

MINUTES
CHATHAM COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING, AUGUST 05, 1996

The Board of Commissioners ("the Board") of the County of Chatham, North Carolina, met in regular session in the District Courtroom, located in the Courthouse Annex, Pittsboro, North Carolina, the regular place of meeting, at 10:00 A.M. on August 05, 1996.

Present: Chairman Uva Holland, Vice Chair Betty Wilson; Commissioners Margaret Pollard, John Grimes, and Henry Dunlap; County Manager, Charlie Horne; County Attorney, Robert L. Gunn; Assistant County Manager, Renee Dickson; and Clerk to the Board, Sandra B. Lee

The meeting was called to order by the Chairman at 10:03 A.M.

AGENDA

The Chairman asked if there were additions, deletions or corrections to the Agenda.

Commissioner Pollard moved, seconded by Commissioner Wilson, to approve the Agenda with the noted requests. The motion carried five (5) to zero (0).

CONSENT AGENDA

The Chairman directed the Clerk to the Board to read the Consent Agenda. Commissioner Pollard moved, seconded by Commissioner Wilson, to approve the items listed on the Consent Agenda as read by the Clerk.

1. **Minutes:** Consideration of approval of Board Minutes for Regular Meeting held July 22, 1996

The motion carried five (5) to zero (0).

2. **Tax Releases:** Consideration of a request for the approval of Tax Releases, attached hereto and by reference made a part hereof.

The motion carried five (5) to zero (0).

3. **Solid Waste Disposal Fees and Regular Tax Bills:** Consideration of a request for approval of Refunds for Solid Waste Disposal Fees and Regular Tax Bills paid in error, attached hereto and by reference made a part hereof.

The motion carried five (5) to zero (0).

4. **State Immunization Funds Acceptance:** Consideration of approval to accept additional State immunization funds in the amount of \$10,500 to purchase needed office equipment for the Health Department, Budget **Amendment #1**, attached hereto and by reference made a part hereof.

The motion carried five (5) to zero (0).

5. **Community Nutrition Promotion Project Funds Acceptance:** Consideration of approval to

accept grant funds in the amount of \$25,000 for a Community Nutrition Promotion Project, **Budget Amendment #2**, attached hereto and by reference made a part hereof.

The motion carried five (5) to zero (0).

6. **Latino Driver's License Education Program Funds Acceptance:** Consideration of approval to accept grant funds in the amount of \$1,000 from the Town of Siler City to conduct a Latino driver's license education program in Siler City, **Budget Amendment #3**, attached hereto and by reference made a part hereof.

The motion carried five (5) to zero (0).

7. **Latino Family Life Skills and Kindergarten Preparedness Program Funds Acceptance:** Consideration of approval to accept grant funds in the amount of \$17,484.50 from Smart Start to continue the Latino Family Life Skills and Kindergarten Preparedness Program through June 30, 1997, **Budget Amendment #4**, attached hereto and by reference made a part hereof.

The motion carried five (5) to zero (0).

8. **Hispanic Liaison Program Funds Acceptance:** Consideration of approval to accept grant funds in the amount of \$12,000 from United Way to continue funding the Hispanic Liaison program through December 31, 1996, **Budget Amendment #5**, attached hereto and by reference made a part hereof.

The motion carried five (5) to zero (0).

9. **Private Roads:** Consideration of a request from citizens for the naming of private roads in Chatham County

- (1) Diggs Lane
- (2) Duncan Farm Road

The motion carried five (5) to zero (0).

END OF CONSENT AGENDA

PUBLIC INPUT SESSION

There was no one present who wished to make public comment.

PLANNING AND ZONING

Zoning Board of Adjustment Hearings

Request of Zoning Board of Adjustment for Variance from the Chatham County Zoning Ordinance by James R. and Jessica Hilton: Consideration by the Zoning Board of Adjustment of a request by James R. and Jessica Hilton for a variance from the Chatham County Zoning Ordinance Section 10.7 B. "Dimensional Requirements, minimum required side and rear yards", on 2 acres on SR #1916 in Cape Fear Township

Commissioner Pollard moved, seconded by Commissioner Grimes, to recess the Board of Commissioners. The motion carried five (5) to zero (0).

BOARD OF ADJUSTMENT

Commissioner Pollard moved, seconded by Commissioner Wilson, to convene as the Board of Adjustment. The motion carried five (5) to zero (0).

Commissioner Holland administered the oath/affirmation to those in attendance who wished to make public comment.

James Hilton, 3704 Corinth Road, Moncure, NC, thanked the Board for considering his request for a variance. He stated that he feels that the variance, which the Planning Director recommended be denied, should be granted, as the concerns of the request not being able to make findings a, b, c, and d are debatable; that regarding the findings, they are debatable as follows: (a) He feels that there are special conditions and circumstances as they are limited by the size of their property to two acres; that there is only a small area left which is under some old, established trees approximately one hundred years old; that the trees provide shade for their home; that they add character to the home (b) That to the best of his knowledge, they have no opposition from anyone in the community regarding this matter; that he had no idea the area was zoned industrial when he bought property; He showed the Commissioners a map of his property.

Commissioner Grimes moved, seconded by Commissioner Pollard, to grant the variance.

After considerable discussion, Commissioner Grimes withdrew his motion, and Commissioner Pollard withdrew her second to the motion.

Commissioner Grimes moved, seconded by Commissioner Wilson, to defer a decision on the issue until later in the day. The motion carried five (5) to zero (0).

Request of Zoning Board of Adjustment for Variance from the Chatham County Zoning Ordinance by Marianne P. Jones: Consideration by the Zoning Board of Adjustment of a request by Marianne P. Jones for a variance from the Chatham County Zoning Ordinance Section 10.1 C Dimensional Requirements, Minimum Required Lot Area - Three acres provided that newly created lots must average five acres", off SR #1520 in Center Township.

Marianne Jones, 2101 Starbrook Drive, Charlotte, NC 28210, stated that her father, Mr. Pollander (now deceased) had promised Mr. Carder, as caretaker of his property, an acre of land in 1993; that this was done to help her take care of the property, as she lived out-of-town, in the event of his death; that in August of 1995, they went to considerable expense to clear the land and place the mobile home on it; that when Mr. Pollander's death occurred, a deed had not been prepared for the land; that she then found out from the Planning Department that she could not sell Mr. Carder an acre of land; that at least three acres would have to be sold; that the land was surveyed and she has agreed that future sales of the property will be in seven acre tracts. She asked the Commissioners for their approval of the variance.

Commissioner Pollard moved, seconded by Commissioner Wilson, to table this matter for further study. The motion carried five (5) to zero (0).

Commissioner Grimes moved, seconded by Commissioner Pollard, to adjourn at the Board of Adjustment. The motion carried five (5) to zero (0).

Commissioner Pollard moved, seconded by Commissioner Wilson, to reconvene at the Chatham County Board of Commissioners. The motion carried five (5) to zero (0).

BOARD OF COMMISSIONERS' MATTERS

Bad-Debt Write-Off for Ambulance Service Charges: Consideration of bad-debt write-off for ambulance service charges

Jenny Williams explained that those persons who did not pay for ambulance charges are people who simply did not pay their bill; that some persons are deceased with no estate to assume debt; that Medicare and Medicaid recipients have no resources with

which to pay their bills; that some patients that are non-County residents could not be found; that attempts were made to try to locate patients by checking tax records, election records, and by calling the hospitals; that when a social security number is not recorded for a patient, they are unable to find out where a patient works in order to garnish wages; and that some people file bankruptcy.

Commissioner Grimes suggested that after a thorough search, that the names of persons who have neglected to pay their bills, be advertised in the newspaper after legalities regarding the matter are investigated.

Commissioner Wilson moved, seconded by Commissioner Grimes to approve the ambulance bad debt write-off in the amount of \$225,186.40. The motion carried five (5) to zero (0). A copy of the bad-debt write off is attached hereto and by reference made a part hereof.

MANAGER' S REPORTS

Charlie Horne, County Manager, deferred his time to Mark McDonald, Summer Intern, who has been working for the County on the Capital Improvements Program.

Mr. McDonald explained that the Capital Improvements Program (CIP) is usually forecast over a future period of five years consisting of infrastructure and other major capital improvements or equipment needs, appropriations and/or expenditures to be incurred to meet those needs, sources of capital financing to fund those needs, and the impact on future annual budgets of completed infrastructure and capital improvement projects. He explained that a CIP is a plan with its first or budget year of the \CIP forecast period becoming the capital budget for which the governing board makes appropriations; that the CIP should be updated and the CIP preparation process repeated annually; and that the CIP requests should generally be foreseen well ahead of the year of need. He stated that the reason to have a Capital Improvements Program is to avoid poor planning and provide for the orderly replacement of facilities, produce well-designed projects, reduce cost overruns, etc., provide time to secure sources of financing, schedule purchases to take advantage of favorable market conditions, plan for interrelationships among projects, provide information for developers, and inform neighborhood associations, civic groups, and others who are interested in the jurisdictions growth and development. He reviewed general guidelines when preparing the CIP.

COMMISSIONER'S REPORTS

Commissioner Holland shared an excerpt from an article appearing in the magazine, "*Research Triangle Regional Partnership Office*" which stated that the Research Triangle area has moved up from number seven to number two in the nation for the best place for location of small businesses.

Commissioner Holland reviewed a letter from the Caswell Center asking for donations from Chatham County for the Operation Santa Claus project which provides every person living at the center with at least one or more Christmas gifts from their "wish list". She stated that there is currently one person from this County residing at the center.

Commissioner Holland also stated that a letter contained in the Commissioners Agenda books stated that Cumberland County is very proud of Commissioner Billy R. King whom will be sworn in as President of the NC Association of County Commissioners for the upcoming year. The letter stated that to honor Mr. King, a reception will be held on Thursday night, August 22, 1996 from 9:00 PM -10:30 PM at the Garden Terrace of the Radisson Marque in Winston-Salem, NC.

Commissioner Wilson asked about the "Community Count-Down 2000" communication. She stated that she had attended some workshops regarding this matter; that it seemed to fit into the County's Strategic Plan; and that she wondered if there was some way in which to incorporate all the work done by the Strategic Plan Development Committee to be a part of this.

CLOSED SESSION

Commissioner Pollard moved, seconded by Commissioner Wilson, to go out of Regular Session and into Closed Session for the purpose of discussing property acquisition. The motion carried five (5) to zero (0).

REGULAR SESSION

Commissioner Grimes moved, seconded by Commissioner Pollard, to go out of Closed Session and into Regular Session. The motion carried five (5) to zero (0).

LUNCH

The Chairman called for a motion to recess for lunch.

Commissioner Wilson moved, seconded by Commissioner Grimes, to recess the meeting for lunch. The motion carried five (5) to zero (0).

WORK SESSION

Commissioner Wilson moved, seconded by Commissioner Pollard, to recess as the Board of Commissioners and convene as the Board of Adjustment. The motion carried five (5) to zero (0).

PLANNING AND ZONING

Zoning Board of Adjustment Hearings

Request of Zoning Board of Adjustment for Variance from the Chatham County Zoning Ordinance by James R. and Jessica Hilton: Consideration by the Zoning Board of Adjustment of a request

by James R. and Jessica Hilton for a variance from the Chatham County Zoning Ordinance Section 10.7 B. “Dimensional Requirements, minimum required side and rear yards”, on 2 acres on SR #1916 in Cape Fear Township

After considerable discussion, Commissioner Wilson moved, seconded by Commissioner Pollard, to deny the request for the variance. The motion carried five (5) to zero (0).

Commissioner Pollard moved, seconded by Commissioner Wilson, to recess as the Board of Adjustment and convene as the Board of Commissioners. The motion carried five (5) to zero (0).

WORK SESSION CONT.

Charlie Horne, County Manager, reviewed topics for discussion at the afternoon workshop session as follows:

- 1) Budget Debriefing
- 2) MAPS Follow-Up
- 3) County Engineer
- 4) Management Study
- 5) Teacher Supplements
- 6) Solid Waste: Prospect of competition with private industry weight-based disposal
and financing
- 7) Billboards
- 8) Siler City Office: County Manager
- 9) Purchase of Pittsboro Town Hall
- 10) Lot Size Report from the Planning Department
- 11) Sign Ordinance
- 12) Design Standards
- 13) County Slogan
- 14) Communication Problems: Sheriff's Department
- 15) County Committees
- 16) FHA Report
- 17) Retreat Date

Budget Debriefing

The Commissioners complimented the staff in the following areas:

- Preliminary agenda was timely/appropriate
- Format was easy to process and information was useful
- Graphs/charts very well done
- Public hearings across County were well received
- Finance Officer in attendance
- Performance budget process exciting
- Budget presentation very good with visual aids
- New Manager quick study with budget
- Good identification of current services revenue and how changed
- Department Heads at meetings to answer questions
- Recreation interests exposed through public hearings
- Responsive staff to Commissioner needs for other information
- Recreation information needs revealed early so could be revisited
- Interaction and discussions very good

A discussion to identify solutions to problems was identified as follows:

- 1) Work through County Manger with budget ideas
- 2) Briefs by Staff on preliminary budget unless major changes occur; then detailed briefing expected
- 3) Give parameters to Department Heads in advance regarding: operating budgets tied to anticipated revenue
- 4) Deadline to submit requests

Suggestions to improve problem areas were noted as follows:

- 1) Public hearing to become more oriented to school with education figures to be received earlier in process
- 2) Have line item budget from school
 - *Know what State gives to system (Public should know what additions are)
 - *Have this information before public hearings
 - *Get request in now for coming year
- 3) Explore funding formula for schools
- 4) Get schools involved at same time as Department Heads
- 5) Feedback from performance measures by department and how they are doing
- 6) Know from public hearings which areas need work from citizen turn-out
 - *Use of Strategic Plan Development Committee
- 7) Discuss ideas with others early; Ask questions earlier
- 8) Interdepartmental cooperation-Staff/addressing problems, etc. (i.e. school nurses and public health nurses)

The Commissioners requested that staff check to see if the State provides funds for teacher supplies and that the amount is merely supplemented by the County. They asked if it were true that some schools do not supplement supplies.

They asked that the staff get early feedback from the two departments which are participating in performance budgeting and share with the Commissioners so that they will be better informed about the decision to expand the number of department participating.

MAPS Study

A discussion was held on the MAPS study done for the County as follows:

- 1) Invite Eleanor Poole to return - review noted job category
 - *County Manager to review
- 2) Longevity with job
- 3) County Manager to negotiate and convene

Commissioner Dunlap moved, seconded by Commissioner Pollard, to have MAPS study the position in question; that the County Manager negotiate with MAPS to reach a satisfactory solution; and that if a satisfactory solution could not be made, that salaries be compared with additional counties. The motion carried five (5) to zero (0).

Commissioners requested that the County Manager contact the following engineering firms for a proposal regarding contracting of engineering services.

- | | |
|---------------------|------------------------|
| 1) Black & Veach | 4) McKim & Creed |
| 2) W. K. Dickson | 5) Finkbeiner |
| 3) Hobbs & Upchurch | 6) Marziano and Minter |

MGT of America, Inc.

During the management study, Commissioners request that:

- 1) A single portal of entry system for health, mental health, and social services (possibly aging and non-profits) be address in the study
- 2) MGT of America, Inc. present a detailed cost breakdown of services to be provided
- 3) The study keep in mind the County's interest in moving toward performance budgeting

During further discussion, Commissioner Pollard moved to proceed with MGT of America, Inc. proposal with the consideration that the recommendations may not be implemented until next year. The motion died for lack of a second.

Schools

- Commissioner Dunlap moved to authorize the County manager to meet with Superintendent Larry Mabe regarding the status of the supplement and future problems with the supplement. The motion died for lack of a second.

Commissioner Dunlap moved, seconded by Commissioner Grimes, to deny the request for \$12,000 to make up the shortfall in the teacher supplement in FY 1995-96. The motion carried five (5) to zero (0).

Commissioners noted that the schools were given an additional three cents last year that could have been used to make-up this shortfall.

CLOSED SESSION

- Commissioner Pollard moved, seconded by Commissioner Grimes, to go out of Regular Session and into Closed session for the purpose of discussing property acquisition. The motion carried five (5) to zero (0).

REGULAR SESSION

- Commissioner Pollard moved, seconded by Commissioner Grimes, to go out of Closed Session. The motion carried five (5) to zero (0).

Commissioner Pollard moved, seconded by Commissioner Wilson, to reconvene in Regular Session. The motion carried five (5) to zero (0).

RECESS

- Commissioner Grimes moved, seconded by Commissioner Dunlap, that the Board recess until Wednesday night, August 7, 1996 with the meeting to reconvene in the Pittsboro Town Hall, Pittsboro, NC at 7:00 PM. The motion carried five (5) to zero (0).

The Chairman reconvened the meeting on Wednesday, August 7, 1996 at 7:07 PM. at which time a follow-up presentation was given by Steve Metcalf and Lou Meyers with MGT of America, Inc.

ADJOURNMENT

-

Commissioner Dunlap moved, seconded by Commissioner Pollard, that there being no further business to come before the Board, the meeting be adjourned. The motion carried five (5) to zero (0), and the meeting was adjourned at 5:15 PM.

Uva R. Holland, Chairman

ATTEST:

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