

**MINUTES
CHATHAM COUNTY BOARD OF COMMISSIONERS
WORK SESSION
OCTOBER 19, 2009**

The Board of Commissioners (“the Board”) of the County of Chatham, North Carolina, met in the Henry Dunlap Building Classroom, 80 East Street, located in Pittsboro, North Carolina, at 2:30 PM on October 19, 2009.

Present: Chairman George Lucier; Vice Chair Sally Kost; Commissioners Mike Cross, Carl Thompson and Tom Vanderbeck; County Manager, Charlie Horne; County Attorney Jep Rose; Clerk to the Board Sandra B. Sublett; and Deputy Clerk to the Board, Elizabeth Plata

The Chairman welcomed those present and called the Work Session to order at 2:33 PM.

Work Session

1. **Sailing Club Proposal Presentation:** Drew White and Jay Smith
2. **Economic Development Incentive Policy Presentation**
3. **Reality Check Presentation:** Pam Walls
4. **Goldston Substation for Sheriff’s Office**
5. **Closed Session to discuss personnel**

SAILING CLUB PROPOSAL

Drew White and Jay Smith, Director of Carolina Sailing Club, made a presentation to the Board of Commissioners on the concept of a Sailing Center on Jordan Lake. The concept calls for a public/private partnership to develop a sailing center which could also be a training center for local school and universities which might develop sailing team, rowing teams, etc. The only access Chatham County currently has to the lake shoreline is via Bell’s Landing, a future recreation and water treatment site that the County, Corps of Engineers and state parks have been discussing for some time. The presentation follows:

Public Fixed Based Sailing Facility

Teach and grow the sport of sailing
Drew White, Jay Smith
October 19th, 2009

Opportunity and Situation

- **Demand for sailing demographic**
 - **Large metropolitan population**
 - **Outdoor, sporting, active culture**
 - **High participation of family oriented clubs**
 - **(Boy/Girl Scouts, Y-Guides, Universities)**
 - **Sailing is a popular recreational activity**

- **Established proven demand**
- **Lake Jordan as an opportune location**
 - **Large body of water**
 - **Close to RTP and surrounding population**
 - **Lake's north/south orientation favors winds**

Complication and Problem

- **Absence of a fixed based facility**
 - **Stifles growth of a sailing community**
 - Trailoring complications
 - Ownership complications/cost
 - **Convenience and cost**
 - Significantly increases participation, availability
 - Lower barrier to entry
 - Creates opportunity to a wider demographic
 - **Promotes community**
 - Entry level support
 - Skilled levels of growth
 - Feeds into university and competitive programs

Non-Profit Sailing Program

- **Dedicated to the introduction and ongoing education of sailing**
 - **Child and adult classes (member and non-member)**
 - **Open membership for independent access and use**
 - **Coordination with scouts, guides, high-schools, colleges and other public/private boys and girls clubs**
 - **Summertime and track-out schedules fully utilizing equipment – maximize teaching opportunities and enjoyment**

Facility Requirements

- **Fixed based facility**
 - Near water
 - Secure fenced in storage
 - *12 Optimists (One child – 8 to 14 years old)*
 - *6 Flying Juniors (Two person – 12 to adult)*
 - *One jon boat*
 - *40' x 30' pen*
 - Inside existing park (?)
 - *Restrooms*
 - *Water fountains*

- **Parking**
- **Shelter**
- **Nice to have:**
 - **Dock, ramp, classroom, equipment storage**

Area Benefits

- **Draw to Jordan Lake and area**
 - **Brings people to the lake**
 - **Community differentiator**
 - **Unique service to the local population**
- **Can become income generating program**
- **Environmentally friendly sport**
- **Sole fixed based facility in triangle area**
 - **Kerr, Gaston, Harris**
 - **Closest: Norman, Waccamaw, New Bern**
- **Potential**
 - **Hundreds of adults and children annually**
 - **Be enriched through building confidence, experience and education of this unique activity**

Lake Jordan Sailing Center

Situation:

“The Triangle area contains the perfect demographic mix to benefit from a fixed based sailing facility. RTP and the surrounding metro-areas have thousands of professionals that have been attracted to the area by high paying jobs. There are families that were drawn here for the school systems and safe communities. Also, outdoor enthusiasts flock to the Triangle’s park systems, lakes and greenways for its mild weather and proximity to the mountains and the coast. These groups make up a demographic that is interested in additional recreational activities such as sailing.

Local individuals and organizations are dedicated to the sport despite the absence of a needed fixed facility. For example, the Raleigh YMCA manages Camp Seagull, one of the nation’s premier sailing camps. Triangle families send their children to the camp to learn to sail and in some cases sail competitively. Unfortunately, there isn’t a local facility that enables continuous improvement. In addition, the Triangle is home to Layline, one of the largest suppliers of sailing gear in the nation. There are thousands of residents that sail and many own their own sailboats. The area contains many drivers but doesn’t have a facility to practice, instruct and prolong the sport.

All of this points to one thing – the Triangle needs a place to sail and support the sport locally.

Opportunity:

The clear choice for a fixed-based sailing facility is Lake Jordan. Its size and central location are ideal for an active sailing center. The facility could be a public/private partnership focused on training youth and adult members of the community to sail and support competitive sailing events.

The Sailing Center could be supported by a coalition of community groups that would directly benefit from such a facility. Coalition members would likely include the Triangle-area YMCAs, Girl and Boy Scouts of American, the Boys and Girls Club of America, the sailing teams from the area's 14 universities and colleges and members of the Triangle and Carolina sailing clubs. There may even be an opportunity to form a partnership with Layline as a corporate sponsor. Other possible corporate sponsors could include REI, Play It Again Sports, Dicks Sporting Goods and other sports and outdoor retailers.

University sailing clubs could use the facility for training and hosting college sailing regattas. The universities would benefit by being able to attract those students where access to a competitive sailing program is important. The students could also serve as instructors to the sailing training program for both the youth and adult sailing training programs. It is not unreasonable to expect that universities could financially contribute to the sailing facility.

Facilities:

At a minimum, the sailing facility would need to be a place to store and easily launch small boats from either a dock or a beach. There would need to be a storage facility for sailing equipment such as sails, rudders, life jackets and race markers.

The focus of the sailing center would be two to three classes of small similarly designed sailboats called "One Design." The Youth fleet would cater to children ages 7 to 14 utilizing small boats called Prams or Optimists. These boats are easy to handle, light and ideal for teaching the basics of sailing to young children.

An intermediate fleet would consist of collegiate class, one-design boats. Lasers, JY's or 420's are typically used in most collegiate sailing programs.

Membership:

Membership would be open to the public and the membership fees would be used to purchase the initial fleets, maintain the facilities and lease the land. Members of the Triangle community could take advantage of the facility without a membership by attending one of the instructional camps. The facility's governing board would consist of representatives from the coalition members, sponsors, club members and a representative from the county or state parks.

A successful model of this structure can be found in Knoxville, Tennessee where the Concord Sailing Club leases land from Knox County and maintains a sailing facility with membership open to the public. The nationally competitive sailing team from the University of Tennessee also uses the sailing facility. In the summer, the Concord Sailing Club runs numerous sailing camps for the boys and girls clubs, the Boy and Girl Scouts, adults and youths of the community.

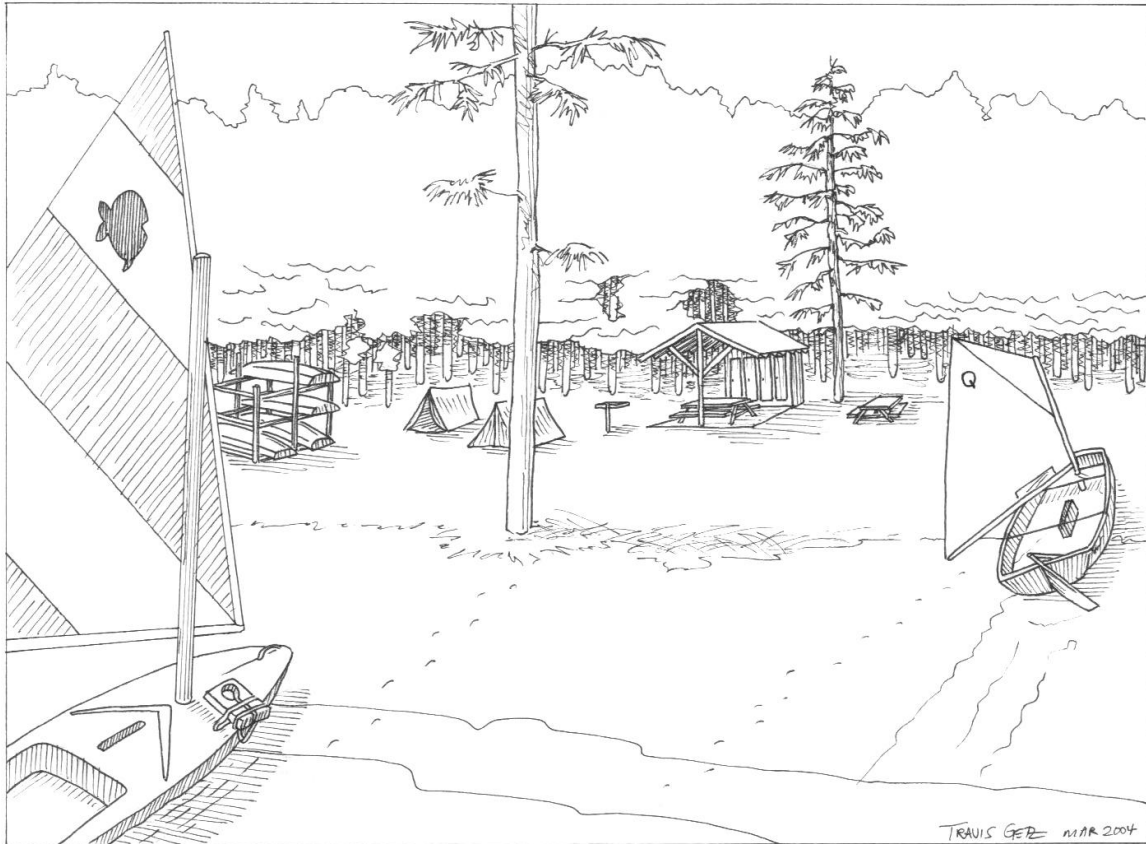
Benefits:

There would be a direct benefit to the state as recruitment tool for companies to locate in the Triangle area. Quality of life and recreational facilities are a measurable factor in deciding where to locate a company and where people choose to live. Teaching the youth of the Triangle to master a sailboat builds confidence and character helping children to succeed in an increasingly competitive world.

Currently, Triangle residents who enjoy sailing have no local facility. This sailing center would address this need.

The sailboats at this facility will not have motors so there are no negative environmental impacts from noise or pollution from this activity."

Facility Concept



Mr. White and Mr. Smith answered questions from the Board and those in attendance.

Chairman Lucier suggested that they talk with Army Corps of Engineers to see what things can be done with regard to finding out what issues they have to deal in with concerning the partnership with the sailing club, if there are any restrictions and ways to deal with them, and give them some idea of the short and long-range goals. He stated that the long-range goal would be to develop the park more fully and that this should be done as a follow-up to the Recreation Master Plan.

Commissioner Kost asked Mr. White and Mr. Smith if they would provide successful models of other locations that have this type of arrangement.

Commissioner Cross asked that this presentation be given to the Economic Development Commission Board.

After considerable discussion, Chairman Lucier stated that Staff would talk with the Army Corps of Engineers to determine what steps would need to be taken. He also asked staff and the Recreation Advisory Board to review the Recreation Master Plan to be certain that this type activity is consistent with the plan.

The Board discussed the possibility of leasing the land from the Army Corps of Engineers and then leasing it to a non-profit organization, i.e. sailing club.

The Chairman thanked Mr. White and Mr. Smith and stated that the Board is supportive of this type of joint venture.

ECONOMIC DEVELOPMENT INCENTIVE POLICY PRESENTATION

Dianne Reid, Economic Development Commission Director, explained that The Center for Competitive Economies has completed a study of the County's current incentive policy and developed recommendations for changing the policy to make it more closely aligned with the economic development strategic plan. The Economic Development Corporation Board has reviewed the study and recommends a few minor adjustments to the revised policy.

Jason Jolly, Principal Investigator, UNC, reviewed the study recommendations on best practices Chatham County should utilize to revise its economic development incentive program. Three primary recommendations that emerged from the study include:

1.) Revise the County's current economic development incentive program to include job creation/quality, capital investment, environmental protection, and industry cluster/business type criteria in a scoring system to determine incentive award amounts.

2.) Secure a funding base for EDC operations and microenterprise business assistance by utilizing a dedicated one-half cent property tax to fund these activities with 75% being dedicated to EDC operations and 25% to microenterprise assistance.

3.) Explore utilizing synthetic tax increment financing (TIFs) to support financing of projects that further the goals identified in the economic development strategic plan.

He presented a prospective model for Chatham County as follows:

This original model approximates the following weights out of a 100 possible points:

- | | |
|---|-----------|
| 1. Jobs (Number, Quality, Wages, Hiring Residents): | 50 points |
| 2. Capital Investment: | 25 points |
| 3. Environmental Impact: | 10 points |
| 4. Industry Cluster/Business Type: | 15 points |

The revised model changes the weights out of 100 possible points as follows:

- | | |
|---|-----------|
| 1. Jobs (Number, Quality, Wages, Hiring Residents): | 50 points |
| 2. Capital Investment: | 20 points |
| 3. Environmental Impact: | 15 points |
| 4. Industry Cluster/Business Type: | 15 points |

Joe Glasson stated that it would be helpful to be able to access grants and that he would like to see the budget increase and that he would like to see the EDC budget based on an earmarking of tax revenue.

Commissioner Kost stated that it would be helpful to put into perspective what similar sized counties spend for economic development.

The Board stated that they liked what the Economic Development Commission Board has done with incentives.

By consensus, the Board set November 16, 2009 as the date on which to hold a public hearing on the economic development formal incentives program.

REALITY CHECK

Pam Wall made a presentation to the Board endorsing "The Reality Check Guiding Principles for Quality Growth".

Ms. Wall answered questions from the Board and those in attendance. She presented a resolution from the Triangle J Council of Governments endorsing the Reality Check Guiding Principles for Quality Growth.

Chairman Lucier stated that the Board would make some slight changes/additions to the resolution regarding education and the environment and that once these changes are made that the Board would be able to put this item on the Consent Agenda at an upcoming Board of Commissioners' meeting.

By consensus, the Board agreed.

GOLDSTON SUBSTATION FOR SHERIFF'S OFFICE

The Sheriff explained the specifics of the request as follows:

“For some time, the Sheriff's Office has been looking for space to open a substation in the Goldston area. Goldston and the surrounding communities, Bonlee, Bear Creek, Harpers Crossroads, Carbonton, and Bennett are located in an area referenced as Zone 3 in the County. Of the 5 zones, Zone 3 is usually ranked third in citizen calls for service and other law enforcement activities. The Town of Goldston would like to enter into a five-year lease with Chatham County Sheriff's Department.

The lease would state that the Town of Goldston would not charge the County any rent or utilities for the first two years of the lease. At that time, for years three through five, the County would pay the town a portion of the utilities and insurance on the building. The amount paid by the County would be determined by the overall utilities and insurance divided by the square footage used by the department. If the utilities bill was \$200 for the entire building and 1000 sq. ft. of the building is used (approximately one third of the building) the County's portion would be \$66. The insurance information is unknown at this time, but would probably not exceed \$100 per month utilities and insurance.

Any necessary renovations to the portion of the building the Sheriff's Office acquires would need to be conducted pursuant with the town of Goldston's approval. The Sheriff's Office would be responsible for any communications and furniture items that are needed, as those items would be paid from drug forfeiture funds.”

Commissioner Thompson moved, seconded by Commissioner Vanderbeck, to approve the request for the Goldston Substation for the Sheriff's Office with the funds needed to cover the future costs to be paid from the Sheriff's Office operating budget as needed. The motion carried five (5) to zero (0).

Harnett County Inmate Beds:

The County Manager and Assistant County Manager explained that the County is contracting with Harnett County to provide inmate lodging for \$50.00 per day per inmate. They stated that the funds would be taken from contingency; that the population trends during the summer were high; and that it is possible that the County will exceed the \$20,000 authority that the County Manager has to transfer from contingency through the contracts.

CLOSED SESSION

Commissioner Vanderbeck moved, seconded by Commissioner Thompson, to go out of Regular Session and convene in Closed Session for the purpose of discussing personnel and other matters within the attorney/client privilege. The motion carried five (5) to zero (0).

REGULAR SESSION

Commissioner Vanderbeck moved, seconded by Commissioner Kost, to adjourn the Closed Session and reconvene in the Work Session. The motion carried five (5) to zero (0).

RECESS

The Chairman recessed the Work Session to the Manager's Conference Room for dinner at 5:05 PM. The Board discussed water policy.

ADJOURNMENT

Commissioner Thompson moved, seconded by Commissioner Cross to adjourn the meeting. The motion carried five (5) to zero (0), and the meeting was adjourned at 5:45 PM.

George Lucier, Chairman

ATTEST:

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