

**MINUTES
CHATHAM COUNTY BOARD OF COMMISSIONERS
SPECIAL MEETING
NOVEMBER 20, 2012**

The Board of Commissioners (“the Board”) of the County of Chatham, North Carolina, met in the Agricultural Building Auditorium, 45 South Street, Pittsboro, North Carolina, 9:00 AM on November 20, 2012.

Present: Brian Bock, Chairman; Walter Petty, Vice Chairman; Commissioners Mike Cross, Sally Kost, and Pamela Stewart

Staff Present: Charlie Horne, County Manager; Jep Rose, County Attorney; Renee Paschal, Assistant County Manager; Vicki McConnell, Finance Officer; Lisa West, Budget Analyst; and Sandra B. Sublett, Clerk to the Board; and Lindsay Ray, Deputy Clerk to the Board

CALL TO ORDER

Chairman Bock welcomed those in attendance and called the meeting to order at 9:01 AM.

Agenda

- **Capital Improvements Work Session**

CAPITAL IMPROVEMENTS PROGRAM

Renee Paschal, Assistant County Manager, reviewed the Recommended FY 2014-2020 Capital Improvements Program



**2014-2020 RECOMMENDED
CAPITAL IMPROVEMENTS
PROGRAM (CIP)**

20 November Work Session

Ms. Paschal began with a summary of the CIP and an overview of the meeting.

CIP Introduction & Summary



□ Major changes:

- Increase contribution to debt reserve by \$0.25 cents to fund the Agriculture Center, scheduled to open in 2019
- Added a few projects, including:
 - Replacement of Solid Waste & Recycling office space
 - 4 additional school roof replacements
- Delayed emergency services storage building and NE collection center by one year each

CIP Meeting Overview



- Summary of Financing Methods
- Operating Impacts
- School Projects
- Agriculture Center
- Other Projects—Categories:
 - Completed (no discretion about delaying or not funding, for information only)
 - Substantially complete (no discretion about delaying or not funding)
 - Approved—Contracts Let (little discretion about delaying or not funding)
 - Approved—No Contracts Let (no construction or purchase contracts let; design contracts may have been let; commissioners may decide to delay or cancel)
 - New (has not been approved in a previous CIP)
 - Future (lacks full information, justification, or funding source at this time)
 - Not Recommended (either the need is not justified or there is not a funding source in the foreseeable future)

Next Ms. Paschal discussed the funding strategy.

Funding Strategy



- Fund large, needed facilities through debt:
 - School debt to be repaid from impact fees, lottery proceeds, debt reserve, and restricted sales tax
 - Water debt to be repaid from water capital reserve
 - Other debt to be repaid from **5.75** cents on tax rate going into reserve [increase of \$0.25 cents for Agriculture Center]
 - Debt model is based on these funding sources
- Fund smaller needs through fund balance/capital reserve, as this source is available; schedule in CIP should be considered tentative

Funding Strategy



- Maximize grant opportunities (parks)
- Fund parks through grants, recreation fee, and capital reserve
- Fund northeast solid waste collection center through capital reserve
- Fund eligible emergency communications projects through 911 funds



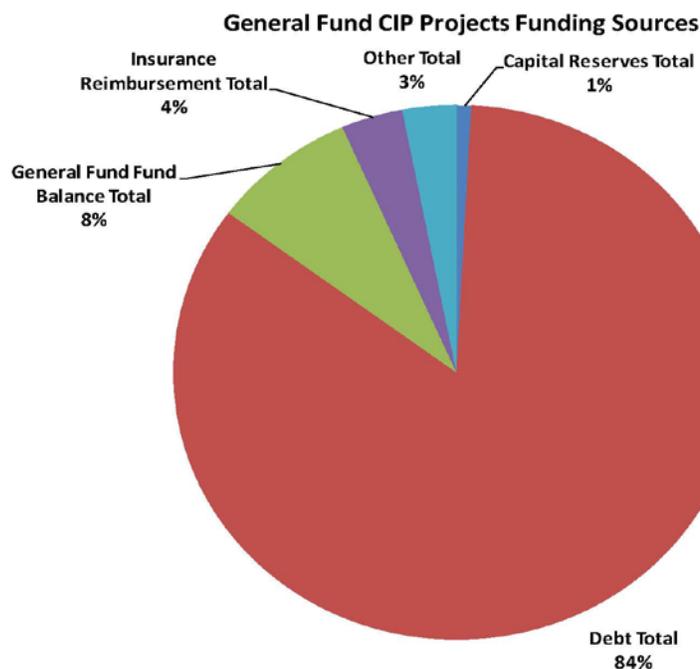
Fund Balance

- Board adopted new policy to transfer undesignated fund balance greater than 22% into capital reserve to fund CIP
- Currently, with FY 2013 appropriation, undesignated fund balance is 19.6%--so none available to transfer
- This problem will likely reoccur with the current level of fund balance appropriation



Ms. Paschal then discussed the County's Funding Sources and Debt.

General Fund—Funding Sources (Pages 8-12)



Commissioner Sally Kost asked for clarification as to whether or not staff was projecting any additional fund balance available. She stated staff typically underestimates revenues and overestimates expenditures and therefore the County typically adds to fund balance. Commissioner Kost asked if this would be addressed each year.

Ms. Paschal explained when staff runs the fund balance model they try to be conservative with revenues and expenditures. They still project out what they think the fund balance is going to be over the term of the CIP. The projections are preliminary as the decisions the Board makes in the operating budget are going to affect that. She stated when making projections she looks to see that the County does not dip below 20%.

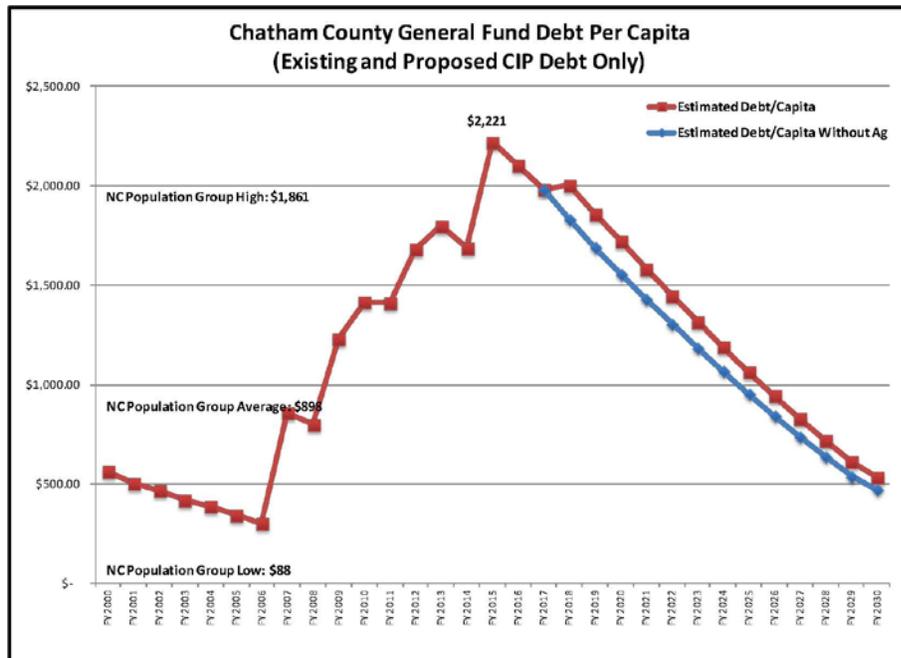
Commissioner Kost asked how much fund balance the County spent last year as the audit for the FY descending is not yet available.

Vicki McConnell, Finance Officer, stated the County increased by \$3 million. Commissioner Kost then asked what the County projected. Ms. Paschal said the County projected \$2.5 million.

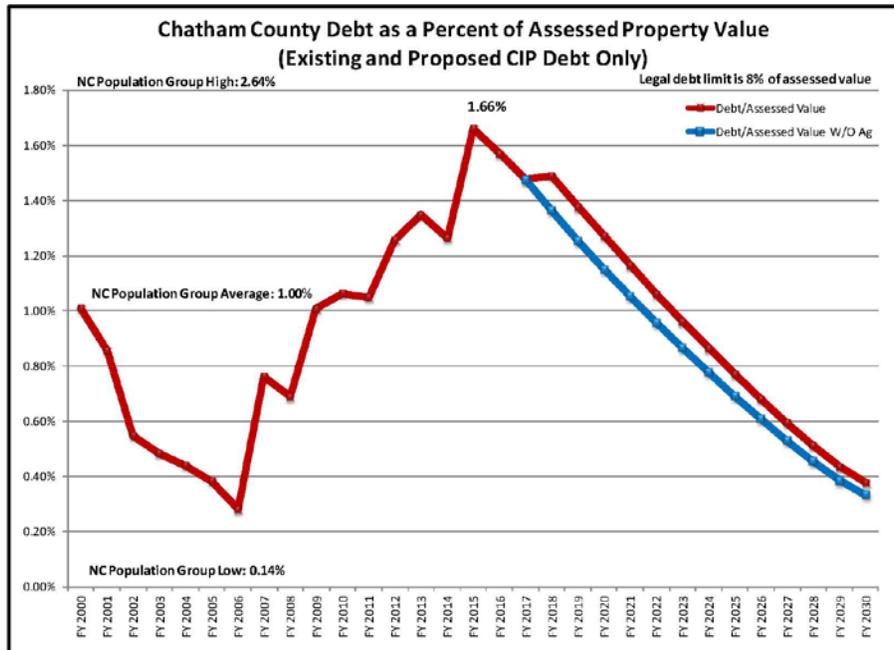
Ms. Paschal continued the presentation showing Debt Per Capita with both the projects previously in the CIP and also with the Agriculture Building added to it. The red line moving forward is with Agriculture Building and the blue line is without Agriculture Building added. The slide illustrates the Debt Per Capita is pretty high and it will be at its highest point when the County issues debt for the high school.



Debt Per Capita



Legal Debt Limit



Debt Service as % of General Fund



- Staff projects that debt service may exceed the 15% maximum recommended by the Local Government Commission
- Current model shows debt service just under 15%
- However, Chatham County has a debt reserve that other jurisdictions do not have
- Increased debt service covered by the debt reserve does not lessen the county's flexibility in the operating budget (LGC's main concern)

Next Ms. Paschal discussed other revenue sources for the County.

Other Revenue Sources



Parks Capital Reserve



- \$172K projected balance after improvements made at NE and NW parks
- No additional contribution is being made
- Staff will explore how best to leverage remaining funds (e.g., through PARTF)

Recreation Fees



- \$789K projected for Briar Chapel Park improvements
- Other recreation fees collected will reimburse the general fund for NW and SE land purchases
- NW—not in our lifetime (300+ years)
- SE—well beyond the scope of the CIP (15 years)
- Bottom line: No additional funds for land purchase in the foreseeable future

Commissioner Kost asked if the recreation fee for Briar Chapel is the same amount paid by other developments in the Eastern District. Ms. Paschal, stated the fee is the same amount as the Eastern District.

911 Funds (Page 11)



- Chatham successfully spent all public safety funds on narrow banding and backup 911 center (funds had to be expended by June 30, 2012)
- Emergency Ops staff have developed a 7-year revenue and expenditure plan, which includes recurring and one-time costs (including CIP) 
- Plan shows deficits, but can be used to request additional funds from the state

Commissioner Kost asked for an explanation of the changes in 911 funds.

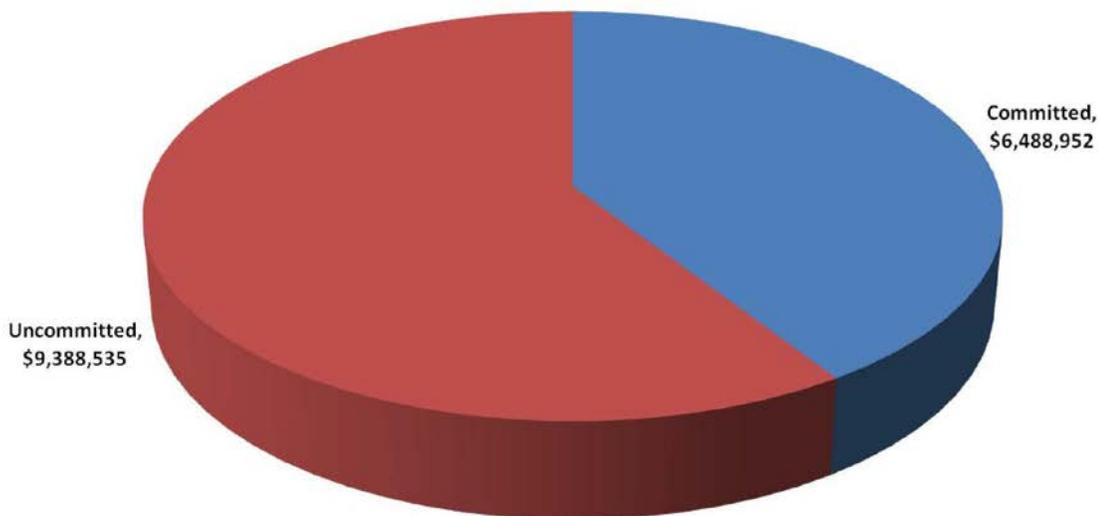
Ms. Paschal explained the fees are based on a rolling average of three years of expenditures. The fees used to be allocated back to counties based on what was collected locally. Now the money goes to a statewide pot and goes back to counties based on what they have spent historically. The County received an increase in 911 funds after going to this formula. The 7-year plan the staff has done shows the County has a deficit but the County can use the plan and demonstrate to the state more 911 funds are needed. There are also grants available through that pot of money. Commissioner Kost asked how much the County receives each year. Ms. Paschal said over \$500K is available and later clarified that the actual amount is \$589,000.

Ms. Paschal stated everything shown as "committed" in the chart is for the CIP.

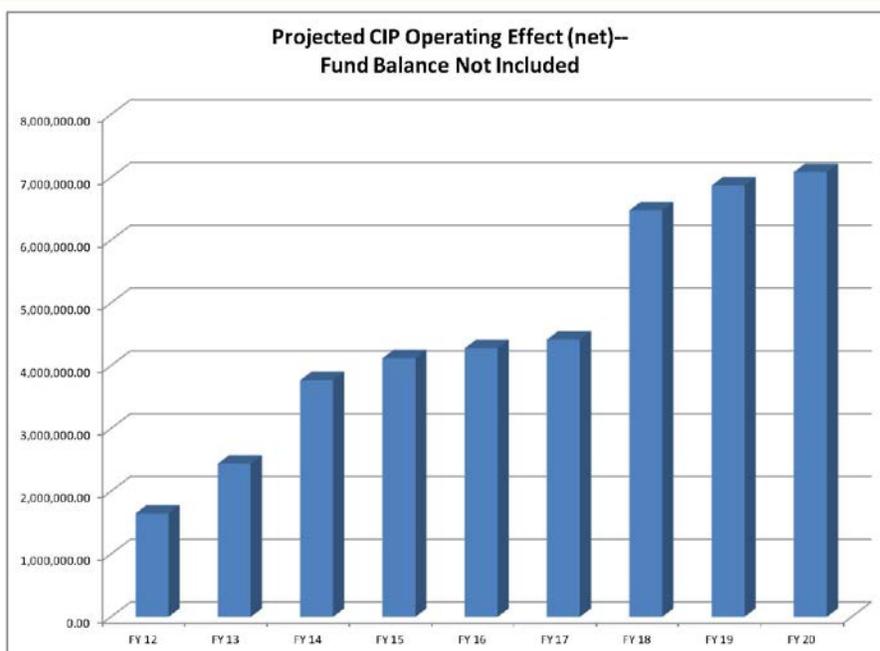


Water Capital Reserve

**Projected Water Capital Reserve
 After Proposed Projects Funded (using 6-30-12 balance)**



Effect on Operating Budget



Ms. Paschal moved on to an Overview of School Projects. Representing Chatham County Schools for the discussion were Superintendent Robert Logan, Assistant Superintendent David Moody, and Director of Maintenance and Construction Randy Drumheller.

Overview of School Projects



Board of Education Priorities (New Only)



	Project	Cost	Req. FY	Recommendation
1	14 additional roofs for schools	\$5.7M	2014-2020	4 additional roofs rec.; 5 done thru QSCBs; 2 already in CIP; leaving 10 not addressed (4 are < \$100K)
2	Joint county/bus garage	\$7.1 M	2020	Future
3	High school locker room renovations	\$540K	2020	Future

Completed Projects



- Purpose for including completed projects is to “close the loop”
- Projects that had spending in the previous and/or current fiscal year are included
- Gives final accounting for budget

Schools-Auditorium Sound & Lighting Upgrades (Page 53)



- Upgrade auditorium sound and lighting at Chatham Central and Jordan-Matthews (Northwood auditorium completed through renovation project)
- Did not meet theatrical guidelines
- Completed August 15, 2012
- Funded through qualified school construction bonds (QSCBs)
- Spent \$768K; project balance of approximately \$15K reallocated to the QSCB restroom project

Commissioner Kost stated the project totals on page 53 exceeded the budget and she asked for an accounting of the extra money.

Ms. Paschal explained that it is sometimes difficult to determine what number to show as the "budget" in the CIP document. The budget number in the CIP is what the board saw in last year's document; however that number changed midyear when the Board of Education requested a reallocation of funds from the restroom to the auditorium project. This reallocation has already been approved by the Department of Public Instruction. This is why the project totals show as exceeding the budget.

Commissioner Kost asked for clarification that the budget was \$780K.

David Moody, Assistant Superintendent, stated the budget is actually \$782K after reallocation from DPI.

Schools-Margaret Pollard Middle School (Page 56)



- Construct a 119,945-square-foot, LEED Silver middle school in the Briar Chapel development to accommodate 650 students, with core facilities sized to accommodate up to 800 students
- Students moved in January 2011; project complete June 30, 2012
- School obtained LEED Gold status
- Spent \$21.5 M; remaining borrowed funds of \$2.5M reallocated to JS Waters Roof, HS stadium restrooms, and HS gym HVAC replacements

Schools-Northwood High School Renovation (Page 61)



- Construct additional classrooms and expand core facilities to accommodate up to 1,200 students. Bleacher and light replacements added with remaining funds (and included auditorium upgrade)
- Students occupied new space in August 2009; bleacher replacement completed this summer
- Spent \$4.49 M; project balance of \$10K may reimburse general fund for additional Northwood capital expenses

Commissioner Kost said there is a project called Bleacher Replacement and a project called Northwood Renovations. She asked if the Northwood bleacher replacements were done out of the Northwood Renovations or out of the Bleach Replacement project.

Ms. Paschal stated the money borrowed had to be spent at Northwood therefore the Northwood bleachers were replaced with money from the Northwood Renovations projects and no other bleachers were replaced with that money.

Approved—Contracts Let



- Little discretion to change or remove the project
- Construction or purchase contracts have been executed
- May be able to postpone expenses beyond FY 2014 (if multi-phased)
- Phases that can be postponed are identified

Schools – High School Gym HVAC Replacements (Page 55)



- Replace heat and install air-conditioning in the gyms at Chatham Central, Jordan-Matthews, and Northwood
- \$917K from leftover Pollard funds (debt)
- Design is complete and construction in progress
- Estimated completion is December 2012

Commissioner Kost asked if \$917K is how much it will take to replace HVAC systems for 3 schools.

Randy Drumheller, Director of Maintenance and Construction, stated the money is not only for the installation of the HVAC units. He explained that at Chatham Central and Jordan Matthews the windows had to be removed. All of the old heating and air, steam and gas equipment had to be removed from ceilings as well.

Commissioner Kost said the CIP document states DPI is requiring new gyms to be air conditioned. She said it was her understanding DPI is only supposed to provide guidelines for school systems and not actually make requirements. Mr. Drumheller said he did not know the answer to that question.

Superintendent Robert Logan stated that typically the responsibility lies at the local level. He said DPI serves an advisory role, however, DPI does sign off on all school system plans.

Schools—Paving Installation and Replacement (Page 63)



- Replace or repair deteriorated paving and pave unpaved areas of sidewalk, play areas, and roadways at Chatham Central HS, Chatham Middle, Horton Middle, Jordan-Matthews, Siler City, and Silk Hope
- \$150K from fund balance
- Narrative in document is incorrect
- Silk Hope and Horton are complete; Chatham Central, JM HS and Siler City are underway; Chatham Middle has not started

Commissioner Kost asked if there were any safety concerns.

Ms. Paschal responded that there are safety, ADA, and maintenance concerns.

Schools - Renovate Restrooms and Add Hot Water (Page 64)



- Using fund balance, replace partitions and add hot water to JS Waters School, Pittsboro Elementary School, SAGE Academy, and Siler City Elementary. Schools having the least hot water availability were prioritized ahead of other schools—all complete
- Using QSCBs, upgrade restrooms at Bennett, Bonlee, Chatham Central, Horton, JS Waters, Jordan-Matthews, and Moncure and add hot water to remaining bathrooms at JS Waters, Pittsboro, Sage, and Siler City

Schools - Renovate Restrooms and Add Hot Water (Page 64)



- \$1.8 million; \$16,714 fund balance appropriated; \$1.76 million in QSCBs issued
- JS Waters School, Pittsboro Elementary School, SAGE Academy, and Siler City Elementary, Jordan-Matthew, Chatham Central and Moncure complete
- Horton and JS Waters scheduled for completion November 2012
- Bennett and Bonlee scheduled for completion June 30, FY 2013
- No balance projected; funds will be reallocated from auditoriums

Schools – Roof Replacements (QSCBs) (Page 68)



- Using QSCBs, replace or repair roofs at Bonlee (FY 2012); Pittsboro and Silk Hope (FY 2013); and make minor repairs to other roofs
- Project revised to include minor roof repairs which are substantially complete; Bonlee complete; Pittsboro and Silk Hope scheduled for completion in FY 2013
- \$1.9 million; QSCBs issued
- No projected balance

Approved—No Contracts



- No construction contracts have been executed (design contracts may have been executed)
- Manager is recommending these projects
- Commissioners have discretion to change, delay, or delete the projects realizing that some planning costs may have been incurred

Schools—Bleacher Replacements (Indoor) (Page 54)



- Renovate and/or install new indoor bleachers at Chatham Central, Jordan-Matthews, J.S. Waters, Moncure, and Horton Middle
- Chatham Central and Jordan-Matthews are complete (Northwood bleachers paid for from leftover renovation funds)
- JS Waters, Moncure & Horton (\$272K) scheduled for FY 2019
- Error in document (also shows \$272K in FY 2020)

Commissioner Kost stated the bleacher projects were originally moved up due to safety concerns after a Wake County School student died from falling through bleachers. She asked if the County should be worried about safety issues for the schools if the middle schools are being put off until 2019.

Superintendent Logan responded that the school system would also like to move up the bleacher projects because they have been in poor status for years. He said the gyms are used by schools and as well as the communities.

Commissioner Kost stated the concern with the bleachers is the spacing where a small child can fall through. She asked if the schools have concerns about that.

Mr. Moody explained the spacing is not a problem with the indoor bleachers. He continued to say JS Waters is in the worst condition and the problem with the bleachers is finding repair parts. The bleachers are 30-40 years old and getting the repair parts is almost impossible. Mr. Moody also said most of the school system's outdoor bleachers are out of code.

Schools - New High School (Page 58)



- Construct a 169,000 square-foot high school on Jack Bennett Road in northeastern Chatham to open August, 2017
- \$44.5 million; installment purchase recommended
- Schematic design is complete
- Latest ORED study is not available to show projected population
- Since the state lifted the cap, 3 charter school proposals have been submitted to serve Chatham high school students
- \$1.8 million projected in operating costs beginning FY 2018

Schools –North Chatham Traffic Improvements (Page 60)



- Implement NCDOT traffic study recommendations at North Chatham
- \$265,000 originally scheduled in FY 2014 from fund balance
- Mobile units moved in summer 2012
- Recommend moving \$100,000 to FY 2013 so construction can begin in summer of FY 2013 (requires budget amendment)
- Scheduled completion October 1, 2013

Commissioner Kost asked if there was any NCDOT money available to help address the problems.

Ms. Paschal said the County has contacted the NCDOT and has not gotten an answer back at this time.

Commissioner Kost asked who was being contacted at the NCDOT.

Randy Drumheller said he had contacted District Engineer, Reuben Blakely. Staff acknowledged Mr. Blakely was no longer the contact and Justin Richardson was the new District Engineer. He continued to say a letter had been sent and it takes a long time to get through this process but it will happen. DOT did allocate funds for Pollard finally, as an example. Mr. Drumheller explained it is not just not car traffic that is being improved but it is also bus traffic and bus parking lots.

Commissioner Kost stated that when she served on the MPO issues around schools were getting a higher priority and point count for funding. She suggested working through the MPO as well as the NCDOT. She explained there are two pots of money available with the MPO and there are other pots of money the district engineer can control. Commissioner Kost said the County should make the request in both places as this will come with other schools in the future.

Superintendent Logan stated the schools have requested the NCDOT do a traffic study with another school. There is a similar problem at Perry Harrison that is also at North Chatham. When those schools were built they were built very close to the highways, thus there is very little staging area for car traffic. Mr. Logan stated they have a solution for North Chatham and it will not only resolve car traffic issues but bus issues as well. He said they have the same situation at Perry Harrison and his office is receiving a number of phone calls, emails, and letters from parents complaining about safety in the front of the school. Mr. Logan stated they have changed everything they have control over to try to fix the problem such as the pickup schedules, car ride lines and direction of flow of the traffic. He said it is clear the long-term solution will involve changing the road.

Commissioner Kost asked if the NCDOT actually proposes solutions in these studies.

Superintendent Logan said not only does the NCDOT propose solutions but when NCDOT commits funding for school traffic projects, they have to include buses in the solution.

Schools –Stadium & Softball Restrooms (Page 69)



- Add restrooms to Jordan-Matthews and Northwood's football stadiums to accommodate the number of spectators at games. Add restrooms near the softball field at Chatham Central
- \$1.3 million from leftover Pollard funds (debt)
- Project in design phase and will be completed by June 30, 2013

Commissioner Kost asked why the County can use Pollard money for other projects but Northwood money for can only be used for Northwood projects?

Finance Officer Vicki McConnell stated she got special permission from the bank because we had so much left over. She didn't even think about asking with Northwood. We just assumed there were enough projects at Northwood to consume the funds.

Commissioner Kost asked if it was more of an issue that the County just didn't ask and not that there were rules against it

Ms. McConnell said Commissioner Kost was correct. She added that they Local Government Commission didn't particularly like to do it because they don't like for the County to have money left over

New



- Projects not approved in a previous CIP
- Manager is recommending these projects
- Commissioners have complete discretion about timing and whether to fund or not

Schools – Roof Replacements (non QSCBs) (Page 66)



- School system considers roof replacement the most critical of prioritized needs
- Based on limited funding, school and county administration have agreed to a plan to phase the roofs
- We will continue to address additional roofs not scheduled: Administrative Offices, Bennett, JMHS, Maintenance, NWHS, Braxton, part of Pittsboro, Perry Harrison, Siler City, and Transportation Office
- Total of \$5.2 M recommended

Schools – Roof Replacements (non QSCBs) (Page 66)



- Replace the roof at JS Waters (FY 2013) with combination of leftover Margaret Pollard funds and county fund balance
- Replace SAGE Academy and Moncure roofs (FY 2014) **with one-time windfall of motor vehicle taxes**
- Replace Horton Middle roof (FY 2016-17) with fund balance/capital reserve
- Replace Chatham Central and North Chatham roofs (FY 2020) with county fund balance/capital reserve

Future Projects



- Not enough information is available to schedule or there is no identified funding source for these projects
- Projects are NOT recommended by the County Manager for FY 2014-2020 CIP; but could be recommended in future CIPs
- Included to give Commissioners “heads up” about possible future obligations

Ms. McConnell asked for a moment to restate why Northwood money was different from Margaret Pollard money. She stated it was Certificates Of Participation and the County had to have permission to move that money around. The County could only use that money for approved projects. Commissioner Kost asked if the other was private placement. Ms. McConnell said that was correct.

Schools – Chatham Middle Expansion (Page 94)



- Expand the capacity of Chatham Middle
- The ORED study is not yet available to demonstrate the need for the expansion
- Recent plant closings may affect the student population in the Siler City area
- The cost of the expansion would require additional debt funding
- Staff recommends waiting until the need is clearer

Schools – High School Locker Rooms (page 94)



- The locker rooms in all three high schools are in disrepair and require renovations to meet current standards
- The school system requests to renovate the locker rooms to bring them up to the standards of the rest of the district's gyms
- Requested in FY 2020
- \$540K
- This project is the school system's third priority—so any available funding was recommended for roofs

Schools – Joint School Bus & County Garage (Page 94)



- The current Bus Garage for Chatham County Schools is too small and is inadequate for our mechanics. The regional director has stated that the bus garage is the worst facility in the entire region
- County garage is nearly as bad
- County staff and school administration have discussed sharing a facility and staff
- \$7.1 M projected costs; no funding source is available
- This project is the school system's second priority—so any available funding was recommended for roofs

Schools – New Northeast Elementary (Page 95)



- Construction of a 110,000-square foot elementary school in the northeast part of the county
- The ORED study is not yet available to demonstrate the need for the school
- The cost of the expansion would require additional debt funding
- Staff recommends waiting until the need is clearer

Schools – Replace Gyms at Bennett, Silk Hope, and Bonlee (Page 96)



- The gymnasiums at Bennett, Silk Hope, and Bonlee schools are in poor condition. Chatham County Schools has determined that it is more economical to replace them rather than renovate them
- The cost of the expansion would require additional debt funding

Commissioner Mike Cross asked to have a discussion about the property for Northeast High School. He said he believed there were a couple of options for water and sewer and he expressed his concern about the expense of grading the property. He stated while it might not be the most ideal place, we do own it and it is doubtful the County could get the money for a flatter piece of property in the same area.

Commissioner Pam Stewart expressed her concern about the public input about the traffic on the road.

Commissioner Kost said she believed this is really a School Board decision and the Commissioners need to hear what the School Board has discussed about this.

Chairman Bock said he was also concerned that it is not the best location, as Commissioner Cross mentioned, due to the expense of the grading. He stated he is also worried about it possibly being on the most dangerous road in the county. Commissioner Bock asked if staff could get an answer about the traffic on the road.

Superintendent Logan stated the schools have expressed three concerns about the property

1. the traffic on the road
2. the land – the grading/topography and cost of site preparation (\$8Million)
3. the distance between schools being too close

Chairman Bock asked Superintendent Logan to ask the School Board to discuss this at their December 3rd meeting because the Commissioners need to approve the CIP by December 17th. Superintendent Logan agreed to ask the School Board to add the item to their December 3rd Agenda.

Commissioner Kost suggested Westfall may have interest in buying the property

Chairman Bock said he believed Westfall wants a high school to be built there. He said does not want to build a high school in an unsafe location and he emphasized that a new location for the school will change the CIP, operating budget and tax rates.

Superintendent Logan will be meeting with Mr. Goodnight's group in the next couple of weeks to start having discussions relative to that development. If it goes the way everyone projects we will have to build several schools, not just one school.

Commissioner Cross said he wanted to offer some information that might be helpful to the Superintendent in his discussions. He stated that the County did not have allocations for treated solid waste discharge in the upper Cape Fear but the County does have a 19 million gallon a day set aside for when we have a request for it or need. The County could possibly use this as a negotiating tool with the schools as to what they will do with their sewage. Commissioner Cross said he would consider that a good use of that allocation.

Commissioner Stewart asked for the names of the other two Charter Schools besides Chatham Charter.

Superintendent Logan said there is Howard Lillian Lee Charter in Chapel Hill, Stem Charter and Woods Charter. He believed Chatham County Schools will feel the impact of these schools next year.

Commissioner Kost asked how much will it cost to put water in Goldston sewer and is that part of the CIP?

Mr. Drumheller stated he did not think it will cost anything.

Commissioner Kost stated she thinks the roofs need to be highest priority and she expressed her concern they cannot get more done sooner.

Superintendent Logan agreed they would like the roofs done sooner as well and he has worked with Ms. Paschal but there are just not a lot of options.

Commissioner Kost asked if the Board of Commissioners would consider a one-cent tax increase to repair roofs.

Chairman Bock said probably not right now.

Superintendent Logan said he wanted to thank the Board of Commissioners on behalf of the School Board and the children for the allocation and the resources the Board of Commissioners has given to the schools for capital. He believes the money has been well spent and that the School Board and the administration have been good stewards of the money. Superintendent Logan stated they have gotten more done with the money than they had anticipated they would be able to do.

Ms. Paschal stated the schools could only manage so many projects at one time. She said the cost of the roofs not addressed is between \$1.5 \$2 million, depending on timing and escalation of costs. Chairman Bock said according to Ms. Paschal's numbers a penny tax increase would not pay for the roof repairs. Commissioner Kost said if the County did it over two years, it would address the issue and Ms. Paschal just pointed out that all the repairs could not be done at one time. If you do a penny for two years it would work. Ms. Paschal said the Commissioners could make the decision next year because they did decide to do two roofs next year using the Motor Vehicle money.

Commissioner Kost asked if there is any benefit to doing 3 roofs at one time versus one roof at a time.

Mr. Drumheller said he did not believe so and they did two at one time last year.

Commissioner Cross said if they bid it that way then it should cost out differently.

Chairman Bock stated if we go to the public and ask for a 1cent increase for two years for roofs the public would probably say ok. But in 2 years that penny is not going to go away and then there will be complaints.

Commissioner Kost said that if the Commissioners are the ones who set the tax rate, they could they could lower the rate in two years.

Commissioner Stewart said board don't normally raise taxes and then reduce them.

Commissioner Kost said that the 2 cents would be for a specific purpose, the roofs.

Commissioner Cross said the need for public buildings, and maintenance for public buildings, and operation funds of public buildings is going to continue to grow and much faster. So the county is going to need that money.

Chairman Bock said the school board has the authority to put a referendum on the ballot for a special tax for schools only. He suggested this is the route to go instead of putting it into the general fund. Let the public decide if they want to raise taxes for schools. He asked Superintendent Logan if this had been discussed.

Superintendent Logan said it had not. Chairman Bock said that maybe that route is best because the public would know where the money is going.

Commissioner Cross said the problem you face is you introduce the tax and then what is to prevent this board or a new board from reducing it out of the general fund to the School Board.

Mr. Drumheller stated the County Manager's Office had been great at finding money for a roof here and there over the years.

Superintendent Logan thanked the Board of Commissioners again and wished everyone a Happy Thanksgiving.

Commissioner Kost asked if Superintendent Logan could provide staff with the 20th day enrollment numbers by school.

Ms. Paschal continued the discussion with Non-school Projects.

Non-school Projects



County Buildings – Agricultural Center (Page 28)



- Construct a new 32,250-square feet agricultural center for Chatham County. The facility would include:
 - ▣ Offices for Cooperative Extension, Farm Service Agency, Soil and Water Conservation District/Natural Resources Conservation Service and the North Carolina Forestry Service;
 - ▣ A large meeting room/auditorium to seat 350 people at tables, which can also be subdivided with air walls down to 2 smaller meeting rooms;
 - ▣ Conference rooms, teaching kitchen/laboratory, commercial catering kitchen, storage, etc.

County Buildings - Agricultural Civic Center (Page 28)



- Preliminary site plan and cost estimate complete (architect will present)
- \$12.2M cost estimated (work is needed to better estimate site costs)
- To open in 2019, ¼ cent on tax rate must be contributed to the debt reserve beginning in FY 2014
- To open in 2016, ½ cent on the tax rate must be contributed
- Extension Director has raised the possibility of a General Obligation Bond for the facility
- This does not change the needed contribution to the debt reserve, but may change the timing

County Buildings - Agricultural Civic Center (Page 28)



- Project has potential to increase tourism and economic development
- Consultant looked at renovating existing agriculture building in 2008 at a cost of \$7-8 million
- \$190K projected in operating costs, beginning FY 2019
- [Architect presentation](#)

Commissioner Stewart asked is there an opportunity for grants funding of the building.

The County Manager depends on how we structure a partnership with the Community College and possibly NC State as a cooperator. There may be funds from the General Assembly at some point in terms of this being an economic driver.

Commissioner Stewart asked if it would be appropriate to approach area businesses in the agriculture industry. Mr. Horne said he believed those conversations could be had.

Sam Groce said that the NC Agricultural Foundation could be used for tax-deductible donations to fund the building; In fact, the university has specialists on campus who will come out and work with donors; Lee County worked with them on the McSwain Center.

Commissioner Cross asked if there had been any thought of putting an adoption center on the Steele property, perhaps in partnership with Guardian of Angels, with hopes of vet tech school on the property in the future.

Ms. Paschal said the County needed to talk to the college. She stated there was plenty of land and there is plenty of opportunity for future growth for the college.

Commissioner Cross said this is first time we have seen a map and there appears to be a lot of land on the right of the drive entrance the the adoption center could be located on the highway where it could be easily seen.

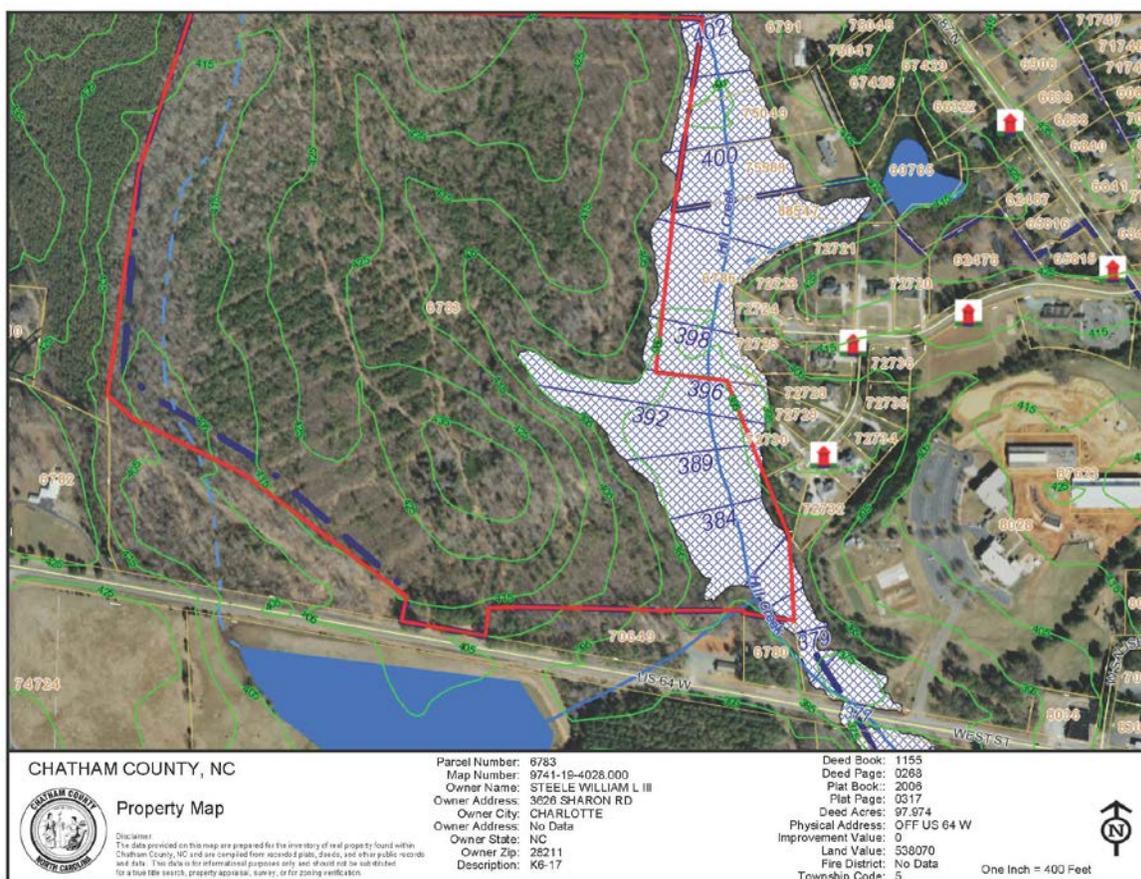
Chairman Bock said his concern with the request is that the Guardian Angels is a nonprofit organization and they are asking for 5 acres of land worth approximately \$55,000.

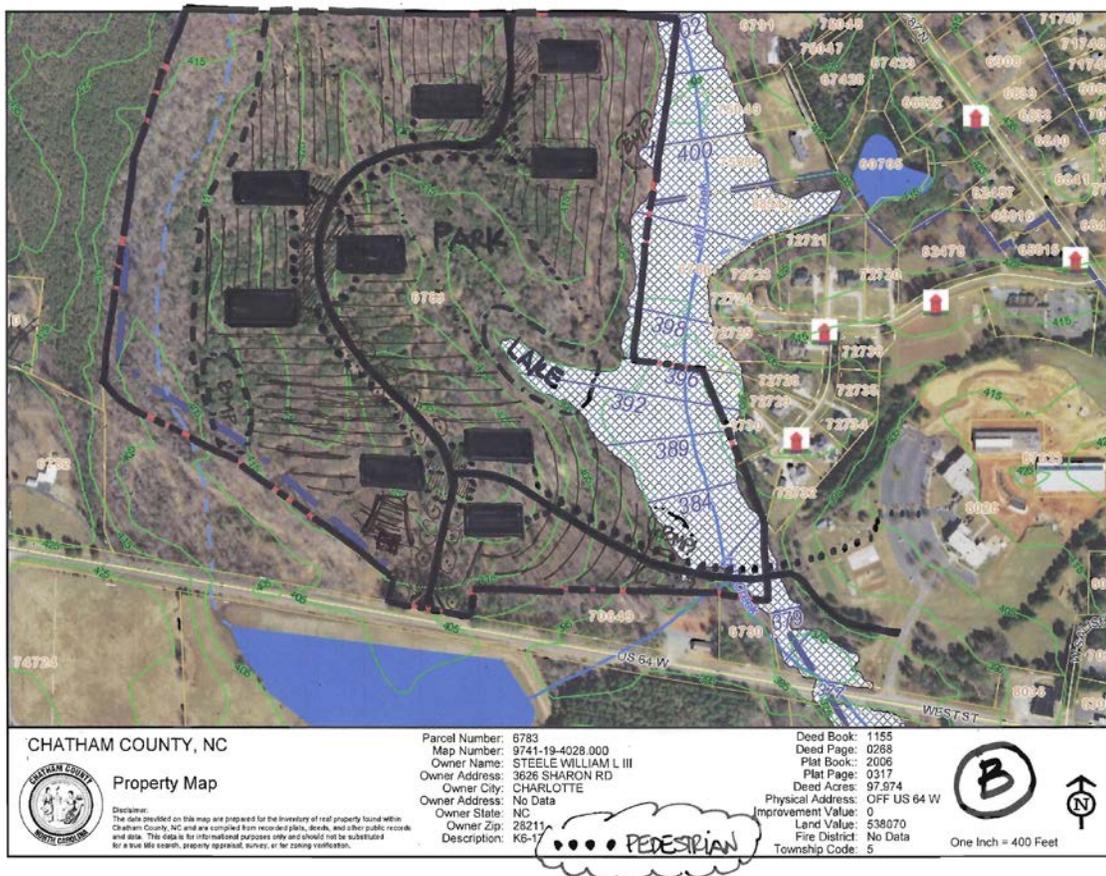
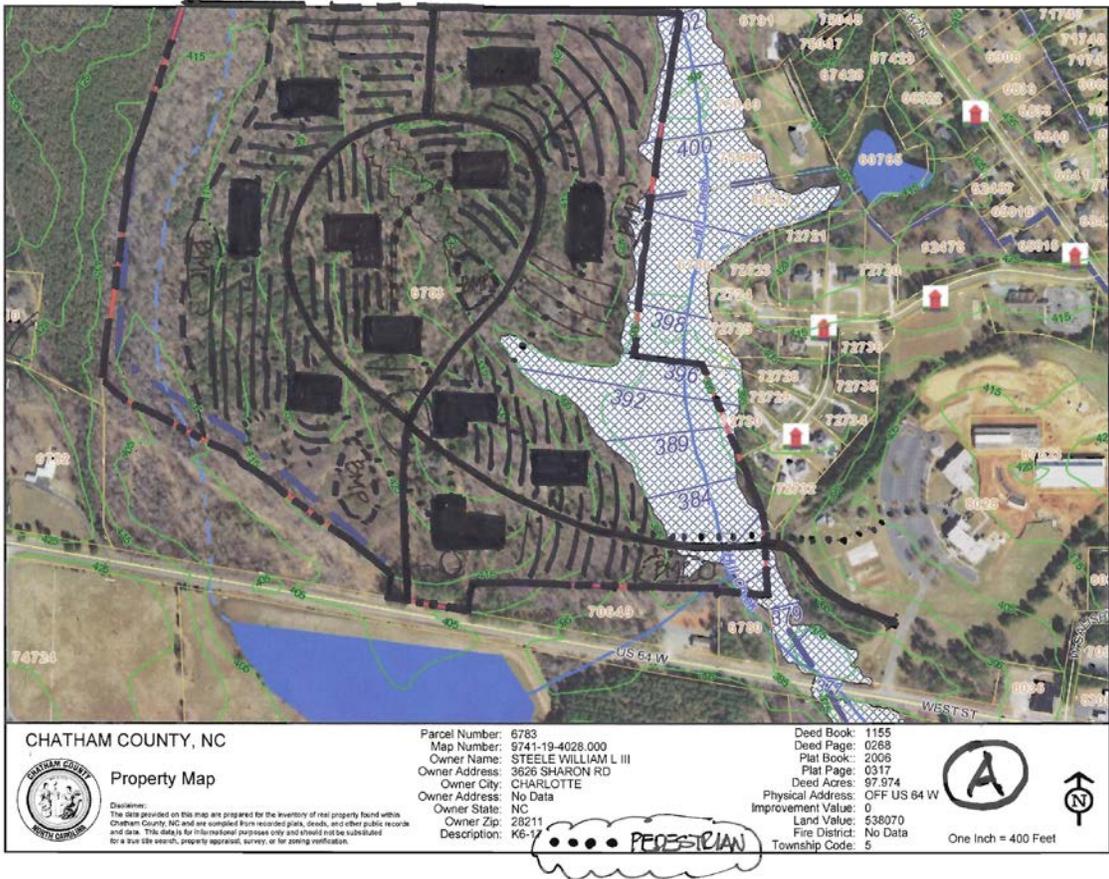
Commissioner Cross said he believed leasing the property with a certain time limitation to it was a better alternative.

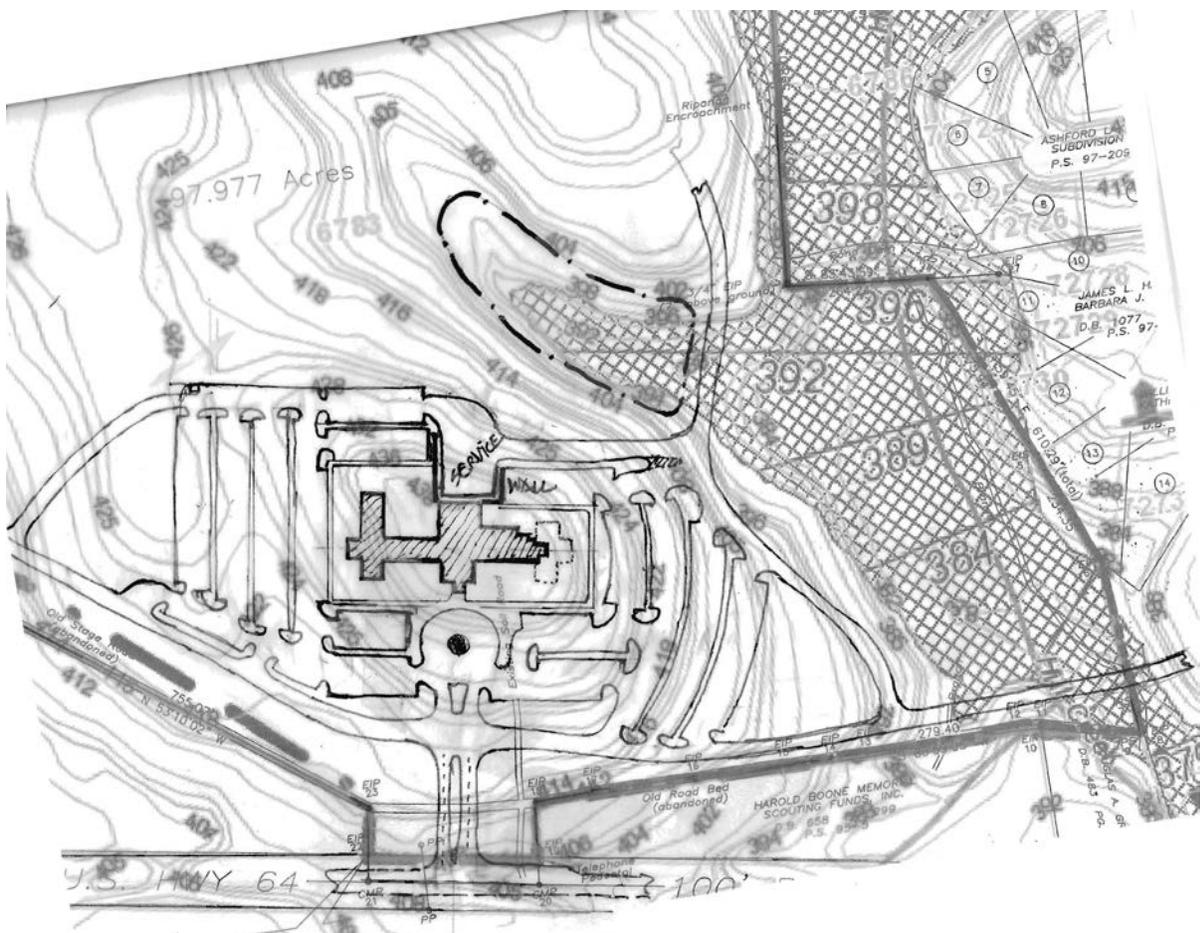
Ms. Paschal, said she did not believe the Board needed to make that decision during the CIP.

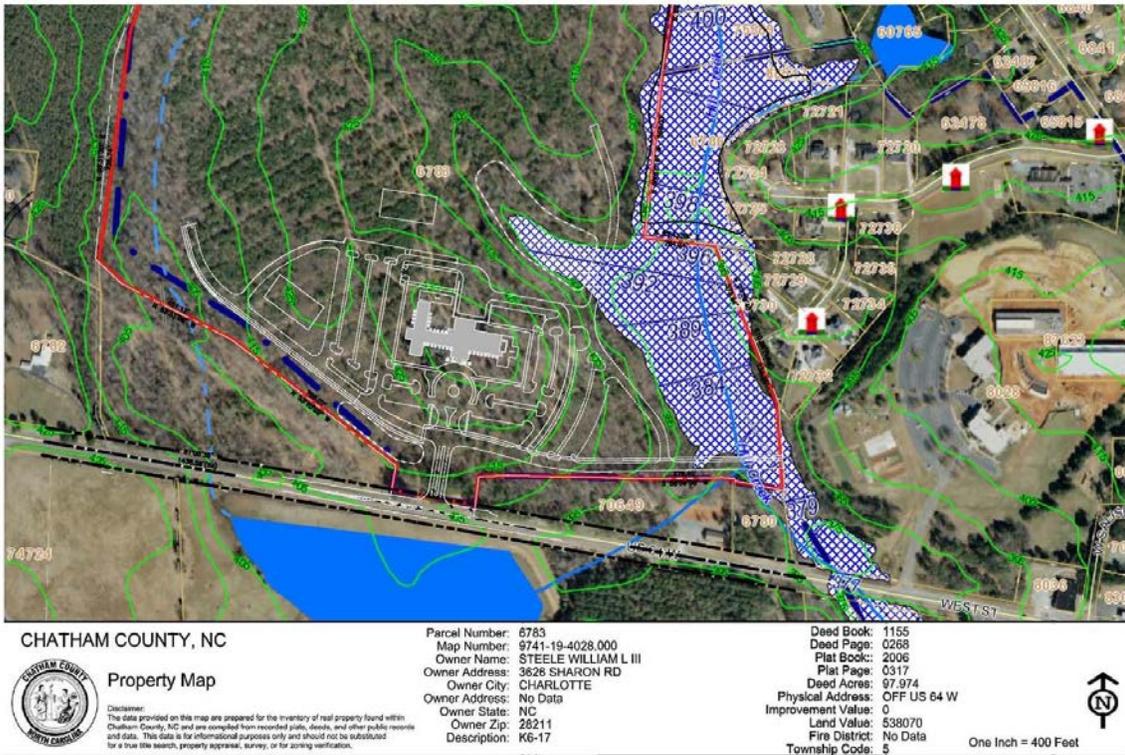
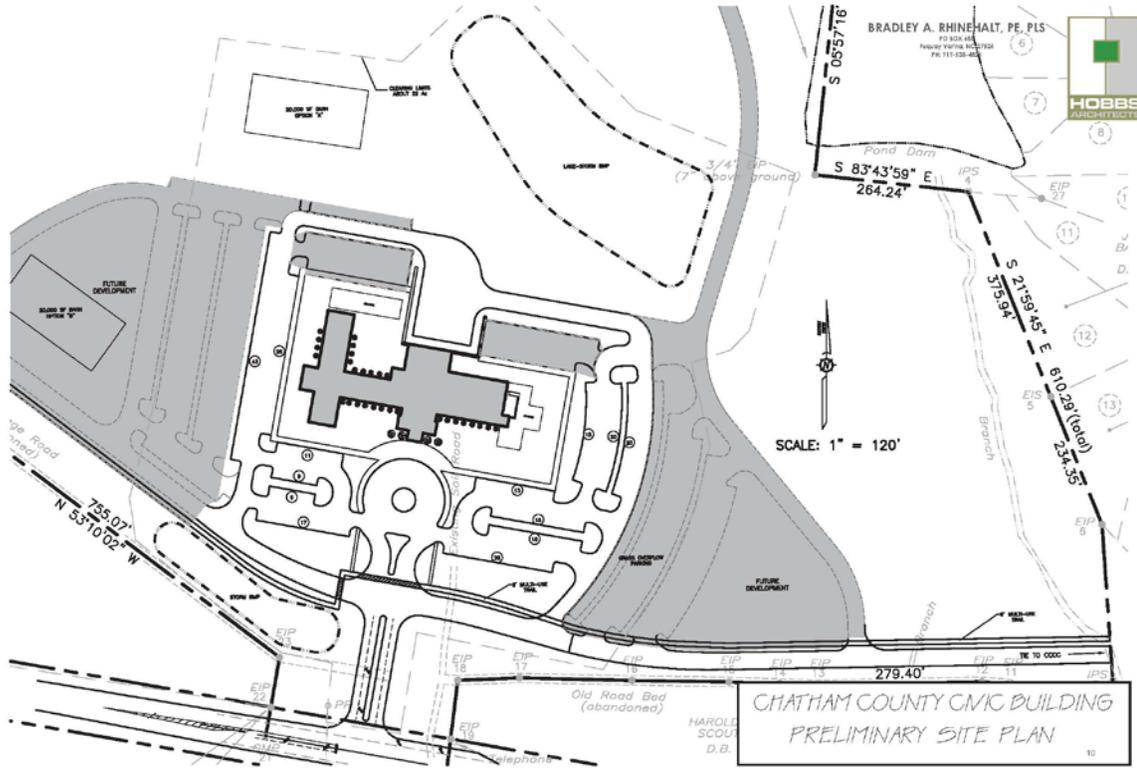
Commissioner Stewart asked if the USDA was a possible funding source. Mr. Groce stated he was not sure about a USDA funding source and it was his understanding a lot of those funds have been cut off. He said right now there isn't even a farm bill. Commissioner Stewart stated in 2011 funding began for sustainable agriculture and she wanted to know if Mr. Groce was aware. Mr. Groce said he was not. Commissioner Stewart said Congressman Renee Elhmers was on the Agriculture Committee in Washington and she would ask her to find out.

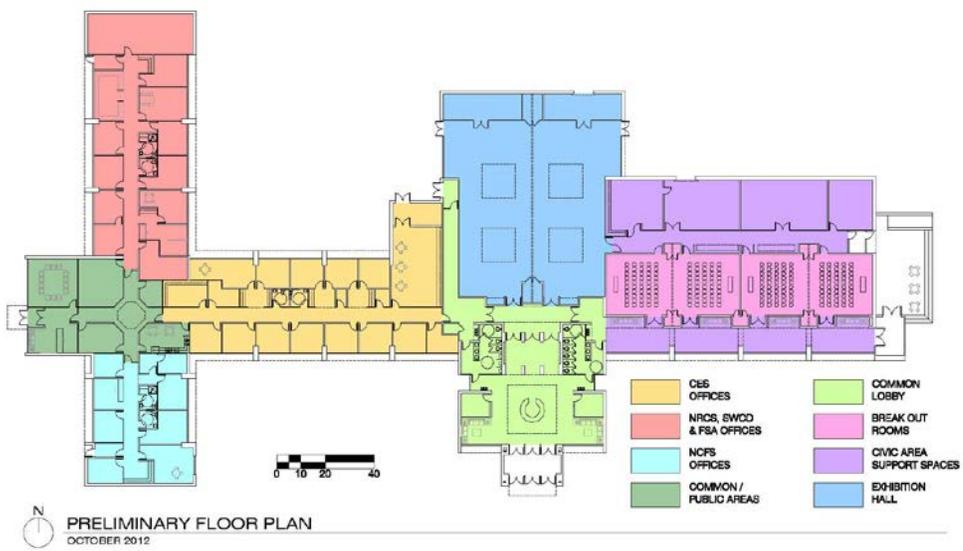
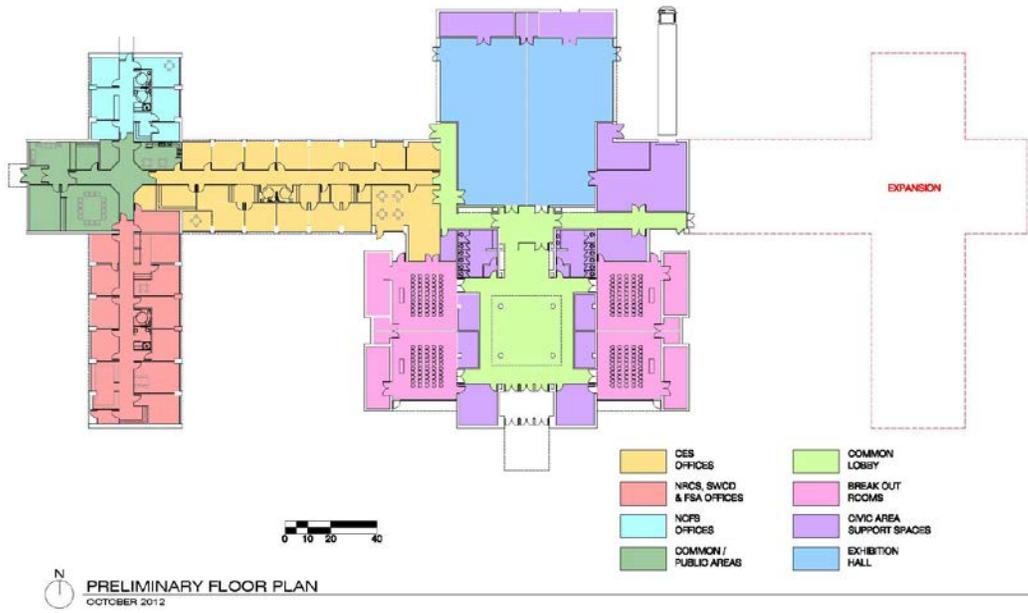
Taylor Hobbs presented the site plan for the Agriculture Center. He stated the plans are preliminary, flexible and can be changed.

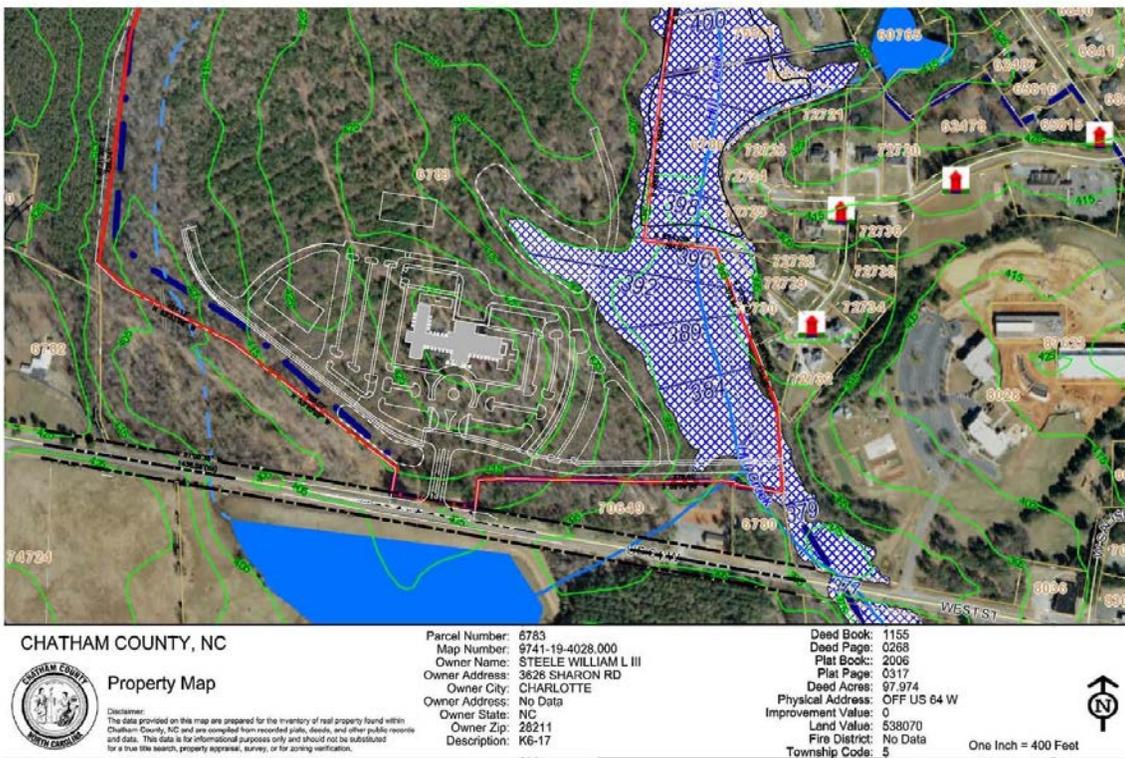
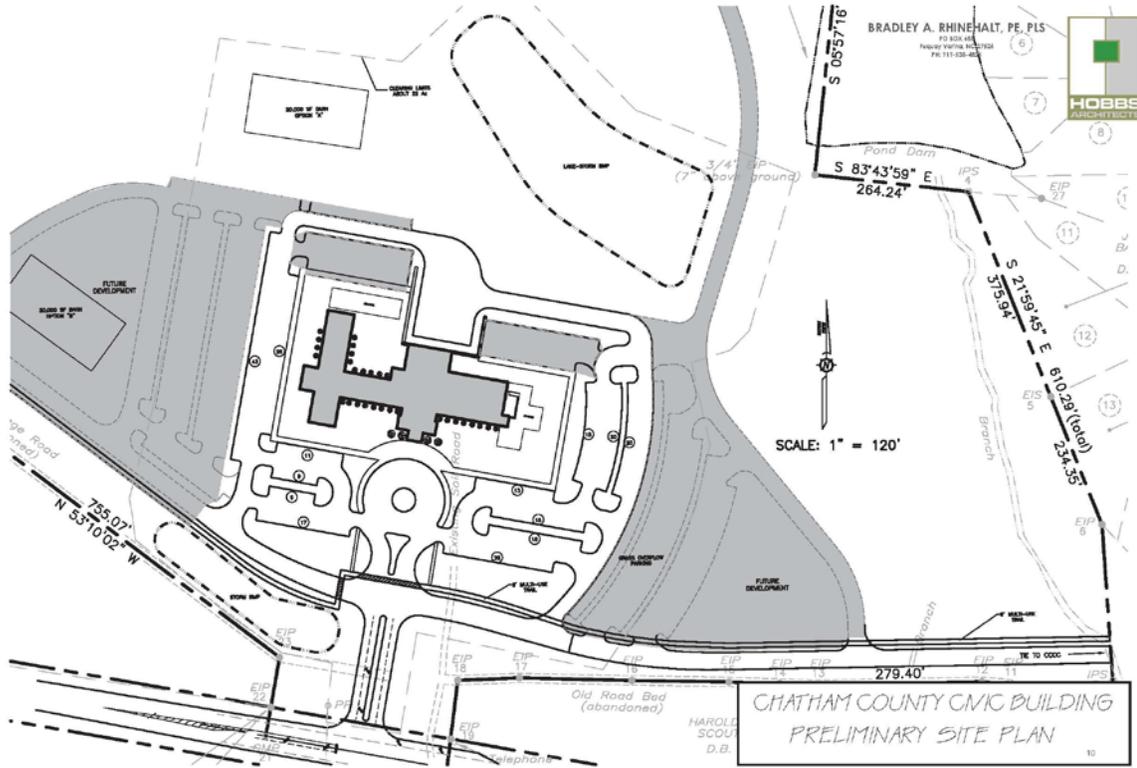


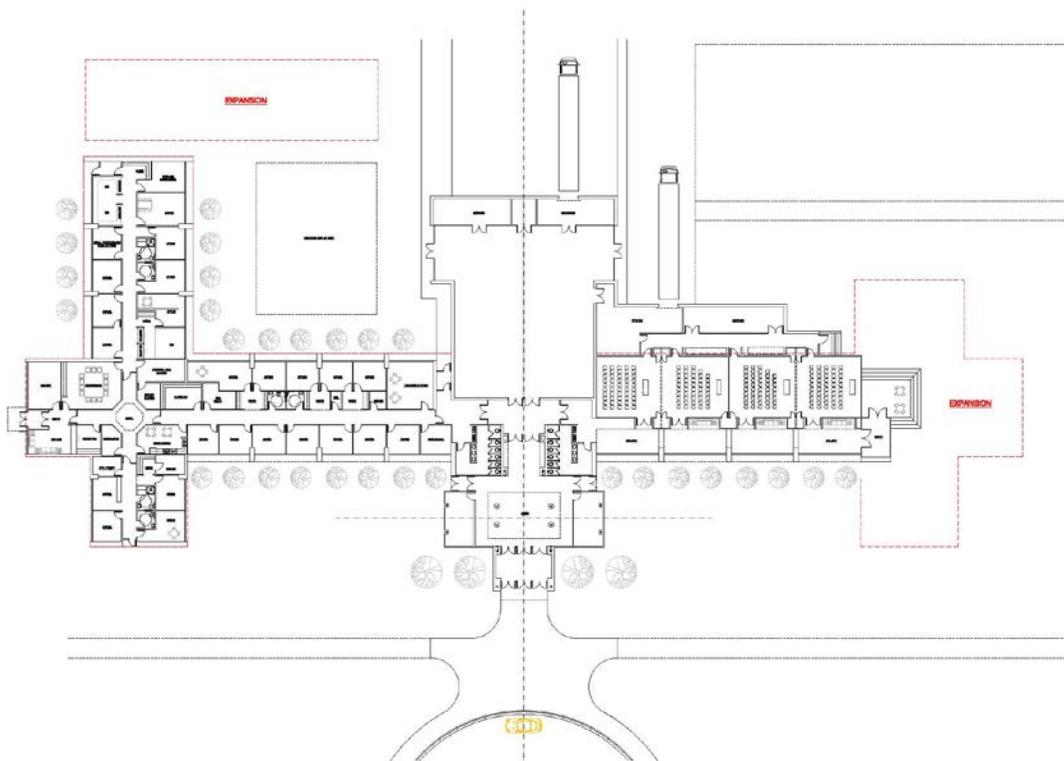
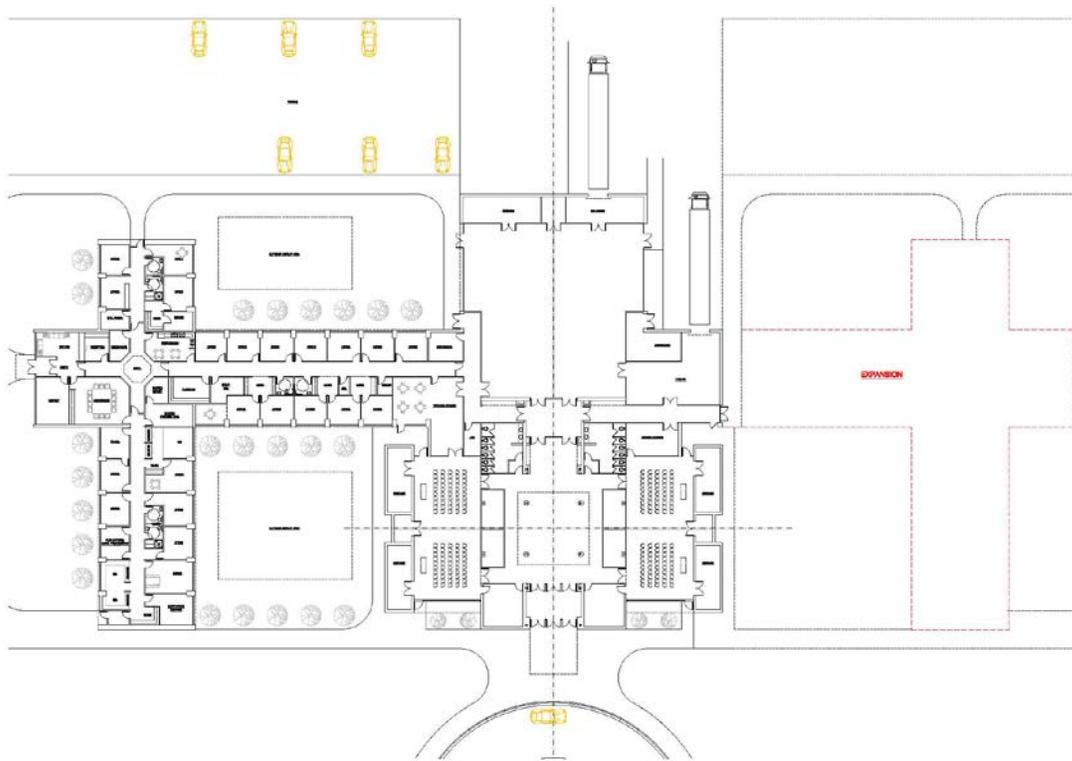












Commissioner Stewart and Commissioner Cross asked if parking for farm trucks and trailers was included in the plan. Mr. Hobbs pointed out the areas where the parking was included.

Commissioner Kost asked if there is building space near the wetlands. Mr. Hobbs said there is a small area. Commissioner Kost said she was thinking that area may be an option for the Guardian of Angels.

Commissioner Stewart asked if the plans included potential for expansion. Mr. Hobbs said potential expansion has been drawn into the plan to east of the building. Commissioner Stewart asked what kind of square footage that would add. Mr. Hobbs estimated around 10,000 square feet.

Commissioner Kost asked if any consideration had been given to building two stories. Mr. Hobbs said it had been considered but the idea of stacking office space on top of the civic spaces didn't make sense. Commissioner Kost asked if it was cheaper to build 2 stories. Mr. Hobbs said it depends on several factors.

Sam Groce worked with Ben Baird (NC Forestry), Henry Outz (Soil and Water Conservation District), and other agencies on design of the building. Mr. Groce wanted to continue their current working environment that allows different departments to work together and promotes a team atmosphere.

Mr. Hobbs pointed out the project starts with a raw piece of land and includes road widening, fire point, a connecting road to the CCCC campus, and other unique site costs, making the project more expensive than most.

Commissioner Stewart asked to see the bathroom locations. Mr. Hobbs showed two within each department. Mr. Groce said they also asked for one shower.

Commissioner Stewart expressed concern about adequate bathrooms for the civic/public space. Mr. Hobbs said he believed the bathrooms are adequate for the space.

Chairman Bock asked if the project could be divided up into smaller projects based on the way it is designed. For example could the office portion be done in 2014 and the other in 2019?

Ms. Paschal said staff could ask the consultant to run the debt model in many different ways.

Mr. Groce said the current Agriculture Auditorium is not big enough for many of the current events held by Cooperative Extension.

Chairman Bock asked if the County needed to build the auditorium first and have it open in 2016. He stated the Agriculture Center is one of the more exciting projects in the CIP and it is great for the county and is an economic development engine.

Commissioner Stewart agreed and said the project could possibly generate revenue.

Mr. Hobbs said the civic center is 18,000 square feet and the offices are 14,000 square feet.

Charlie Horne, County Manager stated the Agriculture Center is a multi-use facility.

Mr. Groce stated that there is still division of agricultural philosophies in the County. At the Cooperative Extension, however, they believe in working with all philosophies in agriculture. Mr. Groce said he believes a general obligation (GO) bond could be a uniting force for agriculture in the county. It could give the agriculture industry in the county another task to work for - to educate the nonfarm community. Mr. Groce said that Cooperative Extension works hard in educating nonfarm residents about how important agriculture. He said the GO bond would set a goal for our farm community to work together toward.

Commissioner Kost asked if the Board could put the Agriculture Center on the ballot with a GO Bond to do the entire project at one time. Vicki McConnell, Finance Officer, stated that she did not think a GO Bond would make a big difference with the quarter cent tax increase.

Commissioner Kost stated she did not support GO bonds for projects that are necessities like jails and schools, because if the bond fails you still have to do it. She said she did favor GO bonds for this project, because if it fails the county doesn't have to do it. She suggested going to the taxpayers and saying here is what the County wants to do and this is what it is going to cost; if they approve it, they are agreeing with the tax increase..

Mr. Groce was asked what would happen if it failed. He said he would have his answer as to what the people of Chatham County thought about it. Chairman Bock said he supported borrowing the money if it meant getting something on the ground faster.

Ms. Paschal asked what time frame in which the Commissioners wanted to hold the referendum.

Chairman Bock asked when the referendum would need to be held if the board wanted the facility open in 2016.

Mr. Horne stated they could possibly do it in May 2013.

Commissioner Cross proposed holding the referendum in May 2013.

Commissioner Kost suggested holding the referendum as part of the municipal elections in November 2013.

Mr. Groce stated the 100th anniversary of the Cooperative Extension is 2014.

Ms. Paschal stated staff needed the site numbers nailed down better than they are right now.

Commissioner Petty asked for the current timber value.

Commissioner Kost asked if there were funds budgeted to renovate the current Agriculture Building.

Ms. Paschal said there was not, but staff had begun discussing it.

Commissioner Petty asked Mr. Groce if he had been to Duplin County's Agriculture Center. Mr. Groce said he had not. Commissioner Petty encouraged him to visit their site.

Commissioner Kost asked if the barn should be included in the GO bond.

Commissioner Petty said staff, after doing more research about the site, may find it will not cost as much.

Commissioner Kost suggested bringing Neha Shah of the Convention and Visitors Bureau into the planning process to have a tourism point of view. Mr. Groce said Ms. Shah is on his Advisory committee and they have been working together on the project.

Ms. Paschal asked the Commissioners if they wanted staff to price the show barn as an item to include in the bond referendum. The Commissioners said yes.

Ms. Paschal expressed her concern that the County is reaching its debt limit.

Chairman Bock agreed and stated he did not mind doing the project in stages but does believe the County can get corporate sponsors.

10 minute break.

Completed Projects



- Purpose for including completed projects is to “close the loop”
- Projects that had spending in the previous and/or current fiscal year are included
- Gives final accounting for budget

Emergency Communications – 911 Patriot Phone System (Page 15)



- Replace outdated 911 phone equipment with Sentinel Patriot system
- \$289K from 911 funds
- Complete March 2012
- Slightly over budget (\$2,500) because of need to replace switches

Emergency Communications – Backup 911 Center (Page 16)



- Construct an alternate site for receiving and processing 911 calls when the primary communications center is evacuated or otherwise not in service
- Backup center required in order to continue receiving 911 funds; public safety funds had to be spent by June 30, 2012
- \$1.1 million; \$531K from 911; \$519K from 911 “public safety”; \$0 required from general fund (reverted)
- Project balance of \$305K
- All equipment has been installed; testing to be complete by January 1, 2013

Commissioner Kost asked if the County will need to keep the mobile unit to have equipment with the new backup system. Ms. Paschal said she will ask Tony Tucker.

Emergency Communications – Emergency Equipment Replacement for Narrowbanding (Page 18)



- Replace Chatham County's communications equipment to comply with the Federal Communications Commission's (FCC) mandate that all equipment be capable of operating at 12.5 KHZ or less
- \$154K; 911 "Public Safety"
- Project completed in June 2012
- Project balance of \$27K (used for backup center)

Community College - Siler City Campus (Page 24)



- Construct a 23,322-square-foot LEED Silver industrial and adult education center in the county's business campus
- Project complete; building occupied January 2011
- \$4.2 million; \$4.2 million installment financing obtained; \$7,941 in interest
- Project balance: \$737K, reallocated to purchase of Steele property

County Office Building Purchase & Renovation (Page 39)



- Purchase and renovate a 33,000-square-foot building on US Business 64 in Pittsboro for additional office space.
- \$4.275 million funded from installment purchase
- Project balance: \$71,990
- Completed January 2011 but several budget amendments made in FY 2012 to close out the project

Commissioner Kost asked if a storage building was still being considered.

Ms. Paschal stated that both the EOC Director and the Sheriff had requested a storage building. She said the latest idea was to have FirstHealth vacate one of the bays at the Performance Building and Tony Tucker believed that would satisfy his needs for the EOC. Ms. Paschal said discussions still need to take place with FirstHealth. She also said the project would stay in the CIP but if the County could use the Performance building it would cost a lot less and save some portion of \$600,000.

Law Enforcement Center Site Improvements (Page 43)



- Provide additional parking and an access road for the Law Enforcement Center and Emergency Operations Center
- \$539K; \$487K fund balance appropriated; \$52,278 grant received
- Project was completed September 2012
- Project balance of \$20K (reverted)

Parks – Southeast District Land (Page 52)



- Purchase 139 acres in the southeastern part of the county for a potential school and park site
- Land was purchased in December 2011
- Recreation exaction fees paid in the district will reimburse the general fund
- A portion of the property is leased by a local farmer. This income will help maintain the land.

Substantially Complete Projects



- No discretion to change or remove the project
- Construction or purchase contracts are nearly complete
- Only punch list items remain

Central Carolina Business Campus (Page 20)



- Construct the infrastructure for Chatham County's Business Campus in Siler City including construction of roadways, water mains, sewer mains, and sewer pump stations
- \$8.3 million; \$7.4 million in COPs issued; \$199K general fund revenue; \$400K from grants; \$338K from water capital reserve; \$26K in interest
- Substantially complete in March 2009
- Balance difficult to predict until all issues have been resolved (easements, road)

CCCC - Pittsboro Campus - Sustainable Technologies (Page 22)



- Construct an 18,000-square-foot LEED (probably Gold) certified building for the environmental resources programs at Central Carolina Community College at the same time as the joint-use library
- Project is complete. Only the commissioning and LEED certification process are outstanding
- Building occupied August 2010
- \$5.5 million; \$5.4 installment purchase; \$7K interest; \$100K DOT reimbursement
- Projected balance: \$1 million, reallocated to purchase of Steele property

David Hughes said the commissioning was delayed. Ms. Paschal added that the County did not pay for it.

Chairman Bock asked for an explanation of the commissioning process.

Mr. Hughes said the commissioning agent comes out and looks at the energy use of the HVAC, does a records checklist, gets together with architect and has LEED check list and sends it in. He stated that the commission process is supposed to be done immediately after construction.

Commissioner Kost stated that all buildings have to be commissioned, not just LEED buildings.

Mr. Hughes said this is not necessarily true. It is recommended but not required. He stated the County is going through the commissioning process for the Justice Center now.

County Buildings – Chatham Community Library (Page 26)



- Construct a 25,000-square-foot LEED certified (probably Gold) joint community college-county library on the Pittsboro campus of CCCC
- The building is complete. Only the commissioning and LEED certification process are outstanding.
- Building occupied August 2010
- \$6.8 million; \$6.3 million installment financing; \$274K contribution from Friends; \$63K in interest
- Projected balance: \$1.4 million, reallocated to Steele property

Park – Northeast District (Page 48)



- Develop a district park located in the northeast quadrant of the county on 66 acres located on Big Woods Road
- \$3.3 million; \$500,000 PARTF grant; \$1.1 million transfer from capital reserve; \$1.4 million in recreation fees to purchase land; \$338K in other grants
- Park opened August 2011; dugouts were completed September 2012; shed and scoreboard installation targeted for completion in FY 2013
- Projected balance: \$161,149 (reduce transfer from capital reserve)

Water - Western Transmission Mains (Page 86)



- A continuation of the Pea Ridge water transmission main, the project consists of constructing 162,000 linear feet of water mains to serve the southwest water system
- \$14.9 million; \$14.5 million installment purchase; \$397K contribution from Siler City; \$43K in interest
- Project substantially complete in August 2009; construction of 2 booster pump stations expected by February 2013
- Projected balance: \$568K to be transferred to Increase Capacity project for elevated tank

Chairman Bock & Commissioner Petty asked what kind of revenue would be generated if the County sells to Aqua. Mr. Hughes said it depends on the rate that the County sells the water, how much the County has to pay Durham for water, and the impact fees that the County negotiates with them. Mr. Hughes stated the cost is going to be substantial and could end up being several million dollars in impact fees. He believes the County would have to talk to Durham first.

Mr. Hughes said the negotiation is going to be on the bulk sale of water and the schedule of the payment of the impact fee. Generally the County gets that fee up front but Mr. Hughes believes they will probably want to spread that fee out over time. Commissioner Bock the rationale for taking the impact fee up front is because we have to put in infrastructure before they take the water but if they have the infrastructure then it is not quite as critical. Mr.

Hughes stated the County has already put in infrastructure so part of that is paying back that infrastructure that we have already invested in.

Commissioner Kost asked why they would pay impact fees if they provide infrastructure? Mr. Hughes said they are taking water that we would use otherwise and they are taking capacity out of the lines we have in the ground that we are moving that water. It still has to come through a line, they are tapping on to a line. We make every developer do that if they have to bring it to a development. Commissioner Kost said a developer pays an impact fee based on the number of taps. Mr Hughes said that Commissioner Kost was correct. Commissioner Kost asked if we would have this developer pay us an impact fee based on the number of taps. Mr. Hughes said the County would take the amount of water they would use and convert that to an equivalent number of residential taps and multiply it by \$3500 and that would be the impact fee.

Commissioner Bock asked if this was a CIP discussion and Mr. Hughes said no. Chairman Bock asked to table the discussion because it is not a CIP issue.

Commissioner Kost took the opportunity to congratulate Mr. Hughes on completing the Ironman Triathlon. Commissioner Bock also congratulated Mr. Hughes on winning his age group.

Approved—Contracts Let



- Little discretion to change or remove the project
- Construction or purchase contracts have been executed
- May be able to postpone expenses beyond FY 2013 if multi-phased

County Buildings – Historic Courthouse Restoration (Page 33)



- Reconstruct the Chatham County historic courthouse, which was damaged extensively by fire on March 25, 2010
- Projected to be complete in January or February 2013
- \$6.6 million; funded through insurance reimbursement

County Buildings – Justice Center (Page 34)



- Construct an 87,093-square-foot judicial facility south of the Courthouse Annex to accommodate the existing and future needs of the judicial system (courtrooms, judges, clerk of court, district attorney, probation, and public defender)
- \$23.7 million funded through USDA Rural Development loan
- Construction 98-99% complete and on schedule. Court functions scheduled to move in December 2012 and open to the public on January 2, 2013
- Additional \$176K needed (above FY 2013) in FY 2014 for increased operating costs

Parks – American Tobacco Trail (Page 44)



- Participate with other jurisdictions in converting a former Norfolk Southern Railroad line into approximately 23 miles of trails between downtown Durham and Bonsal in Wake County
- Trail is complete; funding is tied to trailhead parking project; Cary has hired a design consultant
- \$60K funded from recreation fees
- \$74K needed in FY 2015 for increased operating costs when county takes over trail maintenance from Cary

Commissioner Kost suggested the County negotiate with the Town of Cary to take over maintenance of the ATT permanently.

Chairman Bock said he would support that.

Parks – Briar Chapel (Page 46)



- Accept the 62-acre Briar Chapel Park with existing regulation soccer, football, baseball, and softball field; fence and light the athletic fields; and construct a restroom, concessions building, and trails over several phases using recreation fees paid by the Briar Chapel development and grant funding (if available)
- Phase 1—\$468K for lighting one field, fencing, bleachers, and restroom/concession stand; funded through recreation fees paid by BC development
- Future phases would depend on collection of recreation fees paid by Briar Chapel and applying for PARTF grants (beginning 2014)
- County closed on property June 2012; lighting of football fields is nearly complete

Ms. Paschal stated the County closed on the property in June and the lights are up.

Commissioner Kost asked how many units the County is averaging in Briar Chapel. Chairman Bock stated there are 300 houses right now.

Commissioner Kost asked if that is probably around \$800K a year. Ms. Paschal said she would have to look at the numbers. She stated they pay when the final plat is approved.

Water - Increase Capacity (Page 83)



- Provide for the long-term needs of the county water system through a combination of negotiated bulk purchases from other jurisdictions.
- \$4.3 million from water capital reserves; \$568K transfer from Western Transmission to fund elevated tank
- The design of the Durham interconnect is complete; construction permit issued; construction should start early 2013 and be complete March 2014
- \$17K net needed for operating costs in FY 2014

Approved—No Contracts



- No construction contracts have been executed (design contracts may have been executed)
- Manager is recommending these projects
- Commissioners have discretion to change, delay, or delete the projects realizing that some planning costs may have been incurred

County Buildings—Emergency Services Storage Building (Page 31)



- Construct a 6,000-square-foot storage building for Emergency Operations to use as a County Receiving and Distribution Point (CRDP) and the Sheriff's Office to use as a secure indoor facility for vehicles and other large items that are part of an investigation.
- Other options exist that may be more cost effective; manager recommends delaying one year to FY 2015
- Costs have increased from last year because of the delay and inflation
- \$593K funded from fund balance
- Operating costs are projected at less than \$3K

County Buildings—New Jail (Page 36)



- Construct a 133-bed, 60,000-square-foot jail and continue efforts to decrease the jail population
- \$15 million; installment purchase proposed
- Additional \$1.2 million needed in FY 2014 for increased operating costs; an additional \$200K needed above that in FY 2015
- Project has been bid; bid opening scheduled for December 11, 2012

Commissioner Kost asked if the County has to run fiber optic out to the Jail and if so is it in the budget. Ms. Paschal said fiber optic does have to be run to the jail and it is in the budget.

County Buildings—Space Needs Study Implementation (Page 41)



- FY 2011: Renovate the old library space for temporary superior courtroom and future county office space and renovate the economic development office for county attorney's office; court occupied in January 2011; attorney office occupied March 2011 (\$657K)

County Buildings—Space Needs Study Implementation (Page 41)



- FY 2013: Renovate temporary superior court to accommodate Management Information Systems (MIS), projected for spring 2013 (\$70K)
- FY 2013-2015: Renovate the courthouse annex for the Manager's Office, Finance, Tax, and Register of Deeds to expand into space vacated by the courts; Phase 1 to be bid in early winter (\$3.3M)
- FY 2015: Construct a 500-square-foot addition and renovate the emergency operations center (\$522K)

Ms. Paschal stated that the 911 center will probably ask for more space. Commissioner Bock asked what the old Jail will be used for. Ms. Paschal said some ideas discussed have been storage space and office space for the jail or maybe offer it as rental space for first health.

County Buildings—Space Needs Study Implementation (Page 41)



- Total of \$4.5M, to be funded from fund balance
- Minimal increased operating costs (<\$3K beginning in FY 2016)

Parks – Northwest District (Page 50)



- Renovate existing facilities and construct a playground in order to open Northwest Park on a full-time basis
- Playground installation, dining hall and pool house repair, building demolition, gravel for the loop road, and installation of vehicle barriers complete
- FY 2013: Pool resurfacing and shop improvements
- FY 2014: Dining hall renovation, installation of a shade structure at playground, and replacement of the fishing pier
- Park opened full-time in August 2010
- Remaining improvements estimated at \$71K from parks capital reserve

Technology—Increase Capacity for Data Storage (Page 70)



- Provide a secure storage system for the county's increasing data storage needs
- Phases one and two of the project were completed in 2009; phase 3 scheduled in FY 2016
- \$683K from fund balance (cost based on replacement, but may be able to upgrade)
- May have increased operating costs of approx. \$52K/year beginning 2016

Technology – Patient Data Management and Electronic Health Records System (Page 72)



- Purchase & implement patient data management system and electronic health records system
- \$265,000; fund balance appropriated in FY 2013
- State has held up progress
- Leasing a system (with monthly maintenance fees) is 2 of 3 options being evaluated; upfront costs could be eliminated if this type of system chosen

Telephone System Replacement – Countywide (Page 74)



- Replace the county's phone system in FY 2017
- \$400,728 from fund balance
- May require additional operating costs, depending on system and in-house capability to maintain

Voting Equipment Replacement (Page 76)

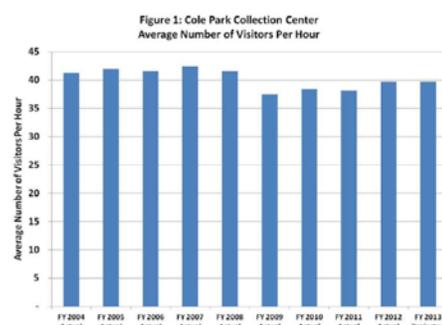


- Replace voting equipment for Chatham County elections
- Voting equipment owned by Chatham County has an average expected life span of 12-14 years. By 2019, the county's voting equipment will be approximately 15 years old
- \$551,034 from fund balance

Waste Management – New Collection Center (Page 78)



- Build a new, state-of-the-art collection center in the northeast quadrant of the County to accommodate the influx of new residents
- \$931K; funded from capital reserve
- Difference from previous CIP: Project moved to FY 2017 because of lower number of visitors than projected and costs inflated



Ms. Paschal stated the new Waste Management Collection Center would be postponed one year.

Water – Western Intake & Water Treatment Plant (Page 85)



- Fund **initial planning** costs to construct a water intake and treatment plant on the west side of Jordan Lake
- Chatham County is approaching the capacity of the existing water treatment plant and additional supply will be needed in the future. Current maximum demand is 2.8 mgd. Chatham is working with regional partners to build a treatment plant and western intake
- \$2.2 million from water capital reserve
- Cost to construct the plant and intake will be substantially more

New



- Projects not requested in a previous CIP
- Manager is recommending these projects
- Commissioners have complete discretion about timing and whether to fund or not

Waste Management - Replace Waste & Recycling Facility Office (Page 80)



- Construct an approximately 5,100-square-foot building adjacent to the existing modular office and demolish modular on completion of the new building
- Current modular was installed in 1997 and is badly in need of maintenance and new HVAC units
- Recommended for FY 2018
- \$1.7M to be funded from waste management fund balance (the delay increases costs due to inflation)
- Currently exploring other options to reduce cost

Chairman Bock asked if Waste Management is currently in a trailer and if so could the County just purchase a new trailer.

Commissioner Cross stated the building it is not handicap accessible.

Ms. Paschal said staff is looking into other options such as prefabricated buildings.

Chairman Bock asked about the possibility of a steel building.

Ms. Paschal said Environmental Quality Director Dan LaMontagne is looking into that. Mr. LaMontagne stated the building is unprofessional looking. They currently have one restroom that is shared with the public. Five employees and eight drivers share a break room/conference room and it does not hold all of the staff for a meeting. He also said there is currently very little storage and moving the scales is an additional cost.

Commissioner Cross asked if there is a collection center in the area. Mr. LaMontagne said there were centers in Siler City and Pittsboro.

Future Projects



- Not enough information is available to schedule or fund these projects
- Projects are NOT recommended by the County Manager for FY 2014-2020 CIP; but could be recommended in future CIPs
- Included to give Commissioners “heads up” about possible future obligations

County Buildings - Animal Shelter Expansion and Renovation (Page 88)



- Build a 3,500-square-foot addition to the existing Animal Control shelter and renovate the existing 2,600-square-foot building to meet the needs of animals, visiting public, and staff
- \$7,800 appropriated for schematic design and cost estimates in FY 2013; not complete

County Buildings – Northeast Library (Page 89)



- Build a library branch in the northeastern part of the county
- Success of the new eResources collection has addressed some of the concerns of residents who can not drive to a branch
- New high school could be potential joint-use facility
- County currently lacks debt capacity to build a new library
- Other alternatives include renting space, but start-up and operating costs are significant

Ms. Paschal and Chairman Bock discussed with Linda Clarke, Director of the Library, about purchasing vending machines for books for the libraries. Chairman Bock said the machines are one way to get books out to the Northeast and each machine is \$90K. Commissioner Kost asked staff to look at the machines as an option.

County Buildings—Public Health Building (Page 91)



- Construct an 18,626-square-foot stand-alone Health Department in Pittsboro to house administration, community health promotion, clinic, family outreach and support services, and community surveillance
- Lack debt capacity for this project currently
- Funds for cost estimates not recommended at this time
- ***The manager does recommend creating a capital reserve with initial funding from excess Medicaid cost settlement (\$392K)***

County Buildings – Renovate Old Jail (Page 91)



- Renovate the current detention center when the new jail opens
- Staff is working with an architect to evaluate options for renovation

Emergency Communications – Next Generation 911 (Page 92)



- Convert the 911 phone system and equipment to “next generation” technology
- Chatham County not capable of receiving text, video or other smart-phone applications
- State 911 Board has made this a priority
- National organization has defined standards
- No timelines
- No vendor can currently provide all necessary equipment
- Can be funded from 911 funds

Emergency Communications – Radio System Upgrade (Page 93)



- Replace current emergency radio system infrastructure with modern, state-of-art system
- Existing VHF frequency system is 30 years old
- County has 5 tower sites with backup generators and 24/7 monitoring
- Current system covers 90% of county; narrowbanding has created problems
- Various technologies are available

Emergency Communications – Radio System Upgrade (Page 93)



- 800MHZ VIPER: State is promoting, but many problems with local governments using system (\$5.8M est)
- 800MHZ stand alone: Very costly (\$10M)
- 700MHZ: Feds may mandate; grant funding could be available (costs unknown)
- Simulcast: Uses existing tower structure but allows for transmission from multiple towers, improving coverage and channel availability (\$4.2M)
- Cannot use 911 funds
- **Costs are very rough and for comparison only!!!**
- Suggest future work session to discuss emergency communications future projects

Water District - Southwest Water District Distribution Lines Construction (Page 96)



- Install approximately 48 miles of water distribution mains in the Southwest Water District
- Still do not have sufficient sign-ups for project to be viable
- Preliminary engineering report is too old and will have to be redone

Not Recommended



- The manager is not recommending project(s) because of a lack of funding source and/or lower priority

Parks – Recreation Center



- Construct a new community recreation center that combines office space for the Parks and Recreation Department with a gymnasium and indoor pool
- No funding source
- Cost data is very preliminary
- Staff assumes no debt for park facilities

Cancelled Projects



- Projects approved in previous CIP that are now deemed not feasible or not necessary

Water – Utilities Software Upgrade



- Upgrade software to be compatible with the finance office's new One Solution Module
- Cost is now less than CIP threshold (\$100K)
- Not purchasing online customer module

Next Steps



- Approve projects and schedule, as changed by BOC
- Act on request to set aside Medicaid Hold Harmless excess

Commissioner Kost asked if the current Agriculture Building renovations should be included as a project in the CIP.

Ms. Paschal said it needed to be evaluated first to see if the building is worth saving. She said it was possible that Parks and Recreation could benefit from the space.

Ms. Paschal reviewed the items Commissioners had raised and asked if they needed to be resolved before the CIP could be adopted.

Charlie Horne, County Manager said the show barn concept will be included in the GO bond

Ms. Paschal explained staff may not be able to get good cost data for the show barn in one month.

Commissioner Cross asked for staff to determine the total of the entire Agriculture Center project and then suggested asking for the GO bond.

Chairman Bock asked staff if that would hurt the County with the debt ceiling. Vicki McConnell, Finance Officer, stated that was a possibility.

Ms. Paschal said staff would get the different models to the Commissioners at the December 3rd meeting.

Commissioner Cross suggested the Commissioners go for everything needed for the GO bond and if it hurts the County with the debt ceiling then worry about splitting the project.

Ms. Paschal asked if the Commissioners were in agreement to move the opening of the Agriculture Center to 2016 and note it will be voted on by referendum. By consensus the Board agreed.

Commissioner Petty made the motion to adopt the CIP with noted changes, Commissioner Cross seconded, the motion carried unanimously

ADJOURNMENT

Commissioner Petty moved, seconded by Commissioner Cross, to adjourn the meeting. The motion carried five (5) to zero (0), and the meeting adjourned at 12:22 PM.

Brian Bock, Chairman

ATTEST:

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