

MINUTES
CHATHAM COUNTY BOARD OF COMMISSIONERS
WORK SESSION, SEPTEMBER 07, 1999

The Board of Commissioners ("the Board") of the County of Chatham, North Carolina, met in the District Courtroom, located in Pittsboro, North Carolina, at 10:45 A.M. on September 7, 1999.

Present: Chair Rick Givens; Vice Chair Uva Holland, Commissioners Margaret Pollard, Carl Outz, and Gary Phillips; County Manager, Charlie Horne; County Attorney, Robert L. Gunn; Assistant County Manager, Reneé Dickson; Finance Officer, Vicki McConnell; and Clerk to the Board, Sandra B. Lee

The meeting was called to order by the Chairman at 10:52 AM.

AGENDA:

- 1) **Hobbs Upchurch & Associates**
 - A. **Asbury Water Lines**
 - B. **Highway #751**
 - C. **Other Grant Project Possibilities**
 - D. **Other Water Related Items**
- 2) **Board of Education**
 - A. **Discussion Regarding Land Selection for School System**
- 3) **Tour of Plant: Sierra Pine, Inc.**
- 4) **Recreation**
- 5) **Travel & Tourism**
- 6) **Other (Recreation Vehicles; Indigent Care Task Group)**
- 7) **Closed Session for the Purpose of Discussing Land Acquisition**

Fred Hobbs and Tim Carpenter of Hobbs Upchurch & Associates updated the Board on projected construction of the following water mains: Chatham Church Road, Old Sanford Road, Roberts Chapel Road, Goldston Glendon Road, Providence Church Road, and Siler City Glendon Road. They presented projected cost estimates on construction, contingency, engineering, and inspection costs for PVC water mains versus ductile water mains.

Commissioner Pollard moved, seconded by Commissioner Phillips, to change the Chatham County Water Utility Policy to use PVC pipe where appropriate. The motion carried five (5) to zero (0).

Ray Greenlaw asked that the Board not consider proceeding with the second round of applications without seriously considering the interconnect with Apex/Cary to provide a six million gallon daily intake.

Fred Hobbs asked about the possibility of forming a water district and have it legally

constituted before September 30, 1999 which would allow the County to apply for additional grant monies from the State.

The County Attorney determined that there would be inadequate time to meet the deadline to hold the required public hearing and complete the process.

After considerable discussion, the Board agreed, by consensus, to make a written proposal to OWASA asking for direct access to the lake.

RECESS

Commissioner Phillips moved, seconded by Commissioner Pollard, to recess for lunch. The motion carried five (5) to zero (0), and the meeting was recessed for lunch at 12:15 PM.

RECONVENE WORK SESSION

Commissioner Pollard moved, seconded by Commissioner Holland to reconvene the work session. The motion carried five (5) to zero (0), and the work session was reconvened at 1:15 PM.

Tour of Sierra Pine, Inc.:

By consensus, the Board agreed to meet and depart from the County Manager's Office on Monday, October 11, 1999 at 10:30 AM for a tour of the Sierra Pine, Inc. in Moncure, NC.

Chatham County Board of Education:

Ernest Dark, Vice Chair of the Board of Education, read a prepared statement noting that the School Board did not intentionally leave the Board of Commissioners out of the land selection process by entering into the land purchase option without gaining prior approval of the Board of Commissioners.

Dr. Larry Mabe, Chatham County School Superintendent, stated that the County badly needs a new school. He further stated that he has received estimates that the high school population in the County could increase by 27.1 per cent by the 2006-2007 school year; that the estimate is based on birth rates and does not take into account a projected influx of new residents; and that they believe the new school should be built on the eastern side of Jordan Lake due to the anticipated growth.

Bill Poindexter, Construction Monitor, reviewed properties and topographies of sites that had been considered for the new school and stated that he thought the Holland Chapel Church Road property was the most suitable that they have been able to find up to this point.

A period of questions, answers, and individual Commissioner comments pursued.

Recreation Department:

Tracy Burnett, Chatham County Recreation Director, explained that Mr. Bob Knight has offered two parcels of land totaling approximately 2.6 acres, located at the intersection of Hwy. #15-501 and Walter Bright Road in the Asbury community, to the County on which to build a public neighborhood park. She stated that in return for the donated land, Mr. Knight would like for the

County to reimburse him for the expenses incurred for the survey (\$1808), septic permit (\$100), and planning fee (\$10); that he would like a donation slip divided between his daughter and her husband for the sale value of the property; that he has also requested that the park remain at least ninety-nine years before the County makes new development on the property; and that the park be named in honor of his mother, Esper Agnes Knight.

Ms. Burnett listed the families' requested park components as follows: 1) Asphalt walking trail (handicapped accessible); 2) Asphalt parking (handicapped accessible); 3) Interpretive signage and plant identification; 4) ADA accessible playground equipment; 5) Sand volleyball net; 6) Horseshoe court; 7) Picnic tables with shelters; 8) Drinking water fountains; 9) Park benches; 10) Restrooms; 11) Large water fountain spray; 12) Landscaping; 13) Entrance signage; and 14) Photograph of Esper Agnes Knight to be placed in stone. She further stated that there are some concerns about the donated land including a septic system which has been denied and the unavailability of water on the property prohibiting the installation of a large water fountain sprayer. In reviewing positives about the land, Ms. Burnett stated that the land is: 1) In a very visible location; 2) Easy to find; 3) Not in a flood zone; 4) State has already put in an entrance accessible to the property from Hwy. #15-501; 5) State has purchased all of the rights-of-way to widen the highway to a four-lane on the original plan; 6) Security by a deputy living in close proximity to the property. She stated that the Recreation Department will assume responsibility for the maintenance of the park; that mowing will be done on a contractual basis; and that there is a lot that can be done with this small amount of land for a nice park to benefit the community and citizens of Chatham County.

Planning Department:

Impact Fee Relief Request

Keith Megginson, Planning Director, reviewed a letter received from Jackie Franks, owner of Country Living Mobile Home Village, asking for relief from Impact Fees for established mobile home lots that have never had mobile homes placed on them.

A decision regarding this issue will be made at the next Board meeting after each Commissioner has an opportunity to read and review Mr. Franks' letter.

Campgrounds

Keith Megginson, Planning Director, explained that due to road and pipeline construction within the County, there were a lot of people living in campers; that his department had checked into the possibility of regulating this through the Chatham County Mobile Home Ordinance which specifically states that campers viewed as permanent residents are under the jurisdiction of the Mobile Home Ordinance; that after State building codes and health regulations were reviewed, it was determined that campers cannot be considered permanent residences; that he does not feel that the County will be on sound legal ground to try to regulate them; that if the Board wishes to regulate campers or campgrounds, an ordinance will need to be drafted.

The Board decided, by consensus, to take no action on this matter until it was further warranted.

Travel & Tourism Committee:

Reneé Dickson, Assistant County Manager, explained that the Travel and Tourism Committee

consists of the following seats: Haw River Assembly, Chamber of Commerce, Lodging Seat (Farrington Village), Deep River Park Association, Historical Association, Chatham County Recreation Commission, Jordan Lake State Park, Lodging Seat (Laurel Ridge Bed & Breakfast) and Chatham County Arts Council, and Committee Staff. She stated that the Board of Commissioners would ultimately appoint all members of the committee; that in several cases, the committee is suggesting that the Board take nominations from organizations; that the County and Chamber seats would be permanent and the individual could serve an unlimited number of terms at the discretion of the Board; and that the other seats would be rotating with one individual serving only a set number of terms before the seat would be rotated to someone else. She stated that the committee has made recommendations in several instances.

Commissioner Pollard asked about placing a minority member on the Travel and Tourism Committee.

Commissioner Pollard moved, seconded by Commissioner Holland, to accept the change and nominations presented by the Staff with appointment of two additional members, an African American and a Hispanic, to the committee, with the County Seat to be changed to staff support. The motion carried five (5) to zero (0).

Travel & Tourism Slogan:

Reneé Dickson, Assistant County Manager, explained that Granite Communications is in the process of developing a Visitor's Guide for Chatham County; that one of the problems the company's staff has identified is the lack of a tourism-specific slogan for the County; that a couple of years ago, the Travel & Tourism Committee adopted the Economic Development Corporation's slogan, "In the Heart of North Carolina", but that Granite representatives do not believe this slogan is appropriate for tourism; that "In the Heart of North Carolina" is representative of location, not an image Chatham County can use to promote tourism.

She stated that Granite has already developed a draft slogan to present to the Travel & Tourism Board at their next meeting; that the slogan will be very specific for tourism-related promotion, which can be used for public relations, brochures, ads, letterhead, etc.; that Granite estimates the cost at \$3,000 (\$65 per hour); that if the first slogan is accepted by the Travel & Tourism Committee, the figure will be much less, approximately \$2,000; that the funds to pay for this service will be taken from the occupancy tax proceeds which can only be used for the promotion of tourism in Chatham County; that there is \$64,000 in the current budget for tourism-related activities; that this amount should be sufficient to cover the cost of developing the slogan; and that if it is not, the County currently has in excess of \$100,000 in unspent occupancy tax funds.

After considerable discussion, the Board, by consensus, agreed to counter offer Granite \$500 for developing the draft slogan for the tourism-specific slogan for Chatham County.

Chatham County Housing Authority:

Reneé Dickson, Assistant County Manager, explained that the Chatham County Housing Authority has requested a surplus car from the County. She stated that the car that they are now using is beyond repair and funds are not available for a replacement; that the car will be used by the Housing Inspector; that the current Housing Authority car is a 1980 Plymouth Volare with 155,380.0 miles on it; that it was bought in 1989 at a Carolina Power and Light surplus sale for \$1,200; that she has been approached by another non-profit requesting a car, but that she is hesitant to set a precedent of giving

away surplus County vehicles.

Commissioner Phillips moved, seconded by Commissioner Pollard, to allow the transfer of a surplus car from the Sheriff's Department to the Housing Authority. The motion carried five (5) to zero (0).

Economic Development Corporation Request:

After considerable discussion, the Board agreed by consensus to table the request of the Economic Development Corporation for additional funds in the amount of \$50,000.

Indigent Care Task Group:

The County Manager explained that the Board of Health has appointed Jacki Tatum and Eugene Simmons to work with Commissioners Phillips and Outz on the possibility of collaborating with UNC and Duke Health Systems on a program to better serve the less fortunate of our community. He stated that the proposed dates for a possible first meeting are as follows: September 13th, 15th, 22nd, and 23rd, beginning at 7:00 PM.

Borden Brick:

The County Manager explained that Borden Brick has offered to donate three sites, which are basically old mine pits, to the County.

Potential liability problems and uses were discussed. Commissioners Phillips, Pollard, and Givens discussed visiting the sites.

General Statute Regarding Joint Assessment of School Needs:

Bob Gunn, County Attorney, stated that after reviewing the law concerning the joint planning meeting between the Boards of Commissioners and Education, that NCGS 115C-426.2 strongly encourages local boards of education and boards of county commissioners to jointly assess the school capital outlay need, to develop and update a joint five-year plan for meeting those needs, and to consider this plan in the preparation and approval of each year's budget. He further stated that a case contained discussion of former statute NCGS 115-78 (c) (1) which contained a provision "that no contract for the purchase of the site shall be executed nor any funds expended therefore without the approval of the board of county commissioners as to the amount to be spent for the site..."; and that the education law chapter of the statutes has been rewritten since that case; and that NCGS 115 (C)-426 is a similar provision. His letter is attached hereto and by reference made a part hereof.

Pittsboro Christian Village:

Mr. Gunn also stated during the prior week, he had gone before the North Carolina Property Tax Commission regarding the appeal of Pittsboro Christian Village and exemption of their property; that no decision has yet been made; that all evidence was submitted and one is expected in two to three weeks.

CLOSED SESSION

Commissioner Holland moved, seconded by Commissioner Outz, to go out of Regular Session

and into Closed Session for the purpose of discussion property acquisition. The motion carried five (5) to zero (0).

REGULAR SESSION

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

Board of Education Land Acquisition Request:

Commissioner Pollard moved, seconded by Commissioner Holland, to inform the Board of Education and the public that the Board of Commissioners is interested in supporting school placement at a site on the east side of the lake at a price that the Board of Commissioners can justify. The motion carried five (5) to zero (0).

Buildings and Grounds:

The County Manager stated that a personnel matter will be coming up for discussion before the Board at their September 20, 1999 Board meeting.

ADJOURNMENT

- Commissioner Outz 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 4:05 PM.

Rick Givens, Chairman

ATTEST:

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