

MINUTES
CHATHAM COUNTY BOARD OF COMMISSIONERS
WORK SESSION
NOVEMBER 03, 2003

The Board of Commissioners ("the Board") of the County of Chatham, North Carolina, met in the Agricultural Auditorium Building, 45 South Street, located in Pittsboro, North Carolina, at 11:00 AM on November 03, 2003.

Present: Chairman Tommy Emerson; Commissioners Margaret Pollard, Bob Atwater, Bunkey Morgan, and Carl Outz; County Manager, Charlie Horne; County Attorney, Robert L. Gunn; Finance Officer, Vicki McConnell; and Clerk to the Board, Sandra B. Sublett

The Chairman called the Work Session to order at 11:03 AM.

Work Session Agenda

1. **Recreation Update: Don Lien**
2. **Water System Update**
3. **Set Date for December Board Retreat**
4. **Continuation of Work on Compact Communities Ordinance**

RECREATION UPDATE

Don Lein, introduced David Monroe, new planner for the Town of Pittsboro. He updated the Board on the potential sale of the Duke Forest properties along the Haw River. He stated that he had contacted Duke and was informed that they had signed an option to buy agreement with the North Carolina Department of Transportation; and that the property would be managed by the NC Parks Department. He stated that they further indicated that they had planned to donate approximately twenty-five acres to Chatham County for use as playing fields, but were advised against it by the Duke Legal Department; that a meeting was held at the Triangle Land Conservancy offices in early October with NC Parks personnel, Chatham County personnel, Town of Pittsboro personnel, Haw River Assembly and Chatham Parks Foundation members present.

Mr. Lein stated that the Parks personnel indicated that they expected the sale to be completed by the latter part of January; that they intended to have it designated as a Natural Area, which equates to little or no access or development; that the Parks personnel indicated that they were looking to "partner" with a number of entities to fulfill their vision of protecting the entirety of the Haw River; that there was interest shown for trails along the river bank and the play area previously designated; and that the Parks personnel indicated interest in working with the other parties and reaching agreements whereby all interests could be served.

Mr. Lein asked for permission to continue discussions with the other parties involved to see what sort of terms and conditions the various parties might require. Commissioner Pollard asked if the Department of

Commerce could be contacted so that Chatham County could have the benefit of their evaluation as to the best use of these lands.

By consensus, the Board agreed to have Mr. Lein continue his work on the Duke Forest Lands endeavor and to encourage cooperation with any other entities and to update the Board at a later date.

BOARD RETREAT

Commissioner Morgan moved, seconded by Commissioner Pollard, to hold the annual Board of Commissioners' retreat on December 15-16, 2003, beginning at 9:00 AM. The location is to be determined.

WATER SYSTEM UPDATE

Tim Carpenter, with Hobbs, Upchurch & Associates, explained that Hobbs, Upchurch & Associates had previously presented to the Board of Commissioners the outline for the County Water Districts; that in that presentation, there were two districts presented, North district and South District, with multiple phases in each; that based on the Board's insights on the level of interest in the community and their actions to proceed with the Western Transmission Mains, they have revisited the district formations; that given that Chatham County is proceeding with the "Group B" Projects and the Western Transmission Mains, these projects will build the infrastructure necessary to expand County water districts in most any location in Chatham County that is grant eligible; that the following will outline the proposed structure of the Chatham County Water Districts with the estimated total project cost of each and the potential customers for each district/phase:

Southwest District

- Bear Creek Township
- Gulf Township
- Estimated Miles of Water Main – 83
- Estimated Project Cost - \$7.0 million
- Potential Customer Base – 1,031

Southeast District

- Oakland Township
- Haw River Township
- Cape Fear Township
- Estimated Miles of Water Main – 23
- Estimated Project Cost - \$3.0 million
- Potential Customer Base – 364

North District

- Hickory Mountain Township
- Hadley Township
- Albright Township
- Estimated Miles of Water Main – 101
- Estimated Project Cost - \$9.0 million
- Potential Customer Base – 1,400

He stated that once the districts have been formed and a date for the bond referendum has been

set, the County will need to proceed with a series of public information meetings to begin promoting the bond referendum; that the bond referendum will take approximately 90-120 days to schedule and hold; that during this time frame the public meetings need to be in full force; that the funding application will have been submitted to USDA-Rural Development for funding review.

He further stated that district development should:

- 1) Form committees to promote the district. These committees should consist of residents that reside in the district and that are community leaders.
- 2) Educate the public or those that will be affected by the district. This should be done by means of several public information meetings throughout the proposed Districts. These meetings should be attended by the County Commissioners, County Manager, and the Engineer (to answer technical questions).
- 3) Conduct the bond referendum. This referendum is a vote of the people residing in the District. These voters will vote for or against the project based on the cost of the water system construction. The bond referendum takes approximately 90 days to hold; that it is very important that the voters are educated prior to the referendum; that the voters need to understand that it will be a tax burden but that the users will pay the cost of the projects through the monthly water bills.
- 4) Proceed with the development of the districts by submitting Preliminary Engineering Reports to USDA-RD for loan/grant funding.

By consensus, the Board asked that the Water Committee return to the Board at their next Board of Commissioners' meeting on November 17, 2003 with their recommendation after their meeting on November 13th.

Mr. Carpenter reviewed the two phases of the Governors Club Hydraulic Improvements as follows:

Governors Club Hydraulic Improvements - First Phase:

The cost estimate of the scope of work includes the following:

Install new booster pump station capable of 1.7 MGD until further development warrants upgrading the pumps. The location of this pump station would be at the intersection of Lystra Road and Jack Bennett Road where the two 12" mains intersect.

Construct new 0.50 MG elevated tank at the same site of the booster pump. This tank will serve as a pumping chamber for the new booster pump station and will also provide a point for the high service pumps at the WTP to pump to. This tank will also serve as elevated storage for the area south of this tank back to the WTP.

Install a new parallel ductile iron main along Lystra Road from the intersection of Jack Bennett Road to the intersection of Carson Road and tie into the existing ductile iron pipe (DIP) main on Lystra Road. This main will serve and transmit and alleviate the resultant high pressures on the existing PVC main on Lystra Road in this same location.

Install three new PRVs at the entrance into Farrington Village to alleviate the resultant high pressures from the above improvements.

Install a new 8" DIP restrained joint main on the dam along Morehead Drive.

Governors Club Hydraulic Improvements - Second Phase:

Once the above improvements have been made and the following items take place, then the entire system may be opened to the 737 ft. pressure zone.

Developer constructs a new 0.750 or 1.0 MG elevated tank at the new development on Manns Chapel Road.

Dismantle the Jack Bennett 0.20 MG standpipe tank.

The Chairman asked that management discuss the option details and return with recommendations to the Board at their next meeting on November 17, 2003.

Mr. Bill Lowery explained that there will be a six-seven month time frame after the work begins in Governors Club due to topography.

NC Department of Transportation – Highway #15-501 Water Main Replacement:

Mr. Carpenter explained that the new water main scheduled to replace the existing 8" water main is to be located under the southbound land of the new NC Highway #15-501. He stated that it started in 1997-98 when Public Works had gotten some plans from the DOT to review as they conflicted with the water system; that Hobbs, Upchurch & Associates had always been asked to review DOT plans to make notes and comments as to what needed to be addressed; that they saw that the lines were going to be under the southbound lane and they made red-line copies with their suggestions and returned them to the Public Works Department; that the Public Works staff called DOT and asked that the water lines be moved; that the response they received from DOT was that it met their minimum materials scope and minimum construction scope so, in that regard, it was permissible to stay under the pavement; that in years past with a DOT conflict with non-profits, the DOT would move the lines at their cost if it was a result of some widening project on which they were working; that he believes that the DOT was getting inundated with requests to move, replace, and upgrade lines and the costs ran up their project budgets; that DOT then said that if lines were to be moved, they would be moved at a cost; that the cost was pretty substantial and the Public Works Department, at that time, made the decision that since the costs were going to run approximately \$100,000, that they were pretty much out of it; that the water mains are scheduled to be 6-8 feet deep under the new #15-501 southbound lane; that it will be virtually impossible to tap; that if someone wishes to hook up to new service or extend a new line, the entire southbound lane will have to be dug up; that it will be a mess with traffic if the line breaks; that this needs to go back to DOT to request an actual price from the contractor; and that this will be a change order and they do not always come in at the same bid price.

Mr. Carpenter agreed to send a set of the red-lined plans to Marty Tillman, Resident Engineer with the Department of Transportation, and ask him to get prices from their contractors for changes in line placement.

After considerable discussion, the Board, by consensus agreed to ask Commissioner Pollard to contact and consult with Mr. G. R. Kindley with regard to this matter.

LUNCH

The Chairman called for a thirty-minute lunch break and the meeting was recessed at 12:30 PM.

RECONVENE

- The Chairman called the meeting to order at 1:00 PM.

DEPARTMENT OF SOCIAL SERVICES DIRECTOR

- The County Manager introduced Mr. John Tanner, on his first day at work as the new Chatham County Social Services Director.

YMCA UPDATE

Allan Baddour informed the Board that he was working to get YMCA programming and facilities in Chatham County. He stated that a group of residents had looked at the idea of a YMCA in the area approximately eight-nine years ago; that they did a study with help from the National YMCA; that they determined that the population would not support it; that he feels that there are two significant changes that have occurred since that time; that growth and development has increased the population which in turn has increased potential membership for a YMCA; that the Chapel Hill-Carrboro YMCA is willing to work with area residents in Chatham County; that the benefit is that the local YMCA would be a branch of the Chapel Hill-Carrboro YMCA and the local branch would benefit from their institutional knowledge and structure which would be in-place and would not have to be paid for by local residents; that they have been told to start with getting the people interested in programming; that the YMCA already runs an after-school program at Horton Middle School; that they see enough sixth-eighth graders at that time of the day who would benefit from this service; that the program is moderately successful and that they are looking for more participants; that they are now talking with potential sources for land and potential sources for partners, primarily in the health care area (i.e. doctor's offices, physical therapy, etc.); that their plan is, over the next three to four years, to be able to work on having a facility with pool, gym, weight room, locker room, etc.; that they are looking for partners to help fund a study to make certain that the community is right for a YMCA, is in the best interest to go forward, and that they are good stewards of whatever they are going to do; that if the study goes as they think it will, fund raising efforts will begin; that they want the Board's moral and financial support; that they recognize that financial support might not be possible at this time; that they think that the YMCA is a great selling tool on an economic basis for the community; and that they will continue to keep the Board posted on its endeavors.

Chairman Emerson suggested that they consider meeting with the citizens of Siler City; that several years ago, it was tried but fell through; that the Hispanic population is exploding; and that it would be a good service to the young people there.

NC WATER QUALITY

- The County Manager informed the Board that the NC Cooperative Extension Service is inviting County and local elected and appointed officials, government staff, planners, engineers, landscape architects, developers, community leaders, large landowners and extension agents to attend a workshop on the latest tools for controlling water quality impacts from growth and development in the community.

The meeting will be held in the Chatham County Agriculture Building on December 2, 2003 from 8:30 AM – 2:00 PM.

FOREST OAKS SITE

A discussion ensued with regard to Forest Oaks, located west of Highway #55, bounded on two sides by recently approved developments stating that the influences of the recently adopted Northwest Cary Plan spill over into the northern and eastern portion of the Forest Oaks site; that the American Tobacco Trail, running through the site and the stream buffers associated with Indian Creek from the two primary open space influences; that one issue remains that influences the approval process as well, and to a lesser degree, the establishment of land uses as a portion of the site area, approximately 97 acres, is located in Chatham County; that the design philosophy for Forest Oaks does not represent a proposal for change in comprehensive planning for the land uses of the area; that it is instead an implementation of the planning thought already established for west Cary, and its transition from the higher densities of Amberly and the Northwest Cary Plan into the more rural character of nearby Green Level area; and that at the same time, it acknowledges Chatham County's need for tax base expansion and Cary's role in that expansion.

Commissioner Morgan stated that it was his understanding that all of the dwellings on the north/northeast section would be put into Amberly; and that Cary would end up responsible for the park system.

COMPACT COMMUNITIES

Housing:

George Lucier spoke on and distributed handouts reviewing the "affordable housing" issue. He stated that a group had previously met and came up with a third option; that after approximately two hours of discussion, the group essentially agreed upon language stating "at least two-thirds of the total moderately priced units requiring Option A or Option B are built within the proposed compact community; that in essence, the other third could represent any other kind of contribution approved by Chatham County Board of Commissioners that would address affordable housing needs in other places in the County"; that it was not specific and possible to identify what those might be.

A discussion ensued with the general consensus that the committee be asked to look at the three definitions of area income within Raleigh, Durham, Cary, metro area; Chatham County; and northeast Chatham area/three to five mile radius, and look at the words "moderately priced" and "affordable".

Chairman Emerson suggested that before the final draft is completed, it needs to be defined from the perspective of "area" meaning "metropolitan area counties" that are being referred to as in "area" meaning north of Chatham and "area" meaning Chatham County so that there will be hard figures to options to utilize in definition of "area" it would be more definitive.

Stream Buffers:

The Board discussed stream buffers and their concern about what was permitted within buffers such as stormwater basins.

By consensus, the Board agreed to the language in Section 10 as follows:

- Omit septic tanks and septic tank drain fields
- Planning Board to look at stormwater basins in buffers

Page 11 – Trails outside of 30 ft. or 50 ft, if paved

Chairman Emerson asked that the committee look at stormwater basins in the buffer area.

Perimeter Buffers:

Page 12 – Upon superior buffering, they may be reduced 50%.

Commissioner Pollard suggested that rather than lowering the buffer to less than 50%, the chart be reduced by half making 50 feet the bare minimum on 100 feet and 100 feet on 200 feet so that everyone will know that they cannot have a buffer less than that which has the occupant requiring more.

The Board asked for input from LUPIC members about justification for the buffers.

Next Meeting:

After further discussion, by consensus, the Board set Thursday, November 13, 2003, 4:00 PM as the date on which to continue discussion on the Compact Communities Ordinance.

RECESS

- Commissioner Pollard moved, seconded by Commissioner Morgan, that there being no further business to come before the Board, the meeting be recessed until November 13, 2003 at 4:00 PM. The motion carried five (5) to zero (0), and the meeting was recessed at 3:40 PM.

Thomas J. Emerson, Chairman

ATTEST:

Sandra B. Sublett, CMC, Clerk to the Board
Chatham County Board of Commissioners