

*Scotland County Board of Commissioners regular meeting  
October 6, 2003*

**MINUTES**  
**Scotland County Board of Commissioners**  
**Regular Meeting, October 6, 2003**  
**Scotland County Complex, 1405 West Boulevard, Laurinburg, NC**

At 7 p.m., Chairman David Burns called the regular meeting to order. Commissioners in attendance: Chairman David Burns, Vice Chair Nancy J. Shelley, Betty Blue Gholston, Charles “Scoofer” Jordan, Sam Snowdon and J.D. Willis. Commissioners not in attendance: Clint Willis. Staff in attendance: County Manager Scott Sauer, County Attorney Ed Johnston and Clerk to the Board Ann W. Kurtzman. Chairman Burns delivered the opening prayer. The Pledge of Allegiance was recited.

**Special Presentations:**

Cooperative Extension Director Cathy Graham introduced the 4-H Club officers. In honor of 4-H Week, Dr. Graham and the 4-Hers presented the Commissioners with mugs and pencils and thanked the governing body for its support through the years.

Chairman Burns presented a proclamation and plaque to Scotland County Rescue Squad Commander Neil Smith honoring the Rescue Squad for 50 years of service to the community.

**Item 3. Scotland County Rescue Squad**

Mr. Smith discussed the history of the Rescue Squad and how it supports Scotland County in rescue efforts, as first-responder assistance to EMS and provides medical coverages during community activities. He said the efforts of the Rescue Squad would not be possible if not for the financial support of the City and Scotland County. He presented the Board of Commissioners with a plaque of appreciation and lapel pins commemorating the 50<sup>th</sup> anniversary of the Rescue Squad. Chairman Burns presented Scotland County volunteer lapel pins to the Rescue Squad via Mr. Smith.

**Public Forum:**

**Mr. Thomas Mckinnon, 8500 Odom Road, Masons Cross:** Mr. Mckinnon said that several months ago he came before the Board to complain about the dumping of trash in the area where he lives. The situation is worse, and bigger items of trash are being dumped in the area where he lives. He said there should be a substantial mandatory punishment developed or the situation would not improve.

Chairman Burns directed the County Manager and the County Attorney to look into some options and report back to the Board at its November 3, 2003 meeting.

**Item 2. Planning and Zoning – Public Hearing**

**a. Conditional Use Application #437**

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The Larry Hyatt conditional use application is also referred to as Conditional Use Case #437. The applicant requests to establish a Junked Auto and Salvage Yard under Scotland County Zoning Ordinance Section 30.3 "Conditional Uses" allowed within an I-2, Heavy Industrial zoning district. The applicant wishes to establish a Junked Auto and Salvage Yard, in addition to an existing automobile/truck and diesel repair garage.

The site is approximately 7.8 acres and is located behind Pilkington off Patterson Road in the Old Ronnie's Sanitation site. The site is level and surrounded by a six-foot-high chain-link fence topped with barbed wire. The area is predominantly industrial with residential housing bordering on the west.

***Planning and Zoning Board recommendation: Approval upon completion of the following conditions and ordinance requirements:***

1. Scotland County Zoning Ordinance Section 16.4 Buffers In all commercial and industrial districts, buffers are required for the enclosure of open storage vehicles, materials and/or equipment. Section 30.3 Heavy Industrial Conditional Uses, and Section 36 Application for Conditional Use; and
2. Scotland County Ordinance 29 An Ordinance Regulating the Operating or Maintenance of Automobile Graveyards and Junkyards in Scotland County; and
3. North Carolina Fire Prevention Code, Volume V, Fire Prevention; and
4. National Pollutant Discharge Elimination System North Carolina General Permit NCG100000.
5. The applicant must install a grass-lined swale in the South East Corner of his property to retain stormwater runoff. The applicant is to consult with Bunny Anderson prior to and during the emplacement of the swale.

Chairman Burns asked if anyone wished to speak in opposition to the application.

**Mr. James Jackson of Scotland Transfer:** Mr. Jackson said he has a well for well water within ten feet of Mr. Hyatt's property line. He is against the application because he is concerned that vehicle fluids not properly disposed will seep into the ground and contaminate his well. He fears the value of his property might negatively be affected.

No one else spoke in opposition. Chairman Burns asked if anyone wished to speak in favor of the application.

**Attorney Bill Floyd:** Speaking on behalf of Mr. Hyatt, Mr. Floyd said his client intends to comply with the State regulations, and if he doesn't, Mr. Hyatt is aware of the consequences. He said Mr. Hyatt uses vehicles for parts, and most of the vehicles come to him already emptied of all contaminant fluids. Mr. Floyd said Mr. Hyatt also has a well on his property, which he means to protect.

No one else came forward during the Public Hearing.

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**Motion was made by Commissioner Snowdon and duly seconded by Vice Chair Shelley to approve Conditional Use Application #437 upon completion of the abovementioned conditions and requirements. Vote: Motion unanimously approved.**

**b. Condemnation Appeal**

Planning Director Marcus Norton said the County developed a stepwise procedure to address abandoned and dilapidated building concerns. Mr. Aubrey McCormick is appealing the condemnation of the Bayfield Store he owns at the intersection of Bayfield Road and Fork Street. He is asking for an extension from 60 days to 90 days in order to make necessary repairs to the building.

**Motion was made by Commissioner Snowdon and duly seconded by Commissioner Gholston to extend the Corrective Action Order on the Bayfield Store at Bayfield Road and Fork Street 90 days to January 20, 2004 as requested by owner Mr. Aubrey McCormick. Vote: Motion unanimously approved.**

**Item 2. Consent Agenda**

**Approval of minutes of the Board of Commissioners, September 8, 2003 regular meeting and September 18, 2003 planning session.**

**Budget Amendments**

- 1) **Health Department: Accept \$1,000 from the NC Department of Insurance for the purchase of car seats. No County dollars involved.**
- 2) **Health Department: Accept \$9,283 in additional Family Planning State Funds – TANF Birth Prevention Funds. No County dollars involved.**
- 3) **Juvenile Crime Prevention Council: Accept \$4,300 in State funds for FY 2003-2004 for the Scotland County Juvenile Crime Prevention Council. No County dollars involved.**

**Motion was made by Commissioner Snowdon and duly seconded by Commissioner Jordan to approve the Consent Agenda. Vote: Motion unanimously approved.**

**Item 4. County Engineer's Report**

County Engineer Jim Blackwell read the following report:

**Water District II:** We have received approval from USDA Rural Development to complete the final phase of Water District II. We will be expanding the system to serve areas along Rockingham Road, Sierra Circle, Marsh Road, Old Wire Road, Oil Mill Road, Quicktown Road, Scholl Road, Andrew Jackson Highway, Plant Road and X Way Road. Design should be completed within a couple of months with state approval in the new year. Construction should start early spring.

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We are completing the taps in the initial phases, which should be completed within the next month.

**Jail and Courthouse Assessment:** During your retreat a question was raised concerning the moisture inside the jail and a recommendation for the correction. Mr. Massey and I were unaware of the current problem but made an inspection of the jail. We discovered that repairs were needed on the jail roof and the drain pans for the roof top units needed to be cleaned and reopened. The roof has been repaired and we are looking at a plan for scheduled cleaning of the coils and condensate drainage. This should correct the problem.

The control system, which controls the heating and cooling system in the courthouse, is showing some age especially in the older sections of the building. The present system is a pneumatic system, which uses air to open and close valves to control the system. There are a number of air leaks in the system that significantly reduces the system's efficiency and the comfort of the employees. We are looking at the feasibility of changing the pneumatic system to an electronic system to make our system more efficient, reduce the number of complaints and reduce the workload on Mr. Massey's staff. We will be bringing you a recommendation and budget at your next monthly meeting.

**Health Department Expansion:** The Health Department expansion is progressing well. The roofing system has been installed, interior walls have been framed up and most of the electrical, plumbing and mechanical has been roughed in. Exterior brick walls will start soon and the interior finish work will follow. The project is on schedule and under budget.

With the completion of the Health Department expansion all clinical staff will be moved to the West Boulevard site and free up space at the surgical clinic. Mental Health has requested the space at the surgical clinic and to move the Shining Star Clubhouse into the building on Biggs Street.

**Central School Assessment:** In October 2000 Ms. Lynn Anderson of Anderson Architecture, a mechanical engineer, Commissioner Snowden, Mr. Sauer and I walked through Central School to assess the feasibility of renovation into office spaces. Ms. Anderson wrote a letter, which in her opinion, stated it was feasible to renovate and bring the building up to existing codes. The building appears to be in excellent structural condition with the major expenses of renovation being in electrical and mechanical trades plus an elevator to comply with the American Disabilities Act.

Another option, which may be available, is the renovation of the building into apartments. A firm in Raleigh that was interested in using federal funds to make apartments once contacted Mr. McLawhorn. I am in the process of contacting this firm to explore this option.

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The final option is to demolish the structure. From estimates of the Laurel Hill Elementary demolition we estimate the cost of demolishing Central School to be approximately \$200,000.

**Accelerated Academy Sewer:** The sewer project has started by installing all of the directional bores under the creeks. We are awaiting shop drawing approval and pipe delivery for continued construction.

**Recreation Complex Update:** We are continuing to move forward in the development of the recreation complex. The next step is to employ the consultant to design and prepare construction drawings for the facility. At the request of Ms. Newton I reviewed the original design proposal and redefined the scope of work, deleted work, which we could do or have done more effectively on an hourly basis. The original proposal price was \$144,000 and we negotiated the fee down to \$ 75,940, which includes all roads, softball fields, playground, spray ground, parking, trails, soccer fields and other amenities shown on the master plan. From this design we will be able to bid and construct the complex. I have included a schedule and design cost break down in my report. In an effort to have the spray ground ready for operation by June 1, 2004 we will be moving at an accelerated pace which may need approval before the next Board of Commissioners meeting. I request giving Commissioner Jordan and Commissioner Snowden permission to approve any matters except award of the construction contract for the spray ground in order to expedite the project.

I also recommend awarding the design contract to Site Solutions in the amount of \$75,940.

**Motion was made by Vice Chair Shelley and duly seconded by Commissioner Gholston giving Commissioner Jordan and Commissioner Snowden approval authority on any matters, except award of the construction contract, for the spray ground and to awarding the design contract to Site Solutions in the amount of \$75,940. Vote: Motion unanimously approved.**

Cooperative Extension Director Cathy Graham said she continues to search for grant opportunities, which might fund renovation of Central School.

**Item 4. County Manager's Report**

The Commissioners have received a copy of a 30-day Jail meal plan, which denotes where substitutions were made.

ABL Food Services Manager Jeff Liles said meal plan substitutions sometimes reflect changes in Jail population numbers. He agreed that sometimes there are repetitive meals, and he is working to change that.

Commissioner Snowdon suggested that Health Department Nutritionist Carissa Gemar review the Jail meals and look for opportunities to reduce the fat content.

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Health Department Director Jane Murray said if the meals could be made healthier without compromising cost or caloric requirements, it could lower inmate medical costs.

County Manager Sauer said he received a report from Scotland Correctional Institution Administrator Don Wood on the prison population. The first group of inmates transferred to the new prison the week of September 21, 2003. About 80 inmates a week would be relocated to the prison until it is fully occupied by the end of the year. The County Manager said that around 160 inmates were housed at the prison from September 16 to 24 from Dare, Beaufort and Hyde counties as the counties anticipated a hit from Hurricane Isabel. The County Manager said about 80 Scotland County residents are now employed at the prison.

Tax Administrator Kep Kepley presented revaluation options and expenses on a four-year as opposed to an eight-year cycle. Mr. Kepley said conducting a four-year revaluation in-house would cost less per parcel than conducting an eight-year revaluation where a consultant is brought in. He said a four-year in-house revaluation would require the addition of a field lister to the Tax Office staff.

He noted that the County would need new ortho photos completed -- preferably in color to enhance quality and usage -- in support of revaluation and the maintenance on GIS. They would not have to be taken every four years but must be completed every eight years at an estimated cost of \$250,000.

**Motion was made by Commissioner Snowdon and duly seconded by Commissioner Gholston to approve a four-year in-house revaluation cycle and to hire a Field Lister appropriating \$32,418 salary and fringe increasing to \$33,132 salary and fringe following a satisfactory six-month probationary period.**

***Discussion:*** The Commissioners also discussed the possibility of a five-year revaluation cycle and options of returning to an eight-year revaluation if they so desired. Mr. Kepley said that the governing body could return to an eight-year cycle or change to a five-year cycle as long as revaluation is conducted every eight years, as mandated.

Chairman Burns said he would like to get a handle on assessing the value of land with timber where timber is valued more than the land itself. Mr. Kepley said the Tax Office could get confirmation on land values once property owners have sold the timber.

**Vote: Motion unanimously approved.**

Commissioner Snowdon directed the Clerk to correct the name "Lisa Hughes" to "Lisa Faulkner" in the September 18, 2003 planning session minutes.

County Manager Sauer said that three firms, MGT, Maximus and THM, focus on efficiency assessments in government. He suggested some Commissioners might form a committee to meet interview representatives from the three firms. Vice Chair Shelley

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and Commissioners Jordan and Snowdon said they would serve on the committee. It was agreed the committee would present its finding at the November 3, 2003 regular meeting.

The County Manager said an update on the Transportation Improvement Plan (TIP) also would be presented at the November meeting.

The County Manager said the City of Laurinburg has asked the County to participate in a 50/50 cost share for a July 4, 2004 fireworks display. Estimated cost to the County is \$10,000. The Board of Commissioners agreed to review the request for the November 3 meeting.

Commissioner Snowdon distributed a list of ideas on publicizing the County budget and services and a list of job responsibilities for the County Relations Director. He encouraged the Commissioners to share publicity ideas with the County Manager and the Clerk.

**Motion was made by Commissioner Snowdon and duly seconded by Commissioner J.D. Willis to approve the list of responsibilities assigned to the County Relations Director. Vote: Motion unanimously approved.**

County Manager Sauer said a Commissioner has been invited to speak at the Kiwanis Club October 16, 2003. Commissioner J.D. Willis volunteered to speak to the Kiwanis Club.

Chairman Burns commended the time and effort County, City and Chamber officials invested toward a common goal – helping to pave the way for GOJO to secure the Abbott facility.

**Motion was made by Commissioner J.D. Willis and duly seconded by Vice Chair Shelley to adjourn. Vote: Motion unanimously approved. Meeting adjourned at 8:35 p.m.**

Respectfully Submitted,

Ann W. Kurtzman  
Clerk

David L. Burns  
Chairman