

**MINUTES**  
**CHATHAM COUNTY BOARD OF COMMISSIONERS**  
**WORK SESSION, MARCH 29, 1999**

---

The Board of Commissioners (“the Board”) of the County of Chatham, North Carolina, met in the Henry H. Dunlap, Jr. Building Classroom, located in Pittsboro, North Carolina, at 2:00 P.M. on March 29, 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; Finance Officer Vicki McConnell; and Clerk to the Board, Sandra B. Lee

The meeting was called to order by the Chairman at 2:03 PM.

**Agenda:**

- 1) Commissioner Matters
- 2) Nancy Burke Comments
- 3) Atwater Comments
- 4) Capital Improvements Plan
- 5) Boards and Committees
- 6) Joint Meeting with Board of Education (7:00 PM at School Board Offices)

**Commissioner Matters:**

- **Preferred Site Local Advisory Committee Research Coordinator:**

- After considerable discussion, Commissioner Outz moved, seconded by Commissioner Holland, to have Mary MacDowell, Preferred Site Local Advisory Committee Research Coordinator, report directly to the County Manager, who will in turn report to the Board of Commissioners. The motion carried five (5) to zero (0).

**Meeting Time and Date Clarification:**

- Commissioner Holland asked that the time and date of work sessions be clarified with each Commissioner prior to the date of the meeting.

**Joint Meeting of Various Boards:**

Commissioner Pollard informed the Board that she and Commissioner Phillips had attended a joint meeting of various board members of the Towns of Chapel Hill and Carrboro, and Durham, Wake, Orange, and Chatham Counties. She explained that the boards will be developing a “working group” in which to share information and that a discussion on regional growth issues had ensued at that mornings’ meeting, held at the Jade Palace in Carrboro, NC

**Letters to Legislators:**

Commissioner Outz asked that a letter requesting the paving of State Roads #1951 and #2324 in Chatham County be sent to Chatham County's Legislative Delegation and that a copy of the letter previously sent to the Department of Transportation requesting this action be enclosed.

Commissioner Outz asked that the feasibility of placing a sticker on a citizens' automobile windshield for proper trash disposal be investigated.

The County Manager stated that staff is now researching options on this matter.

Commissioner Outz also mentioned the issue of increasing revenue for Jordan Lake, the use of County vehicles by County employees across County lines, and the siting of new schools on Jordan Lake lands.

The County Manager explained that Billy Moore, in his discussion with Commissioners Givens and Outz in Washington, DC, had asked for more information on property location so that they could contact the Corps of Engineers with regard to a school site.

Keith Megginson, Planning Director, explained that there are specific rules regulating the critical water shed areas and the use thereof.

The issue is to be brought before the School Board at the meeting to be held later in the evening.

The Finance Officer stated that there is a County policy regulating the use of County vehicles by County employees.

**Nancy Burke Comments:**

Nancy Burke, 1303 Moon's Church Road, Siler City, NC, stated that their neighborhood does not need another mobile home park; that there is an over abundance of littering, stealing, shootings, drug dealings and other illegal activities; that this is a common occurrence, both night and day; that another mobile home park will cause land and property values to decrease; that she lives alone and is harassed continuously by the people who live in the park. She asked that the proposed mobile home park request by Irene Davis be denied.

Clymer Smith, 2038 South Second Avenue, Siler City, NC, voiced opposition to the proposed mobile home park stating that the owner of the proposed park does not live in the vicinity of the park. He asked that the request be denied.

**Atwater Comments:**

Marshall Atwater, 140 E. Salisbury Street, Pittsboro, NC, expressed concern with regard to the proposed location of the new court facility located at the present site of the Scotchman Convenience Store. He asked that the Commissioners review the composition of the Judicial Center Design Team; that representatives for the committee be selected from each district; and that land procurement be delayed. He expressed concern with regard to convenience store right-of-way.

**Capital Improvements Program (CIP):**

Renee Dickson, Assistant County Manager, explained that the CIP Process is a plan which is updated

annually during the budget process and may be modified at any time to reflect changing conditions. She explained that a CIP is a systematic way of anticipating, planning, and budgeting for major projects; that the adoption of a CIP can improve the credit worthiness (bond rating) of a jurisdiction; that CIP requests originate at the department level; that requests are reviewed and prioritized by functional area teams (groups of related departments); that in turn, the leaders of these teams developed the recommended CIP; that the CIP section includes summaries of the major projects and detailed descriptions of each project, including justifications, cost detail, funding sources, and impact on the operating budget;

She explained that the CIP shows how facilities, equipment, and other projects, which cost \$25,000 or more, could be scheduled and funded over the next five years, beginning in FY 1999, the current fiscal year; and that while the CIP is a recommendation for funding capital projects, most of the projects that are recommended to be funded from operating revenues in FY 1999 have been adopted by the Board of Commissioners as part of the FY 1999 operating budget

Ms. Dickson reviewed CIP funding sources and expenditures and County priorities.

**Courthouse Annex Renovations:**

Commissioner Phillips moved, seconded by Commissioner Outz, to give the County Attorney authority to begin discussions on the acquisition of the Trageser/Brower property. The motion carried five (5) to zero (0).

Pending outcome of this issue, the proposed judicial facility site will again be discussed.

**Capital Improvements Plan (CIP):**

Commissioner Phillips moved, seconded by Commissioner Holland, to accept the CIP as proposed with exceptions as follows: 1) Move the judicial budget up another year; and 2) Before any work is done toward the Department of Social Services, the issue be revisited. The motion carried five (5) to zero (0).

Commissioner Phillips left the meeting at 4:45 PM.

**Boards and Committees:**

**Economic Development Corporation:**

Commissioner Pollard moved, seconded by Commissioner Holland, to reappoint Nate Sheaffer to the Economic Development Corporation. The motion carried four (4) to zero (0).

Commissioner Givens moved, seconded by Commissioner Holland, to appoint Ray Dixon, President of Centura Bank, to the Economic Development Corporation. The motion carried four (4) to zero (0).

**Impact Fee/Impact Tax:**

A discussion ensued on an impact fee versus an impact tax.

By consensus, it was agreed that Bob Gunn, County Attorney, is to review legislation regarding this matter and report back to the Board.

**Items of Interest:**

**Next Meeting:** The next Board of Commissioners' meeting will be held on Tuesday, April 6, 1999 at 10:00 AM with a work session to follow at approximately 11:00 AM.

**Special Meetings Clarification:** Work sessions are to be recorded as a special meeting henceforth. A special meeting is any meeting held outside of the normal meeting schedule.

**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 four (4) to zero (0), and the meeting was adjourned at 5:30 PM.

---

Rick Givens, Chairman

ATTEST:

---

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