact her. She stated that she had to call Ed Hatley on this situation, instead of them getting in contact with her on the situation. She stated that she is not against the school, only the way things were done.

Sarah Johnson stated that she lives on St. James Church Road and is concerned about the situation with the school. She stated that she is not opposed to a school being built, but she does believe the land where it is being built is not feasible. She stated that there will be 3 schools right there together. She stated that the traffic is awful there already. Ms. Johnson stated that she feels like they are being crowded out.

Stanley Roseboro stated that he has received several calls from this request himself. He stated that they don't think it's feasible for the school to be built there. There is already a traffic issue that will get worse with this. He stated that roads are a state issue, but the state has no money. Mr. Roseboro stated that five kids were killed on this road a few years ago. He commented that this project was not planned well. He stated that the school is not an issue, it's the traffic that's the issue.

Being no additional speakers, Chairman Cochrane declared the public hearing closed.

Conditional Use Permit No. 206 – Darrell Whitaker, applicant: Having been sworn by the Clerk, Randy Hawkins, Zoning Administrator, presented the following information concerning Conditional Use Permit No. 206 – Darrell Whitaker, applicant.

The applicant is requesting a Conditional Use Permit to place a Class D mobile home (a 1975 singlewide) in Denver Shores Mobile Home Park in the Transitional Residential (R-T) district.

The park is located on a 64.6-acre parcel on Campground Road in Catawba Springs Township. It is adjoined on the east by property zoned Transitional Residential, on the south by property zoned Residential Single-Family (R-SF), on the west by property zone Residential Suburban (R-S) and Residential Single Family, and on the north by property zoned General Business (B-G).

The mobile home was taxed in Lincoln County in 1992. The mobile home is currently at 2041 Highway 73. The owner of the mobile home park has agreed to accept this mobile home.

Chairman Cochrane opened the public hearing concerning Conditional Use Permit No. 206 – Darrell Whitaker, applicant.

Charles Shenk stated that he has concerns about putting a 1975 trailer in a heavily wooded area. He asked what this will do to property values. He asked if it would be up to current codes or if it would have aluminum wiring.

J. R. Stanwood stated that he has a home in a development and does not want to look down and see trailers at the bottom of the hill. He stated that he just paid \$200,000 for his home and does not want this there.

Being no additional speakers, Chairman Cochrane declared the public hearing closed.

The Planning Board reconvened to the 2nd floor balcony.

McNeary Insurance Consulting – David Leonard: David Leonard, with McNeary Insurance Consulting, presented a proposal for providing employee benefit consulting services to Lincoln County for bidding the group medical for a January 1, 2003 effective

date. He stated that the fee would be a minimum of \$13,000 and a maximum of \$17,000. If the fee would come in less than \$13,000, the County would only be billed for that amount. Expenses will be out of pocket, but should only be mileage to and from Charlotte.

Commissioner Anderson asked for a copy of the fee structure to be included as part of the proposal.

UPON MOTION by Commissioner Anderson, the Board voted unanimously to accept the proposal from McNeary Insurance Consulting, considering we get the fee schedule.

Work First Planning Period: Susan McCracken stated that since 1996, Lincoln County has been an electing county. By being electing, we have been able to decide a lot of things that we want to do. There is also a financial incentive, because we have earned money due to the program. The money has been returned to the County or used as the agency needed for computers, vehicles, and technical items.

Ms. McCracken stated that at this point she cannot tell the Board that it will be a benefit to stay electing. We have to let the State know by next week if we would like to remain electing. If things change, we can withdraw by April of next year.

Ms. McCracken stated that it has been very beneficial to be an electing county and would recommend that we stay electing for now. If it starts to look risky, we can bail out then.

UPON MOTION by Commissioner Craig, the Board voted unanimously to continue to be an electing county, looking at this again before April and designate DSS as the lead agency for the program.

Chairman Cochrane called for a brief recess.

Chairman Cochrane called the meeting back to order.

Water Plant Filter Expansion: Steve Gilbert stated that the Lincoln County Water Treatment Plant currently utilizes two large filters as a part of the treatment process. The filter media, or the material that the water is filtered through, has an expected life of approximately 10 years before it begins to lose efficiency and needs to be replaced. Since the water plant was placed on line in 1991, the time has come for that replacement. Construction of the third filter was also recommended by the NC Department of Environment and Natural Resources during a routine plant inspection last winter. Construction of a third filter is necessary so each of the existing filters can be taken off line in turn while the filter media is replaced. Upon completion of the replacement of the media in the two filters, the third filter would then be available as a backup in case of any problem. The third filter would also be the first step in the eventual increase in plant capacity.

The design fee for this project will be \$46,500 and the construction phase administration would be \$11,000, with a total of \$57,500.

The time frame for the project will be 3 – 6 months to do the plans and get them permitted through the state. They anticipate a 300 calendar day construction period.

UPON MOTION by Commissioner Anderson, the Board voted unanimously to approve the contract.

Resolutions Concerning Pathways Mental Health: Nelson Connor presented the following Resolutions Concerning Pathways.

RESOLUTION, Consolidated Business Plan

WHEREAS, the Mental Health Systems Reform Act has been ratified; and

WHEREAS, the law requires that each county develop and approve a local business plan; and

WHEREAS, Gaston-Lincoln-Cleveland Area Authority, doing business as Pathways, has the information and resources necessary to write the local business plan; and

WHEREAS, Pathways desires to assist the counties of Gaston, Lincoln and Cleveland in this requirement,

THEREFORE LET IT BE RESOLVED, that the Pathways Area Board and the Area Director shall proceed with developing a consolidated business plan. This consolidated business plan shall include Gaston, Lincoln, and Cleveland Counties.

RESOLUTION, Continuation of Multi-County Area Authority

WHEREAS, Gaston-Lincoln-Cleveland Area Authority, known as Pathways, has served citizens in need of mental health, substance abuse and developmental disabilities for more than 35 years;

WHEREAS, the mission of Pathways is to promote, celebrate and inspire ability, dignity and self-respect for individuals, families and groups with a community-owned system of resources; and

WHEREAS, Pathways is nationally accredited by the Council on Accreditation, and

WHEREAS, Pathways provides quality, cost effective services; and

WHEREAS, collaboration and community partnership are essential to the mission of Pathways

THEREFORE LET IT BE RESOLVED that the Pathways Area Board of Directors recommend to the Gaston, Lincoln and Cleveland County Commission Boards that public mental health related services continue to be managed by a multi-county area authority.

Mr. Connor requested action on the resolutions by October 1.

Retirement Procedures – Commissioner Larry Craig: Commissioner Craig presented the following Policy for Recognizing Retiring County Employees.

Recognizing Retiring County Employees

- A. All regular part-time and regular full-time retiring county employees will receive a plaque/clock commemorating the employee's service at the annual employee appreciation luncheon.
- B. All regular part-time and regular full-time retiring county employees, after [Option 1.] year(s) of service, will receive a monetary gift upon retirement based on the number of years of service.

OPTION 1.

5 but less than 10 years	\$100
10 but less than 15 years	\$200
15 but less than 20 years	\$300
20 years or more	\$500

UPON MOTION by Commissioner Craig, the Board voted unanimously to approve the Policy, not as a retirement benefit, but as a guideline for gifts on the part of the county, retroactive to January 1, 2002.

Incentive Policy Amendment – Barry Matherly: Barry Matherly presented the following Resolution to Amend the Policy for Industrial Development in Incentive Grants for New and Existing Industries in Lincoln County.

UPON MOTION by Commissioner Anderson, the Board voted unanimously to approve the Resolution.

**RESOLUTION TO AMEND POLICY
FOR INDUSTRIAL DEVELOPMENT INCENTIVE GRANTS
FOR NEW AND EXISTING INDUSTRIES IN LINCOLN COUNTY**

WHEREAS, the Lincoln County Board of Commissioners verily believes that it is in the best interests of the citizens of Lincoln County to encourage and support economic development within Lincoln County through the recruitment of new industries to the County and the expansion of existing industries in the County; and

WHEREAS, Lincoln County has worked with the City of Lincolnton and the Lincoln Economic Development Association (hereinafter “LEDA”) to develop a consistent program to provide incentive grants for industrial development for new and existing industries; and

WHEREAS, the Board of Commissioners believes that in order to be fair and consistent, any grants made under such a program should take into account the scale and scope of the proposed new industry or expansion; and

WHEREAS, the Board recognizes that adjustments need to be made in the policy from time to time to account for changing conditions;

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED AS FOLLOWS:

1. The Lincoln County Board of Commissioners hereby adopts the Lincoln County Industrial Development Incentive Grant Program for New and Existing Industries attached hereto as Exhibit A and incorporated herein by reference.
2. This incentive grant program supersedes and replaces any and all previously adopted policies or programs of Lincoln County for economic incentive grants.
3. The Lincoln County Board of Commissioners hereby authorizes Lincoln County staff and LEDA and its representatives to advertise, distribute, or otherwise disseminate information concerning this incentive grant program as they see fit to promote economic development in Lincoln County.
4. This incentive grant program provides guidelines which may be used by staff and LEDA and made known to prospective grant recipients, but the Board of Commissioners reserves the right to consider each proposal on its own merits and make appropriate adjustments to the terms or amounts of particular grants accordingly before awarding such grants.
5. Incentive grants made under this program will be identified by the particular project for which they are made and will be secured by a contract between the grant recipient and Lincoln County. Such contract must identify the start date and completion date of the proposed project, which project shall not exceed two years in duration. The time period for a contract shall not be required to coincide with the County's fiscal year. Changes or additions to a project after a contract's completion date will require a separate contract.
6. This incentive grant program shall be reviewed annually during the budget process, and appropriate adjustments may be made to conform to changing budgetary conditions.
7. This resolution shall become effective as of July 1, 2002.

This 5th day of August, 2002.

Jerry W. Cochrane, Chairman

ATTEST:

Amy S. Long, Clerk to the Board

EXHIBIT A

**LINCOLN COUNTY
INDUSTRIAL DEVELOPMENT INCENTIVE GRANT PROGRAM
FOR NEW AND EXISTING INDUSTRIES**

I. OVERVIEW

Lincoln County has adopted the following Industrial Development Incentive Grant Program for purposes of recruitment of industry and increasing economic growth. The objectives of the grant program are to expand the tax base, to provide quality jobs for Lincoln County's residents, to promote economic development, and to secure the economic well-being of all citizens. The importance of sustaining and assisting with the growth of existing industries is well-documented. The diversification that comes with the addition of new industries to a county is needed to provide a broader economic base. The following paragraphs formalize the Incentive Grant Program.

II. PROGRAM PARAMETERS

The Industrial Development Incentive Grant involves a contractual agreement between Lincoln County and new or existing industries for a financial incentive grant based upon the actual value of qualifying new capital investment (as determined below) made by such new or expanding industries within the corporate boundaries of Lincoln County. Incentive grants made under this program will be identified by the particular project for which they are made and will be secured by a contract between the grant recipient and Lincoln County. Such contract must identify the start date and completion date of the proposed project, which project shall not exceed two years in duration. *Should conditions change such that the amount of the qualifying new capital investment is greater or less than the contracted amount, the financial incentive grants to be made hereunder will be adjusted accordingly on a pro-rata basis.* Changes or additions to a project after a contract's completion date will require a separate contract.

The maximum amount of the financial incentive grant will be determined in accordance with the provisions set out in Section IV and will be specified in the contract. In the event that a recipient actually makes a smaller investment than contracted for hereunder, the grant to be paid will be reduced accordingly.

The financial incentive grant will be paid in five equal annual installments. The first of said annual installments will be paid on the 15th day of January of the year following the first full year after the completion of the new capital investment provided, however, that any annual grant installment may be delayed or withheld if the grant recipient is delinquent in the payment to Lincoln County of any taxes, utility bills, or other fees owed to the County.

The value of the qualifying new capital investment will be determined by the appraisers of the Lincoln County Tax Department on the basis of enhancements to Lincoln County's tax base.

The Tax Department appraisers will consider only new investment in land, buildings, machinery, equipment, and personal property, subject to the following guidelines:

- (a) For new construction or expansion of existing construction, the amount that qualifies for consideration in calculating incentive grants will reflect only the amount by which the new construction or expansion enhances the value of the property beyond its value prior to the project.
- (b) The value of new investment in machinery, equipment, or other personal property eligible for consideration in calculating incentive grants will be limited to 70 percent of the amount of new investment in such property.
- (c) For expansions of existing industries, the value of any machinery or equipment being phased out, replaced, or retrofitted as part of the project will be deducted from the value of

replacement equipment in determining the amount that qualifies for consideration in calculating incentive grants.

If a grant recipient shall close, terminate, or reduce its operation by fifty percent (50%) or more during the five-year period of the grant, all further grant payments will cease, and the Industrial Development Incentive Grant for the recipient will be null and void.

Each project will be considered in accordance with the aforesaid guidelines. The Lincoln County Board of Commissioners will review these guidelines annually and make any necessary or appropriate changes. The grant program may be changed or rescinded at any time but with the understanding that contracts outstanding at the time of such termination or change will be honored in accordance with the terms of such contracts.

III. PROJECT QUALIFICATIONS

To be considered eligible for an Industrial Development Incentive Grant, a project must meet certain basic criteria. These criteria are to be used as guidelines in project evaluations. Additional criteria may be applied to specific projects based upon the terms of the contract between the grant recipient and Lincoln County.

Factors to be considered shall include but not be limited to the following:

- the size of the project based upon investment in site development, plant facilities, and infrastructure;
- the number and type of jobs created and the anticipated hourly wages to be paid;
- potential for future expansion and increased employment;
- site specific initiatives that may be pursued to stimulate other development in areas that Lincoln County may deem of significant benefit to the community.

IV. APPLICATION OF THE GRANT PROGRAM

1. Level 1 Grant – for qualifying new capital investment by new or expanding industries in an amount from \$1,000,000 to \$4,999,999.

The annual grant to be paid will be computed by multiplying the dollar amount of the investment (as determined by the appraisers of the Lincoln County Tax Department) by a factor of 0.00403.

2. Level II Grant – for qualifying new capital investment by new or expanding industries in an amount from \$5,000,000 to 19,999,999.

The annual grant to be paid will be computed by multiplying the dollar amount of the investment (as determined by the appraisers of the Lincoln County Tax Department) by a factor of 0.00465.

3. Level III Grant – for qualifying new capital investment by new or expanding industries in an amount of \$20,000,000 or more.

The annual grant to be paid will be computed by multiplying the dollar amount of the investment (as determined by the appraisers of the Lincoln County Tax Department) by a factor of 0.00527.

V. PUBLIC HEARING

Upon receipt of a grant application, and prior to approval of such application, the Lincoln County Board of Commissioners shall hold a public hearing after due advertisement in accordance with the provisions of N. C. G. S. 158-7.1.

Approved and adopted at the regular monthly meeting of the Lincoln County Board of Commissioners on the 1st day of February, 1999, and most recently amended by the Board on August 6, 2001.

Jerry W. Cochrane, Chairman
Lincoln County Board of Commissioners

ATTEST:

Amy S. Long, Clerk to the Board

Public Hearing – Incentives for Timken: Barry Matherly presented information concerning the Incentive Grant for Timken. The grants are for the original bearing package assembly lines and this is to formalize that agreement. The original agreement on this project is a grant that over five years will total \$198,177.60 or \$39,635.52 each year.

Seth Haney thanked the Board for their support. He reviewed the improvements with the Board.

**LINCOLN COUNTY INCENTIVE GRANT
AGREEMENT**

NORTH CAROLINA

LINCOLN COUNTY

THIS AGREEMENT is made and entered into as of the 5th day of August, 2002, by and between LINCOLN COUNTY, a body corporate and politic (hereinafter referred to as "the County"), and The Timken Company, an Ohio Corporation (hereinafter referred to as "Timken").

WITNESSETH:

WHEREAS, Timken has developed plans for installation of manufacturing equipment in Lincoln County, North Carolina; and

WHEREAS, the Board of Commissioners of Lincoln County verily believes that the location of new industries and the expansion of existing industries is vital to the economic health of Lincoln County and to the welfare of its citizens; and

WHEREAS, the Board of Commissioners wishes to encourage such development by means of offering incentives to recruit new industries and to aid in expansion of existing industries; and

WHEREAS, such incentives are predicated on the notion of expanding Lincoln County's tax base and providing additional jobs for Lincoln County's citizens that pay wages higher than the current prevailing average hourly wage in the particular industry; and

WHEREAS, the Board of Commissioners has determined that it is appropriate and in the best interests of Lincoln County and its citizens to offer incentives in the form of both cash grants and assistance with making public services available; and

WHEREAS, the Board of Commissioners believes that it is appropriate and reasonable to expect Timken to bind itself to the County to produce certain results in conjunction with the project described herein as conditions of the incentives being offered by the County;

NOW, THEREFORE, for and in consideration of the mutual promises and covenants herein set forth, the parties hereby agree as follows:

1. On or before August 5, 2002, Timken shall begin installation of manufacturing equipment as part of the GEN3 packaged bearing project in Lincoln County, North Carolina.
2. Within two years of the date of this agreement, Timken shall make an investment upon such site in building and equipment of the least \$16,000,000.
3. Within two years of the date of this agreement, Timken shall provide at such site at least 10 new jobs paying average hourly wages of \$18 per hour.
4. In consideration of the performance of the aforesaid obligations by Timken, the County will provide cash grants to Timken of \$39,635.52 per year for a five-year period beginning in 2003. Such grants will be paid to Timken on the 15th day of January of the year following the first full year after completion of the new capital investment.
5. Timken specifically agrees that in the event that all or any portion of this agreement or any incentive grant or payment to be made hereunder is declared to be unconstitutional, illegal, or otherwise enjoined by a court of competent jurisdiction, Timken shall indemnify and hold harmless Lincoln County and its Board of Commissioners, individually and collectively, from any loss or liability and shall reimburse Lincoln County by the amount of any such grant or payment.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals as of the day and year first above written.

The Timken Company

By: _____
President

ATTEST:

_____ (Corporate Seal)
Secretary

LINCOLN COUNTY

By: _____
Jerry Cochrane, Chairman
Board of Commissioners

ATTEST:

Amy S. Long
Clerk to the Board of Commissioners

Chairman Cochrane opened the public hearing.
Being no one wishing to speak, Chairman Cochrane declared the public hearing closed.

UPON MOTION by Commissioner Craig, the Board voted unanimously to approve the Incentives for Timken.

CIP Resolution: Leon Harmon, Finance Director, presented the following capital project ordinance for the new Emergency Medical Services facility, which is being funded from loan proceeds from the detention facility financing.

Capital Project Ordinance
Emergency Medical Services Facility

BE IT ORDAINED by the Lincoln County Commissioners, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

Section 1. The project authorized is for the construction and furnishings of a new emergency medical services building on county owned land.

Section 2. The officers of this unit are hereby directed to proceed with the capital project within the terms of the contracts and budget contained herein.

Section 3. The following amounts are appropriated for the project:

Architect	\$ 80,240	
Construction	1,003,000	Furnishings and Equipment
76,220		

Total	\$1,159,460
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Section 4. The following revenues are anticipated to be available to complete this project:

Proceeds G.S.160A-20 financing	\$1,159,460
(funds previously borrowed for law enforcement facility)	

Total	\$1,159,460
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Section 5. The Finance Director is hereby directed to maintain within the Capital Project Fund sufficient specific detailed accounting records to satisfy the requirements of the Local Government Commission and the lending institution.

Section 6. Funds may be advanced from the Capital Projects Fund for the purpose of making payments as due. Reimbursement requests should be made to the lending institution in an orderly and timely manner.

Section 7. The Finance Director is directed to report, on a quarterly basis, on the financial status of each project element in Section 3 and on the total funds expended.

Section 8. The Budget Officer is directed to include a detailed analysis of past and future costs and revenues on this capital project in every budget submission made to this Board.

Section 9. Copies of this capital project ordinance shall be furnished to the Clerk to the Board, and to the Budget Officer and Finance Director for direction in carrying out this project.

Adopted this 5th day of August, 2002

Jerry W. Cochrane, Chairman

ATTEST:

Amy S. Long
Clerk to the Board

UPON MOTION by Commissioner Choate, the Board voted unanimously to approve the Resolution.

Discussion of Centralina Meeting: The Board discussed jointly hosting the Centralina Board of Delegates meeting with the City of Lincolnton on September 18, 2002. The meeting will be held at the Lincolnton Country Club.

It was the consensus of the Board to pursue jointly hosting this meeting.

Discussion of Pathways Meeting: The Board discussed the Pathways meeting scheduled for August 7. Chairman Cochrane and Commissioner Anderson will be attending this meeting.

Appointment of Don Ballard to the Gaston College Board of Trustees: UPON MOTION by Commissioner Craig, the Board voted unanimously to appoint Don Ballard to the Gaston College Board of Trustees.

Waived Fees for Miss Lincoln County Apple Queen Scholarship Pageant: UPON MOTION by Commissioner Choate, the Board voted unanimously to waive the fee for August 9 and 10, 2002 for the Miss Lincoln County Apple Queen Scholarship Pageant, with the understanding that the contract with Mr. Summey is their responsibility.

Other Business: Stan Kiser, County Manager, presented the Board with a request for a new vehicle from the Lincoln Soil and Water Conservation District. The Board deferred this matter until some questions can be answered.

Mr. Kiser presented a request from County Forest Ranger Elizabeth Snyder for additional money in her budget. She is requesting an additional \$955 in county funds, which would make her budget \$36,600 in county funds.

Mr. Kiser presented a quote for removing some towers and antennae from the Courthouse. The Board decided to look at other options and other locations.

Mr. Kiser stated that there has been some talk concerning moving the 2nd Board meeting to 4:00 and putting as much as possible on the agenda for the 1st meeting every month. The Board agreed to leave the meeting schedule as is.

Chairman Cochrane scheduled a work session to discuss water for Wednesday, August 28, 2002 at the Gaston College/Senior Center.

Recommendations from the Planning Board:

Zoning Map Amendment No. 423 – Lincoln County, applicant: Randy Hawkins, Zoning Administrator, stated that the Planning Board voted 5 – 0 to recommend approval of the request.

There was a discussion concerning the process followed by the schools of not informing the residents what was going on.

Randy Hawkins stated that the Planning Board plans to address the School Board concerning the confusion over this project.

Kelly Atkins stated that Building and Land Development would like to see more planning with the school sites and could really help the school system.

UPON MOTION by Commissioner Craig, the Board voted unanimously to approve Zoning Map Amendment No. 423.

Conditional Use Permit No. 206 – Darrell Whitaker, applicant: Randy Hawkins stated that the Planning Board voted 5 – 0 to recommend approval.

Mr. Hawkins stated that there were 2 individuals who spoke against this Conditional Use Permit. Once both of these gentlemen saw that the mobile home would be a considerable distance from their homes, they left the meeting and were no longer concerned.

Kelly Atkins, Director of Building and Land Development, stated that the mobile home will have to meet North Carolina Residential Building Code, so the wiring will have to come up if it doesn't meet code.

Application # CUP# 206 Date 8/05/02

Applicant's Name Darrell Wayne Whitaker

Applicant's Address 4123 ER Dr.
Newton, NC

Property location: Campground Road

Existing Zoning R-T

Proposed Conditional Use Class D mobile home

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan. YES X NO __
Factual Reasons Cited: Will not endanger public health or safety.
2. The use meets all required conditions and specifications. YES X NO __
Factual Reasons Cited: Based on what has been heard.
3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity. YES X NO __
Factual Reasons Cited: Based on planned location.
4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question.
YES X NO __
Factual Reasons Cited: Based on location within mobile home community.

UPON MOTION by Commissioner Craig, the Board voted unanimously to accept Conditional Use Permit No. 206 based on the findings of fact submitted by the Planning Board.

Adjourn: **UPON MOTION** by Commissioner Choate, the Board voted unanimously to adjourn the meeting.

Amy S. Long, Clerk
Board of Commissioners

Jerry W. Cochrane, Chairman
Board of Commissioners