

MINUTES
CHATHAM COUNTY BOARD OF COMMISSIONERS
WORK SESSION
JANUARY 4, 2010

The Board of Commissioners (“the Board”) of the County of Chatham, North Carolina, met in the Agricultural Building Auditorium, 45 South Street, located in Pittsboro, North Carolina, at 9:45 AM on January 4, 2010.

Present: Sally Kost, Chairman; George Lucier, Vice Chair; Commissioners Mike Cross, Carl Thompson, and Tom Vanderbeck

Staff Members Present: Charlie Horne, County Manager; Jep Rose, County Attorney; Renee Paschal, Assistant County Manager; Vicki McConnell, Finance Officer; Sandra B. Sublett, Clerk to the Board; and Elizabeth Plata, Deputy Clerk to the Board

JUDICIAL FACILITY

Ken Redfoot, lead architect for the judicial facility, presented a PowerPoint and reviewed the proposed building project and costs estimated for the facility.

Commissioner Vanderbeck asked if bids came out today, would the price come down some more.

Commissioner Lucier asked the square footage of the building. The architect explained that the total square footage is 86,400 square feet.

Commissioner Lucier asked that he be provided with information about possible cuts to some items in the new building that can help reduce overall construction costs. He asked to have the information by the summit in January.

Chairman Kost asked about value engineering. She also asked about the square footage (2700 basement, 2800 on first floor, 9000 in the lower area of the third floor, and 1400 in the third floor, etc.)

Chairman Kost asked that the Finance Officer provide the amount of money already spent on this project.

Commissioner Lucier asked when the construction would start after the judicial building was approved. The architect stated approximately May or June.

Commissioner Cross asked about moving the historic houses on the judicial center site. The County Manager stated that the parties formerly interested in the houses will move them.

Commissioner Kost asked that the architect meet with staff on reducing the costs.

LANDFILL ISSUES

Barry Edwards, Director of Utilities and Engineering in Catawba County, presented a PowerPoint and spoke regarding Catawba County’s “Eco-complex Center” landfill and its innovative resource recovery facility designed so that its business and research partners can reuse the waste byproducts of other Eco-complex partners.

Commissioner Lucier stated that he would like further discussion on this item during the retreat.

Commissioner Vanderbeck suggested that the Board visit the Catawba County Landfill. The Board concurred that it would be a good idea.

Mr. Edwards answered questions from the Board and citizens.

Landfill History:

Bob Holden, Solid Waste Director, presented a PowerPoint and updated the Board on the County's closed sanitary landfill by providing the history of the sanitary landfill, solid waste regulations, committees, and functions on Landfill Road (Animal Control Office and Shelter, County Fleet Maintenance Garage/Shop, Sheriff's Firing Range, Waste Management Offices, Household Hazardous Waste Facility Small Business Recycling Center, and Scales [tires, yard waste, mulch sales, inert debris landfill, and white goods and metals]).

Mr. Holden answered questions from the Board and citizens.

CHATHAM COUNTY TRANSPORTATION ADVISORY BOARD

Melissa Guilbeau, Sustainable Transportation Planner, presented a PowerPoint and explained that the Transportation Advisory Board would likely identify, study, and make recommendations to the Board of Commissioners on transportation and closely related issues; that they would be involved in transportation planning and development review efforts; and that they would act as a public forum for discussion of transportation and closely related issues. She stated that tying in with the County's pursuit of sustainability; this board would likely emphasize sustainable transportation concepts, including development of a balanced, multi-modal transportation system that provides mobility and access for people and goods.

She further explained that staff has developed initial recommendations on the purpose and structure of a Transportation Advisory Board, including draft bylaws, which she reviewed with the Board of Commissioners. She answered questions from the Board.

Commissioner Vanderbeck suggested that they have a better process for selection of potential nominees with the selection committee of people that are not going to be on the board so that they have no "skin in the game" and can really get into the process and then forward their recommendations to the Board; that it is more a quality, professional kind of operation.

Commissioner Lucier commented that: (1) The advisory board needs to be involved in setting priorities in the Transportation Improvement Program of the MPO and RPO; (2) The advisory board needs to take a leading role in reviewing traffic impact analysis for developments.

Commissioner Cross stated that his main issue is to have someone in industrial trucking from District 2 to represent the Chatham County-Moncure industrial area. He stated that there are eleven plants but no farms there. He stated that he would like to have a plant representative to represent the truckers going in and out of the industrial plants.

Chairman Kost stated that it was a well-thought plan.

Jeffrey Starkweather made comments on the application process.

Commissioner Lucier suggested that examples of the positions be included in the by-laws so that there is more flexibility.

The Board asked Ms. Guilbeau to bring back options regarding the makeup of the eleven member board that addressed the Board of Commissioners' concerns at their February 01, 2010 Board of Commissioners' meeting.

BOARD OF EDUCATION RESOLUTION

A discussion was held regarding the resolution approved by the Board of Education at their December 17, 2009 meeting to revise the boundaries of the Board of Education districts to be identical to the boundaries of the five districts for the Board of Commissioners.

The County Manager explained that the School Board and the Board of Education were recently informed that a mapping error by the Board of Elections has been discovered and an incumbent school board member, due to this error and no fault of her own, will be unable to run for re-election; that everyone concerned agrees that this is unfair to the candidate and the majority of the voters who elected this board member; that furthermore, it is felt that the voters should have the opportunity to support her for re-election if they chose to do so. He stated that the Board of education unanimously approved the "Resolution Supporting Revising Board of Education Election Districts to Be Identical to the Election Districts for County Commissioners" and that they are asking for the Board of Commissioners' support in allowing the County Attorney to work with the Board of Education's legal counsel to research the possibility of whether or not the County Commissioners have the legal authority to revise the Board of Education residency districts so that are territorially identical to the election districts for the Chatham County Board of Commissioners.

Commissioner Cross moved, seconded by Commissioner Thompson, to set January 19, 2010 as the date on which to hold a public hearing on revising the Board of Education residency districts so that they are territorially identical to the election districts for the Chatham County Board of Commissioners. The motion carried five (5) to zero (0).

RECESS

Commissioner Vanderbeck moved, seconded by Commissioner Cross, to recess as the Chatham County Board of Commissioners and convene as the Chatham County Zoning Board of Adjustment. The motion carried five (5) to zero (0).

WORK SESSION

Commissioner Cross moved, seconded by Commissioner Lucier, to reconvene in the Work Session. The motion carried five (5) to zero (0).

Request by Town of Cary for Input Regarding the Rezoning Request by Forest Oaks Development to Rezone approximately 47.7 Acres in Chatham County that was Previously Annexed by the Town of Cary:

This rezoning request is for the Weldon Ridge Development (previously named Forest Oaks) which is currently zoned for school/church use. The site is located southwest of the New Hope Church Road and Yates Store Road intersection, in Chatham County and is adjacent to the American Tobacco Trail. The request would increase the total number of dwelling units in the overall development from 650 to 778.

Jason Sullivan, Acting Planning Director, explained the specifics of the request.

Commissioner Thompson asked if the original traffic analysis had been done. Mr. Sullivan replied that the update impact traffic analysis had not been changed to accommodate the increase in the number of residential units.

Commissioner Thompson also asked about residences with regard to age restrictions.

Chairman Kost stated that the promise to build a school had not been kept so that is why she wonders what they are really considering.

Commissioner Lucier moved, seconded by Commissioner Vanderbeck, to recommend to the Town of Cary that they deny the request based on the inconsistency of the Joint Land Use Plan. The motion carried five (5) to zero (0).

Legislative Issues: Review potential legislative items to be included in the January 28, 2010 meeting with our local delegation to the General Assembly.

The County Manager explained the list of potential legislative issues to come before the Legislative Delegation on January 28, 2010.

Commissioner Vanderbeck asked if Orange-Person-Chatham (OPC) had been contacted for their input. The County Manager explained that they had, but that they did not have anything specific for Chatham.

Commissioner Vanderbeck also asked about the issue of House Bill #1252, which if passed, could essentially block local governments from forming public or public/private partnerships to provide gaps in high speed internet access.

Chairman Kost asked that Staff provide a condensed version to be discussed at the January 19, 2010 Work Session.

ADJOURNMENT

Commissioner Cross moved, seconded by Commissioner Vanderbeck, to adjourn the Work Session. The motion carried five (5) to zero (0), and the meeting was adjourned at 3:33 PM.

Sally Kost, Chairman

ATTEST:

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