

PARK

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a parcel of land in an industrial park to an industry locating there.

"Isn't that illegal?" he asked the visiting Commerce Department experts.

"A lot of counties do it," said Stephens who suggested that the local boards visit Statesville to see what cities and counties are doing together in creating an industrial park.

"You have to look at this process as a business decision because the tax revenues come back to the county," he said.

But Gilbert contended that the private sector should take all the risks and make the money off the industrial site, not the county using taxpayer money.

"This is a client-driven process and we have to increase our tax base or cut services or raise taxes," said Crawley.

"I disagree with the Mayor," Crawley said. "I'd rather have 90 percent of something than 10 percent of nothing."

The mayor contended that if the park is located in the western part of the county closer to Shelby that 90 percent of the employees would come from the Shelby area compared with 62 percent if the plant is located in the Eastern part of the county which could probably bring in workers from other areas.

Philbeck said the board needed to look at the long term impact on other subdivisions of local government and county citizens living in those areas, including utility rate implications and the need for an overall county economic development plan.

He said the long term impact

on industries who need to keep utility rates reasonable is an obvious consideration.

Philbeck reminded that the two largest industries in the county are located in Shelby. PPG's tax base is \$118 million and Hoechst-Celanese has a tax base of \$90 million.

"Can you invest public funds where the market says go," said Philbeck who agreed that more development has occurred in the Southeast corner of the county.

"If you are on a short time fuse with the option holder for the Plonk property can't you delay until you look at all the facts?" he asked.

Both Philbeck and Gilbert asked that the board study the issues further before making a decision. Philbeck said the decision can't be made in three or four months.

"Invest the citizens money where in the long run it will do the most for the county," he said, reiterating that statistics show that only 10 percent of citizens in the western area of the county go outside the county to work.

"All of this criteria should have been used when you made your site evaluations," he said to the board.

"A client does not expect to get all his labor from one county," said Crawley, the former plant manager of the big compact disk plant in Kings Mountain.

Williams asked the EDC board to weigh all the factors before making a recommendation.

"Have you already decided on the Plonk site at Kings Mountain?" asked Gilbert who said he had been kept in the

dark about the initial negotiations and had heard several different figures quoted about the price the county was prepared to pay for 250 acres of property near Reliance Electric. He asked the identify of the person who holds the option on the property which he said he had been told was available for \$8,000 an acre, then \$5,000 an acre and today \$6500 an acre.

Williams wanted to know if the EDC had advertised in the newspapers for other property owners to come forward with land deals and EDC officials said that the project had been ongoing for months and that numerous people were contacted and some said their properties were not for sale.

The county is currently looking at 10 sites for the development of an industrial park. Once a decision is firm on a site, an engineering and environmental study would have to be made.

Discussion centered on 10 properties which have been made available.

Shelby Loan Farm North, 329 acres, cost \$7,000 to \$10,000 per acre 16.9 miles to I-85, a 16-inch water line, 1.2 miles from US 74, distance to the Charlotte Airport 41.3 miles.

Doggett Farm, three tracts, Washburn Switch Road and Artee Road, \$16,000 an acre, 1.6 miles from US Highway 74 and 10.1 miles from I-85, 15 inch and 12 inch water lines, nearest sewer line at Poplar Springs Church Road. The distance to the airport is 44.5 miles.

Coldwell Falls Farm, 89 acres, \$11,000 per acre. The nearest four lane highway is US 74 2.75 miles and I-85 is 22.1 miles away. The nearest water line is on Washburn Switch Road and the nearest sewer line is Poplar Springs Church Road. There is a six inch gas line. The dis-

tance to the airport is 47 miles.

Falls property, two tracts, 30 and 55 acres, \$11,000 per acre. Nearest four lane highway is 2.5 miles to Highway 74 and nearest interstate is I-85, 21.9 miles. The nearest water line is Washburn Switch Road and Plato Lee Roads and the nearest sewer line is Poplar Springs Church Road. The distance to the airport is 46 miles.

Whitaker Farm, 220 acres, asking price is \$6,000 per acre. Nearest four lane highway is one mile away, 74, and I-85 is 21.3 miles north and 12 miles south. The nearest water line is at East College and North Main Streets in Boiling Springs and the nearest sewer line is James Lovelace Road. The nearest natural gas line is the McBrayer Homestead Road. The distance to the airport is 45.7 miles.

Branton farm, 120 acres, \$3,750 per acre, old Boiling Springs Church Road. Water, sewer and gas lines are on old Boiling Springs Road. The nearest four lane highway is US 74, 0.5 miles, and I-85 is 17.3 miles away. The airport is 41.6 miles away.

Elam Farm, Countryside Road near Kings Mountain, 85 acres, \$7500 per acre. Nearest interstate is six miles, I-85, and nearest water line is on Countryside Drive as well as the gas line. The sewer line is a 24 inch outfall line at Potts Creek. The distance to Charlotte Douglas Airport is 30 miles.

Plonk Farm at Business 74 and Vestible Church Road near Reliance Electric, \$6500 an acre for 235 acres. The four-lane Business US 74 is at the property line and I-85 is five miles away. The 12-inch water line is within 200 feet of the property, the 12-inch sewer line is on Countryside Drive, 850 feet to a manhole. The nearest gas line on Business 74 is within 100 feet of the property line. The distance to the Charlotte airport is 29 miles.

Huber Site, Longbranch Road and Dixon Dairy Road, 80 acres with 60 across the road, \$11,000 per acre. The nearest four lane highway is US Highway 29 0.2 mile away and I-85 is one mile away. A 16 inch water line is located within 300 feet of the property line and an 18 inch outfall sewer line is at the property line on Longbranch road. The Norfolk Southern mainline is in the area. The property is currently an abandoned surface mine.

Elam property on Crocker Road in Kings Mountain, 80 acres, \$7500 per acre. The nearest four lane highway is 74 business one mile away and I-85 is 6.5 miles away. The nearest water lines are 20 inches and 12 inches at the property line at Crocker and Phifer Roads and the nearest sewer line is an eight inch line at Beason creek with an 18 inch line with pump station

at the property line. The nearest natural gas line is a four inch line on Phifer Road at the property line. The distance to the airport is 32 miles.

Martin site, 93 acres, \$4,300 per acre on Farmville Road. The nearest four lane highway is US Highway 74 three miles away and it's 20.1 miles to I-85. The nearest water line is 4800 feet to Washburn Switch Road and the nearest sewer line is on Poplar Springs Church Road. The nearest natural gas line is at Washburn Switch. The distance to the Charlotte airport is 44.5 miles.

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SEWER RATE

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Finance Director to charge the sewer rate schedule to implement the authorized 3.5 percent increase.

"Additionally, the firm of SVBK was not informed of this authorized 3.5 percent sewer increase when they were preparing a rate schedule for the City of Kings Mountain.

"The non-implementation of this authorized sewer increase deprived the City of approximately \$59,400. of additional sewer revenue for FY 1995-96.

"I have reviewed the aforementioned fiscal information with Darrell Keller, City Auditor, and he concurred with my fiscal conclusions. He also stated he would have noted this non-implementation of sewer rate increase when performing the annual audit."

Ollis said that Gastonia has increased its sewer costs to Kings Mountain 4.5 percent for the coming budget year. Kings Mountain pays Gastonia over \$1 million a year for treatment of sewer at the Gastonia Crowders Creek Wastewater Treatment Plant. The contract, approved some years ago, stipulates that Kings Mountain pay for a minimum of 1.4 million gallons a day.

"This was a good deal when we had big plants using water but now with the closing of Clevefont Mills and the projected move by Spectrum to go to recycling it will hurt Kings Mountain unless we recruit more industries," said Ollis.

Spectrum Textured Fibers announced sometime ago it plans to drop its usage of water by 70 percent - to under 600,000 gallons a day - probably by spring of 1997. Ollis thinks that other industries in order to stay competitive will follow this direction.

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