

**MINUTES**  
**CHATHAM COUNTY BOARD OF COMMISSIONERS**  
**WORK SESSION**  
**JANUARY 3, 2011**

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The Board of Commissioners (“the Board”) of the County of Chatham, North Carolina met in the Central Carolina Community Library, 197 Highway 87 North, located in Pittsboro, North Carolina at 2:00 PM on January 3, 2011.

Present: Brian Bock, Chairman; Walter Petty, Vice Chair;  
Commissioners Mike Cross, Sally Kost, and Pam Stewart

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

*Work Session*

1. **Recommended 2012-2016 Capital Improvements Plan (CIP):** Presentation on recommended 2012-2016 CIP and approval of a request to set the date for the public hearing on January 18, 2011 at 6:00 PM
2. **Western Wake Partners Discussion**
3. **NC Association of County Commissioners Legislative Goals Discussion:** The Board of Commissioners will be discussing the proposed goals of the North Carolina Association of County Commissioners
4. **Liaisons/Appointments to Boards and Committees:** The Board will review Liaisons/Appointments to various Boards and Committees.
5. **Closed Session — Attorney/Client Privilege**

**CALL TO ORDER**

The Chairman called the meeting to order at 2:05 PM.

**RECOMMENDED 2012-2016 CAPITAL IMPROVEMENTS PLAN (CIP)**

Renee Paschal, Assistant County Manager, presented a PowerPoint presentation of the “Recommended 2012-2016 Capital Improvements Plan (CIP). She reviewed a recommendation from the County Manager explaining that the CIP will have significant budgetary impact. The PowerPoint follows:



## 2012-2016 RECOMMENDED CAPITAL IMPROVEMENTS PROGRAM (CIP)

3 January 2011 Presentation

### CIP Introduction & Summary



- Major changes:
  - With lottery and impact fee revenues down substantially, the debt model now requires an additional 1.2 cents in FY 2012 to keep all projects on schedule. Options:
    - Open new high school August 2017—0.6-cent additional needed
    - Open new high school August 2020—NO additional taxes needed
    - Could also increase impact fees an equivalent amount
    - Delay other projects

### CIP Introduction & Summary



- Major changes/new projects:
  - Chatham County Historic Courthouse Restoration: \$10,000,000, to be funded through insurance reimbursement
  - Emergency Operations Radio Consoles: \$563,735, to be funded from 911 funds (already approved)
  - Patient Data Management and Electronic Health Records System: \$265,000, to be funded from fund balance
  - Schools - Roof Replacements not funded from Qualified School Construction Bonds (QSCBs): Repair and/or replace roofs at JS Waters, \$1,277,345, to be funded from fund balance

## CIP Meeting Overview



- Summary of Financing Methods
- Operating Impacts
- Projects—Categories:
  - Completed (no discretion about delaying or not funding, for information only)
  - Approved—Contracts Let (little discretion about delaying or not funding)
  - Approved—No Contracts Let (no construction or purchase contracts let; design contracts may have been let; commissioners may decide to delay or cancel)
  - New (has not been approved in a previous CIP)
  - Future (lacks full information, justification, or funding source at this time)

## Funding Strategy



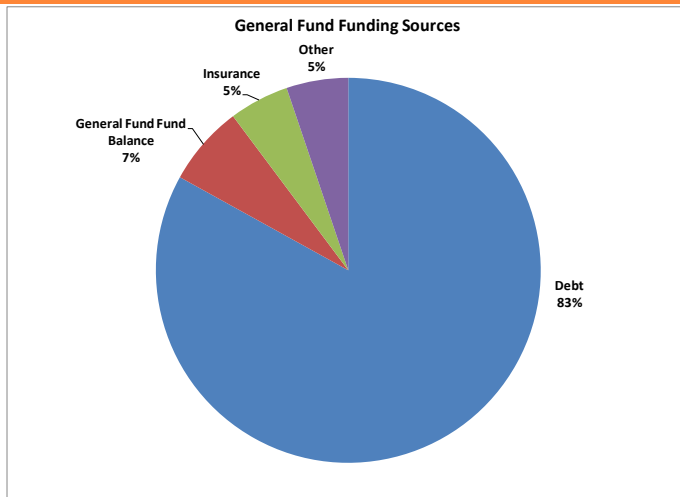
- Fund large, needed facilities through debt:
  - School debt to be repaid from impact fees, lottery proceeds, debt reserve, and restricted sales tax
  - Landfill debt to be repaid through revenue bonds
  - Water debt to be repaid from water capital reserve
  - Other debt to be repaid from 5-cents on tax rate going into reserve
  - Debt model is based on these funding sources
- Fund smaller needs through fund balance, as this source is available; schedule in CIP should be considered tentative

## Funding Strategy

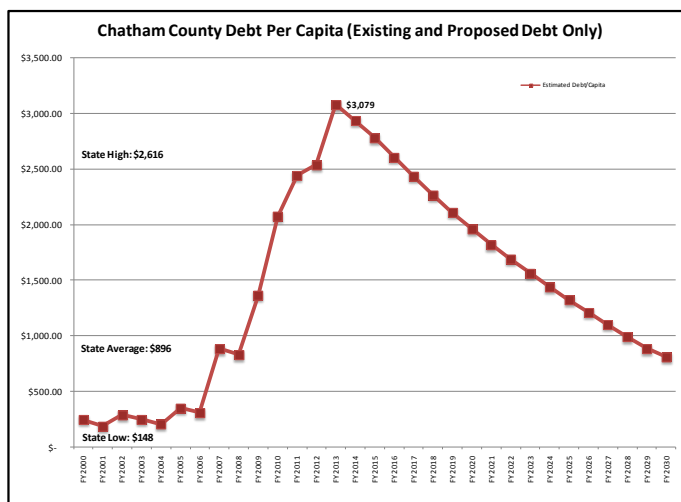


- Maximize grant opportunities (parks)
- Fund parks through grants, recreation fee, and capital reserve
- Fund northeast solid waste collection center through capital reserve

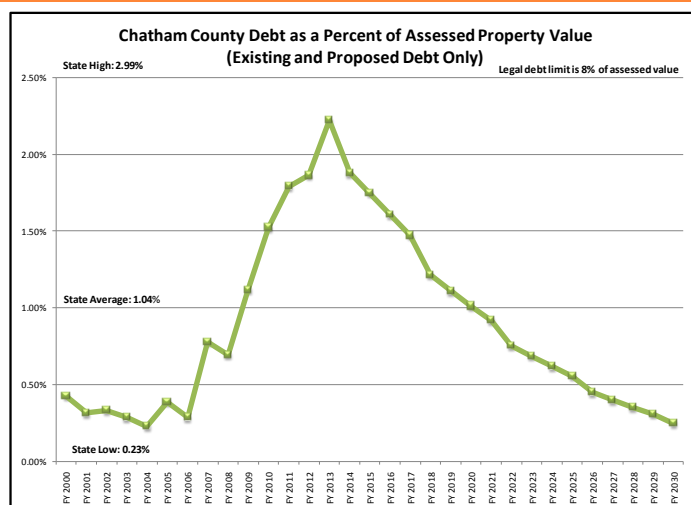
## General Fund—Funding Sources (Pages 10-11)



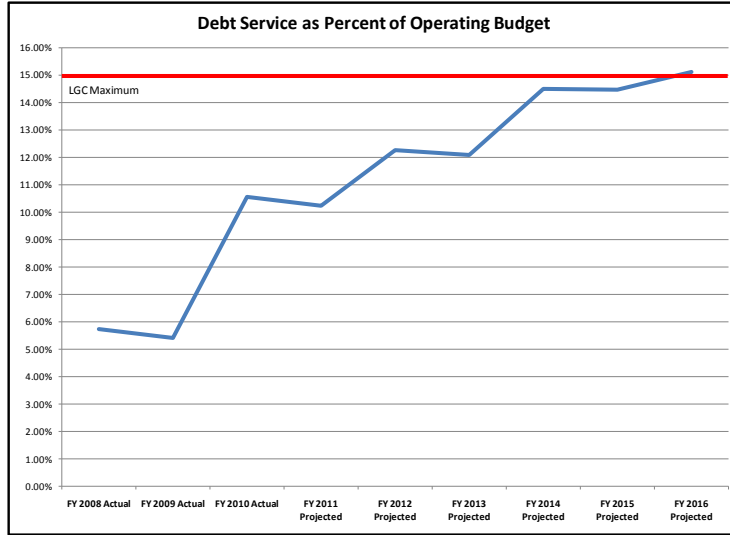
## Debt Per Capita



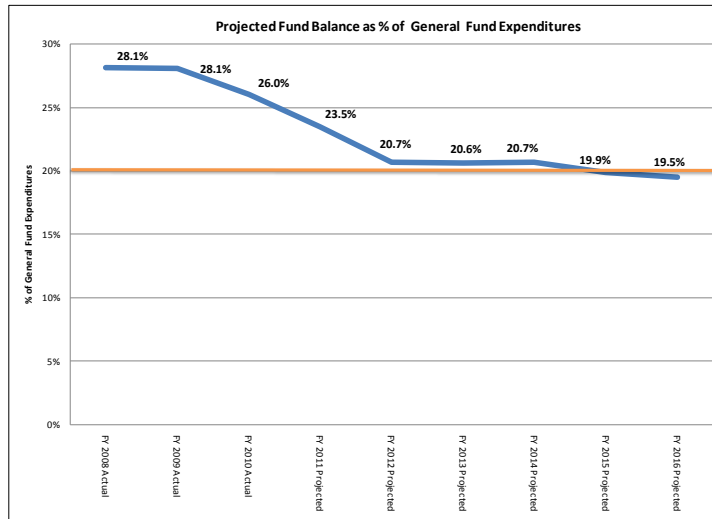
## Legal Debt Limit



## Debt Service as % of General Fund



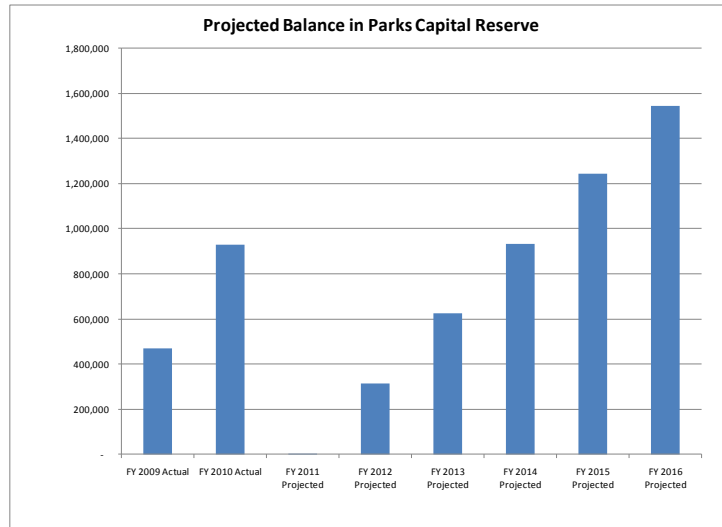
## Fund Balance



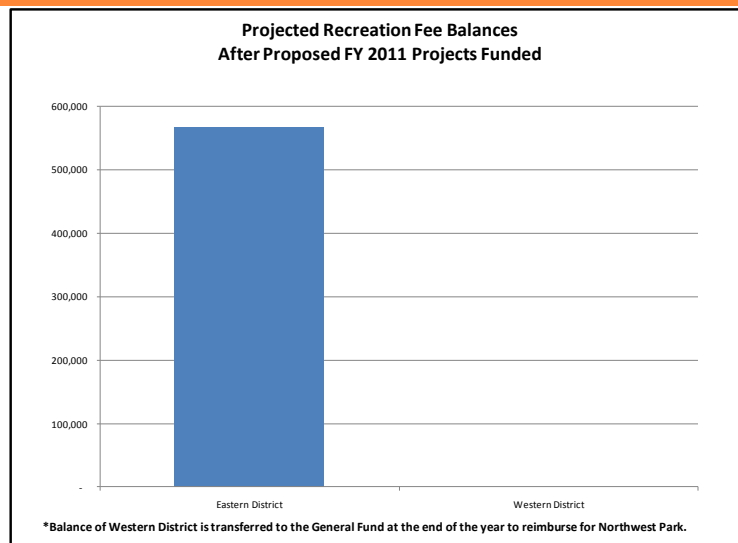
## Other Revenue Sources



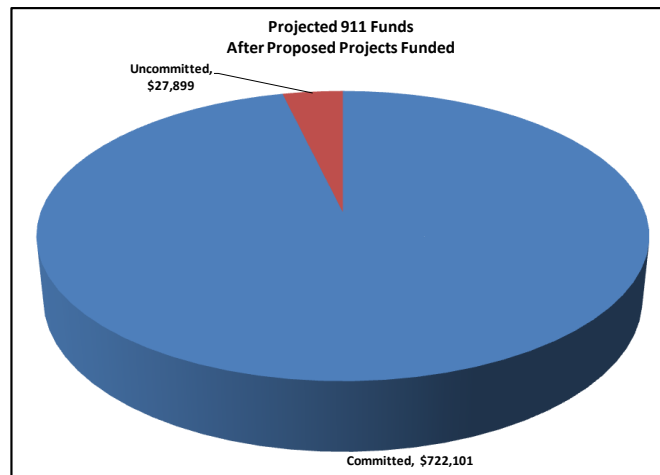
## Parks Capital Reserve



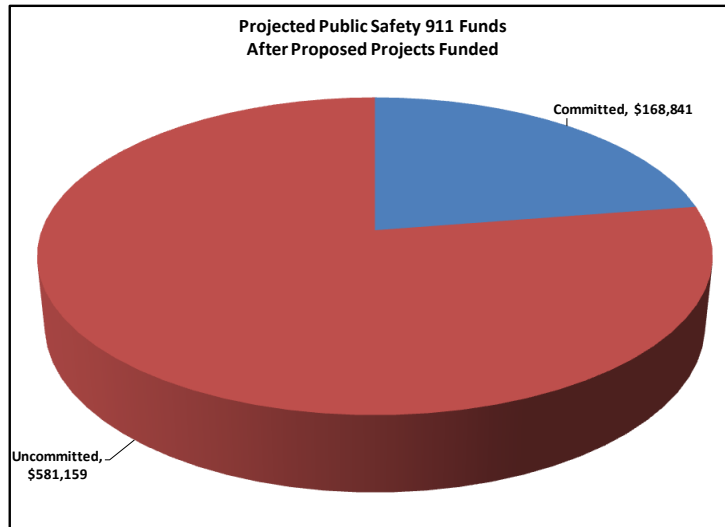
## Recreation Fees



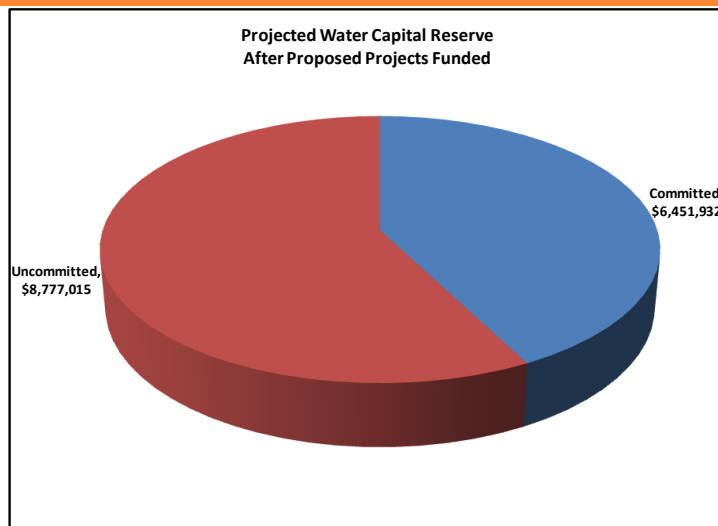
## 911 Funds



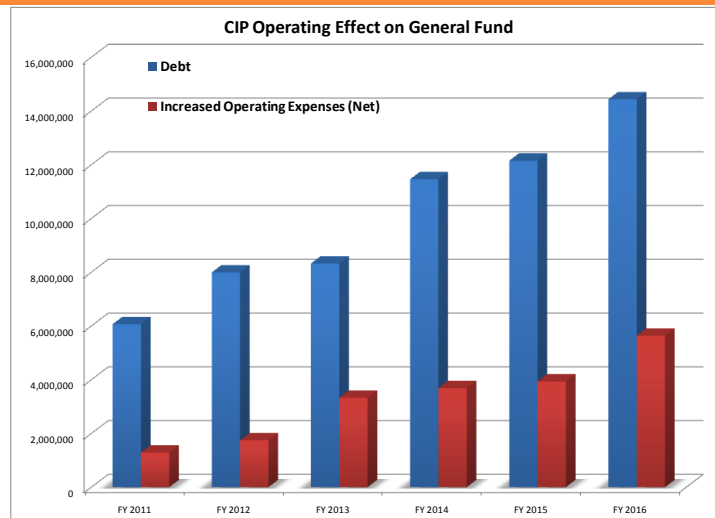
## 911 Funds—Public Safety



## Water Capital Reserve



## Effect on Operating Budget



## Overview of CIP Projects



## Completed Projects



- Purpose for including completed projects is to “close the loop”
- Projects that had spending in the previous and/or current fiscal year are included
- Gives final accounting for budget

## Schools—Asbestos Ceiling Tile Replacement (Page 56)



- Abate and replace 21,677 square feet of asbestos ceiling tile in Chatham Central and Jordan-Matthews High Schools
- \$187,480; fund balance appropriated
- Project balance: \$0



### Schools—Bleacher Replacements (Outdoor) (Page 61)



- Remove unsafe bleachers at 6 schools and replace with aluminum bleachers that meet current safety codes.
- \$573,931; fund balance appropriated
- \$0 balance

### Schools—Camera Systems for Schools (Page 63)



- Provide IP camera systems for all schools in the county
- \$457,421; fund balance appropriated
- \$0 balance

### Schools—High School Science Labs (Page 66)



- Renovate the science labs in all three high schools, including plumbing, cabinetry, etc.
- \$148,842; fund balance appropriated
- \$3,558 balance reverted to general fund

## Schools—JS Waters Wastewater System (Page 67)



- Renovate the wastewater and sand filter system at JS Waters.
- \$97,743; fund balance appropriated
- \$27,257 balance reverted to general fund

## Schools—Northwood Football Stadium Lighting (Page 72)



- Install new football stadiums lights at Northwood
- The balance of \$21,727 was reallocated to asbestos floor tile removal at 12/13/10 meeting

## Approved—Contracts Let



- Little discretion to change or remove the project
- Construction or purchase contracts have been executed
- May be able to postpone expenses beyond FY 2011 (if multi-phases)

## Central Carolina Business Campus (Page 16)



- Substantially complete
- Construct the infrastructure for Chatham County's Business Campus in Siler City including construction of roadways, water mains, sewer mains, and sewer pump stations
- \$8.3 million; \$7.4 million in COPs issued; \$130,000 general fund revenue; \$399,882 from grants; \$391,549 from water capital reserve (estimated)
- Balance difficult to predict until all issues have been resolved (easements, road)

## CCCC - Pittsboro Campus - Sustainable Technologies (Page 18)



- Substantially complete
- Construct an 18,000-square-foot LEED (probably Gold) certified building for the environmental resources programs at Central Carolina Community College at the same time as the joint-use library
- \$5.3 million; installment financing obtained
- Difference from last year's CIP: costs allocated between library and classroom based on actual breakdown and expense
- \$59,860 additional needed in FY 2012 for increased operating expenses

## Community College - Siler City Campus (Page 20)



- Substantially complete
- Construct a 23,322-square-foot LEED Silver industrial and adult education center in the county's business campus
- \$4.7 million; \$4.4 million installment financing obtained; \$322,441 capital reserve
- Difference from previous CIP: \$300,000 less because equipment funding not needed; last year's CIP included state grant that did not come through county budget
- Additional \$33,289 needed in FY 2012 for increased operating expenses

## Library - Chatham Community Library (Page 22)



- Substantially complete
- Construct a 25,000-square-foot LEED certified (probably Gold) joint community college-county library on the Pittsboro campus of CCCC
- \$7.1 million; \$6 million installment financing obtained; \$262,464 contribution from Friends; \$778,475 transfer from capital reserve (leftover COPs)
- Difference from last year's CIP: costs allocated between library and classroom based on actual breakdown and expense
- Approximately additional \$40,000 needed in FY 2012 for increased operating expenses

## County Office Building Purchase & Renovation (Page 38)



- Should be substantially complete later this month
- Purchase and renovate a 33,000 square foot building on Business 64 in Pittsboro for additional office space.
- \$4.35 million; \$4 million in installment financing obtained; \$350,000 in General Fund fund balance
- Difference from previous CIP: cost of elevator more than expected

## County Buildings—Space Needs Study Implementation (Page 40)



- FY 2011: Renovate the old library space for temporary superior courtroom and future county office space ; renovate the economic development office for the water department (\$769,262)
- Completion of old library renovation expected later this month; expect Superior Court to move there January 31
- EDC renovation of water expected before construction of judicial building begins
- Remainder of multi-phase project treated as “no contracts”

## Parks—American Tobacco Trail (Page 48)



- Trail is complete, but funding is tied to trailhead parking project, which has not started
- Participate with other jurisdictions in converting a former Norfolk Southern Railroad line into approximately 23 miles of trails between downtown Durham and Bonsal in Wake County
- \$60,000; recreation fee
- County takes over trail maintenance in 2015

## Park – Briar Chapel (Page 50)



- Accept the 62-acre Briar Chapel Park with existing regulation soccer, football, baseball, and softball field; fence and light the athletic fields; and construct a restroom, concessions building, and trails over several phases using recreation fees paid by the Briar Chapel development
- Phase 1—\$302,802 for lighting one field, fencing, bleachers, and restroom/concession stand
- Future phases would depend on collection of recreation fees paid by Briar Chapel
- Contract signed with Briar Chapel; awaiting closing on property
- Need additional \$101,932 in operating expenses for FY 2012

## Park - Northeast District (Page 52)



- Develop a district park located in the northeast quadrant of the County on 66 acres located on Big Woods Road
- \$3.4 million; \$500,000 PARTF grant; \$1.2 million transfer from capital reserve; \$1.4 million in recreation fees already used to purchase land; \$338,486 in other grants
- Additional \$54,000 needed in operating expenses for FY 2012

## Parks—Northwest District (Page 54)



- Renovate existing facilities and construct a playground in order to open Northwest Park on a full-time basis
- \$1.6 million (\$1.5 million general fund for land; \$100,000 from parks capital reserve for park improvements)
- All improvements expected to be complete by June, 2011

## Schools - Asbestos Floor Tile Replacement (Page 57)



- Abate and replace 60,375 square feet of asbestos floor tile in five schools: Chatham Central High School, Pittsboro Elementary School, Moncure, Paul Braxton, and SAGE Academy.
- \$217,362; fund balance appropriated

## Schools – Auditorium Sound & Lighting Updates (Page 59)



- Upgrade auditorium sound and lighting at Chatham Central and Jordan-Matthews
- \$714,300; Qualified School Construction Bonds (QSCBs) issued

## Schools—Bleacher Replacements (Indoor) (Page 60)



- Renovate and/or install new indoor bleachers at Chatham Central, Jordan-Matthews, and Northwood
- \$307,556; \$121,819 fund balance appropriated for FY 2011
- Remainder of multi-phase project could be postponed

## Schools - Camera Systems for Schools (Page 63)



- Approved—Contracts Let
- Provide IP camera systems for 12 schools
- \$457,421; fund balance appropriated

## Schools – Computer Replacement (Page 65)



- Contract with Apple has been executed
- Replace and upgrade the student laptops for Northwood and Chatham Central High Schools to enhance the one-to-one laptop initiative
- \$1,913,475 lease-purchase contract over three years, beginning FY 2012; to be funded through reduction in regular capital outlay

## Schools – Margaret Pollard Middle School (Page 68)



- ❑ Construct a 119,945 square-foot, LEED Silver middle school in the Briar Chapel development off Andrews Store Road
- ❑ 650-student capacity, 800 core facilities
- ❑ \$23 million; installment financing obtained; projected balance: \$900,000
- ❑ Opens today
- ❑ Additional \$64,092 needed in FY 2012 for operating expenses

## Schools - Northwood High School Renovation (Page 73)



- ❑ Increase Northwood's core capacity to 1,200 students by constructing a new classroom building, expanding the cafeteria, renovating the auditorium, upgrading the weight room, creating a wrestling room, and adding a foyer to the gymnasium (plus 8-classroom pod added earlier)
- ❑ \$4.5 million; installment financing obtained
- ❑ Substantially complete (students occupied August 2009); HVAC modifications remain
- ❑ Project balance: \$0 estimated

## Schools—Paving Installation and Replacement (Page 75)



- ❑ Replace or repair deteriorated paving from and pave unpaved areas of sidewalk, play areas, and roadways at Chatham Central, Chatham Middle, Horton Middle, Jordan-Matthews, Siler City, and Silk Hope
- ❑ \$149,900; \$29,900 fund balance appropriated for FY 2011
- ❑ Remainder of multi-phase project could be postponed



## Schools - Renovate Restrooms and Add Hot Water (Page 76)



- Using fund balance, replace partitions and add hot water to JS Waters School, Pittsboro Elementary School, SAGE Academy, and Siler City Elementary. Schools having the least hot water availability were prioritized ahead of other schools.
- Using Qualified School Construction Bonds, upgrade restrooms at Bennett, Bonlee, Chatham Central, Horton, JS Waters, Jordan-Matthews, and Moncure and add hot water to remaining bathrooms at JS Waters, Pittsboro, Sage, and Siler City

## Schools - Renovate Restrooms and Add Hot Water (Page 76)



- \$2 million; \$16,714 fund balance appropriated; \$2 million in Qualified School Construction Bonds (QSCBs) issued

## Technology—Electronic Document Management System (Page 81)



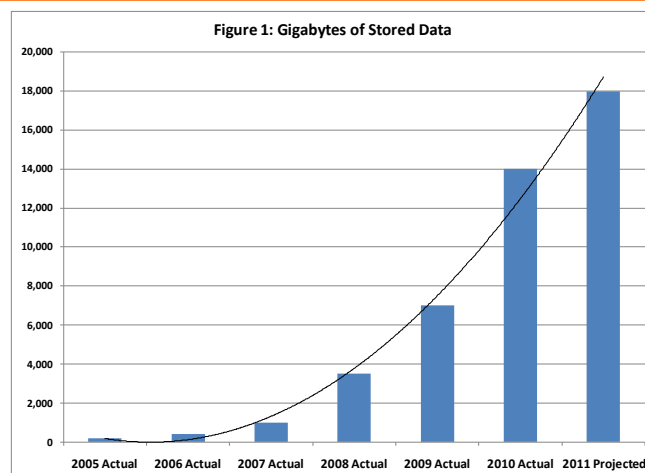
- Purchase hardware and software to scan the County's historical files and provide file storage and retrieval.
- \$356,044; fund balance appropriated
- Project balance: \$43,956 reallocated to increase storage capacity project

## Technology—Increase Capacity for Data Storage (Page 83)



- Provide a secure storage system for the county's increasing data storage needs and bring the backup storage system to primary specs
- \$231,366; \$187,410 fund balance appropriated; \$43,956 redirected from EDMS project
- Approximately \$50,000 needed per year, beginning FY 2012, for increased storage

## Technology—Increase Capacity for Data Storage (Page 83)



## Technology--Library Radio Frequency Identification (RFID) (Page 86)



- The Friends of the Chatham Community Library provided funding for the purchase and implementation of technology for inventory control and circulation management for the Chatham Community Library, including: self-check- stations , a portable inventory reader, software, leasing of a conversion station, and tagging of all library materials.
- \$96,653; amount funded by the Friends
- Substantially complete

## Technology - Mobile Data Terminals Equipment and Software (Page 88)



- Purchase software and equipment to equip deputies with mobile data terminals (MDTs) and automatic vehicle locators (AVLs)
- \$145,375; fund balance appropriated
- Project should be complete by March 2011

## Telephone System Replacement – Countywide (Page 93)



- Phase 1: Replace the county's existing phone systems with a hybrid "voice over IP" (VoIP) system/PBX system; Phase 2: Replace the existing phone system with new technology in FY 2016
- \$252,682 fund balance appropriated; \$330,000 fund balance projected for 2016
- Phase 2 could be postponed

## Water - Western Transmission Mains (Page 107)



- A continuation of the Pea Ridge transmission water main, the project consists of constructing 162,000 linear feet of water mains to serve the southwest water system
- \$14.2 million; \$13.8 million installment purchase; \$397,220 contribution from Siler City
- Project balance: \$652,745 estimated
- Project substantially complete in August 2009; construction of 2 booster pump stations expected by September 2011

## Water District - Southeast Water District Line Construction (Page 110)



- Install approximately 40 miles of water distribution mains in the Southeast Water District, in response to the positive vote in that district to finance water lines and sign ups from residents.
- \$5.3 million; \$5.1 million USDA loan and \$221,500 from operating budget--\$211,395 transferred to increase capacity project for new SE tank
- Project balance: \$0 estimated

## Approved—No Contracts



- No construction contracts have been executed (design contracts may have been executed)
- Manager is recommending these projects
- Commissioners have discretion to change, delay, or delete the projects

## County Buildings—Emergency Services Storage Building (Page 24)



- Construct a 6,000-square-foot storage building for Emergency Operations to use as a County Receiving and Distribution Point (CRDP) and the Sheriff's Office to use as a secure indoor facility for vehicles and other large items that are part of an investigation. Both departments would also store equipment in the building
- \$542,649; fund balance appropriation proposed

## County Buildings--Judicial Facility (Page 27)

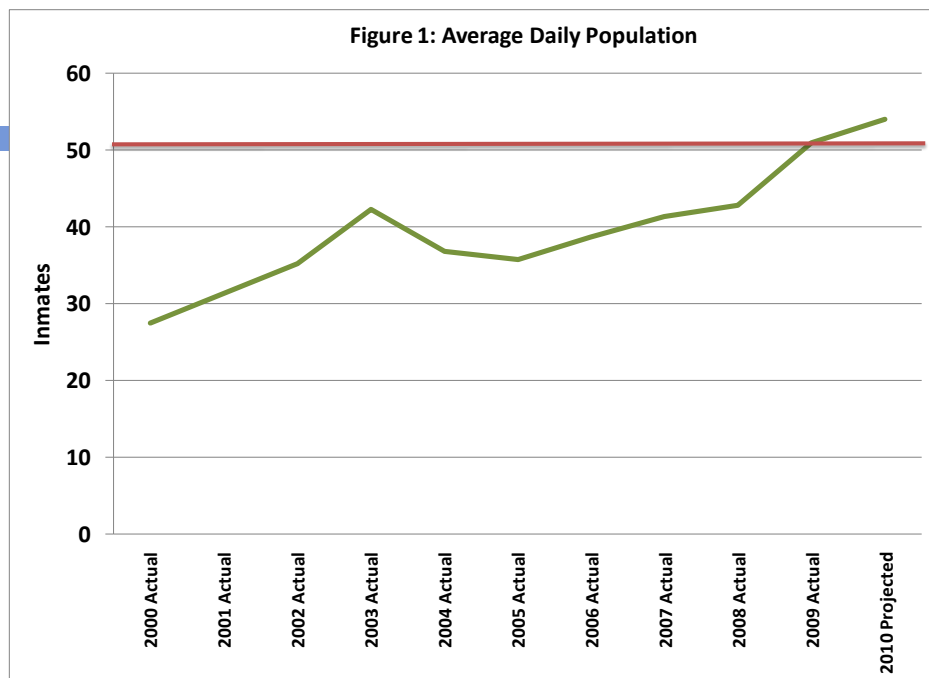


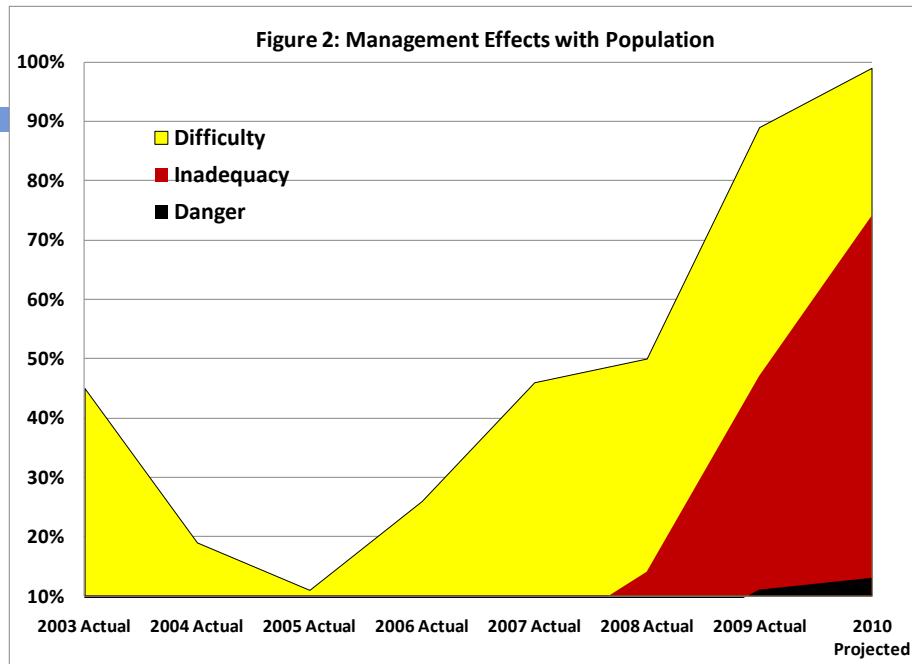
- Approved-No Contracts
- Construct an 87,093-square-foot judicial facility south of the Courthouse Annex to accommodate the existing and future needs of the judicial system (courtrooms, judges, clerk of court, district attorney, probation, and public defender)
- \$24.8 million; USDA Rural Development loan obtained
- Construction documents 95% complete
- Additional \$1.2 million needed in FY 2013 for operating costs

## County Buildings—New Jail (Page 32)



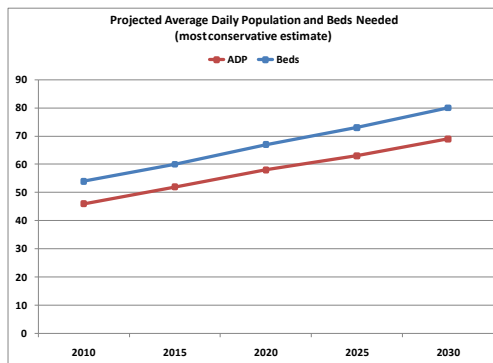
- Construct a 116-bed, 60,000-square-foot LEED Silver jail and continue efforts to decrease the jail population
- \$15 million; certificates of participation (COPs) proposed
- Additional \$98,000 needed in FY 2012 for operations/transition manager
- Additional \$900K needed annually for operating expenses (assuming house federal prisoners)





## Projected Population—Most Conservative Estimate

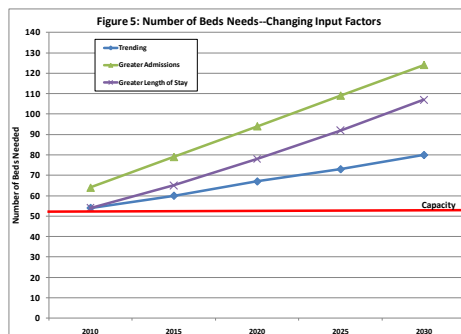
Year	County Population	Jail Admissions	ADP	Beds
2010	64,016	1,428	46	54
2015	71,853	1,603	52	60
2020	79,692	1,778	58	67
2025	87,529	1,953	63	73
2030	95,367	2,128	69	80



## Jail Beds Needed Could Be Even Higher

	Projected Trend	Greater Admissions <sup>1</sup>	Greater Length of Stay <sup>2</sup>
2010	54	64	54
2015	60	79	65
2020	67	94	78
2025	73	109	92
2030	80	124	107

<sup>1</sup> (+400/5 years)  
<sup>2</sup>(+1 day/5 years)



## Recommendations



1. Maintain pretrial release efforts
2. Accelerate court dockets by increasing access to court
3. Transfer inmates to other counties, if possible
4. Build a 116-bed, 60,000-square-foot jail on a site that would allow the jail to be easily expanded financed with COPs

## County Buildings—Space Needs Study Implementation (Page 40)



- No contracts:
- FY 2012 and FY 2013: Renovate the courthouse annex to expand into space vacated by the courts (\$2.2 million)
- FY 2014: Construct a 500-square-foot addition and renovate the emergency operations center (\$500,000)
- Fund balance appropriation recommended
- \$2.6 million total for FY 2012-2014

## Emergency Communications – Emergency Equipment Replacement for Narrowbanding (Page 42)



- Replace Chatham County's communications equipment to comply with the Federal Communications Commission's (FCC) mandate that all equipment be capable of operating at 12.5 KHZ or less
- \$365,000; fund balance appropriated
- Equipment should be installed by June 2011; switch to narrowbanding must occur December 2012

## Emergency Communications - Satellite Backup for 911 System (Page 44)



- Purchase equipment and software to equip the mobile Emergency Operations Center with a satellite backup for receiving 911 calls
- \$220,000; restricted 911 funds allocated

## Law Enforcement Center Site Improvements (Page 46)



- Provide additional parking and an access road for the Law Enforcement Center and Emergency Operations Center
- \$520,693; \$514,693 fund balance appropriated; \$6,000 grant received (will likely lose rest of grant funding)
- Final construction drawings are complete and project is being reviewed by NCDENR; bidding will occur as soon as DENR approves the project

## Schools - New High School (Page 70)



- Construct a 169,000 square-foot, LEED Silver high school on Jack Bennett Road in northeastern Chatham (\$44.5 million)
- Keeping the high school on the current schedule (open August 2015) requires \$1.2 cents on the property tax rate dedicated in FY 2012
- Delaying the high school to open August 2017 requires \$0.6 cents
- Delaying the high school to open August 2020 requires NO additional amount



## Schools - New High School (Page 70)



- With renovation, Northwood High School's core capacity was recently expanded to 1,200 students; current population is 973 students; Northwood could be expanded further
- Latest ORED study is not available to county staff to show projected population; last Board of Commissioners did not consider figures from ORED valid

## Alternatives



- Delay the high school until building activity demonstrates needs (revenues will also increase)
- Expand Northwood
- Place the high school on a bond referendum for voter approval—not likely to be approved if this is the only project

## Schools – Roof Replacements (QSCBs) (Page 80)



- Using Qualified School Construction Bonds (QSCBs), replace or repair roofs at Bonlee (FY 2012) and Pittsboro and Silk Hope (FY 2013).
- \$1.8 million; financing obtained

## Waste Management – Landfill (Page 96)



- Site and construct a county-owned landfill
- Solid Waste Advisory Committee recommended a 500-ton-per-day (TPD) landfill and accept out-of-county waste (option shown in the CIP because of higher initial costs)
- Also considering a 180 TPD landfill
- \$14.2 million
- Funded through revenue bonds and installment purchase (land only)
- Difference from last year’s CIP: Additional consulting costs and financing land purchase separately

## Alternatives



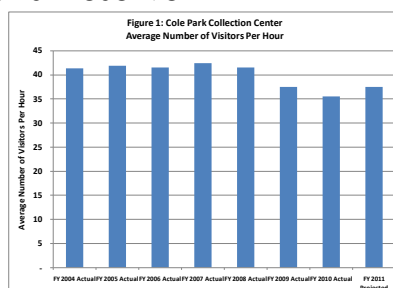
- Continue current system
- Construct 180-TPD landfill for all waste generated in county
- Constructing a 500-TPD landfill; accept waste from outside the county

	Current System	180 tons/day	500 tons/day
Initial Cost	\$0	\$9,185,000	\$14,230,390
Total cost of disposal (45 years)	\$306,116,414	\$177,713,204	\$135,429,344
Average Cost per ton	\$100.54	\$59.70	\$36.17
Years to recoup initial investment	0	28	5

## Waste Management – New Collection Center (Page 100)



- Approved—No Contracts
- Build a new, state-of-the-art collection center in the northeast quadrant of the County to accommodate the influx of new residents
- \$861,631; funded from capital reserve
- Difference from previous CIP: Project moved to FY 2015 because of lower number of visitors than projected and cost inflated



## Water - Governor's Club Water Main Relocation (Page 104)



- Construct 600 feet of restrained 12-inch ductile iron line to provide a second feed to Governor's Club Tank
- \$173,050; transfer from water capital reserve proposed

## Water - Increase Capacity (Page 105)



- Provide for the long-term needs of the county water system through a combination of negotiated bulk purchases from other jurisdictions.
- \$3.7 million; \$3.5 million water capital reserve transfer proposed; \$211,395 transferred from Southeast Water District
- Difference from previous CIP: \$1 million increase to fund elevated storage tank

## New



- Projects not approved in a previous CIP
- Manager is recommending these projects
- Commissioners have complete discretion about timing and whether to fund or not

## County Buildings – Historic Courthouse Restoration (Page 26)



- Reconstruct the Chatham County historic courthouse, which was damaged extensively by fire on March 25, 2010
- \$10 million (guess at this point); funded through insurance reimbursement

## Emergency Communications – Radio Console Replacement (Page 43)



- Replace the radio dispatch equipment at each workstation and the supporting equipment that relays the transmissions to the backroom, and a monitoring and control system for each tower site and the communications room
- \$563,735; \$479,594 restricted 911; \$84,141 from 911 "Public Safety" pot
- Approved on 12/13/10

## Schools – Roof Replacements (non QSCBs) (Page 78)



- Replace the roof at JS Waters and implement a *long-term plan* to repair or replace roofs at School Administrative Offices, Sage Academy, Horton Middle, Moncure, North Chatham Elementary, remainder of Bennett, Chatham Central, Bus Garage, Maintenance Department, Paul Braxton, Perry Harrison Elementary, remainder of Pittsboro Elementary, Siler City Elementary, Jordan Matthews High, and Northwood High
- \$1.3 million; fund balance proposed over 2 years

## Technology - Patient Data Management and Electronic Health Records System (Page 90)



- Purchase & implement patient data management system and electronic health records system
- \$265,000; fund balance proposed

## Future Projects



- Not enough information is available to schedule or fund these projects
- Projects are NOT recommended by the County Manager for FY 2012-2016 CIP; but could be recommended in future CIPs
- Included to give Commissioners “heads up” about possible future obligations

## County Buildings - Agricultural Civic Center (Page 112)



- Construct a new 30,000-square feet agricultural center for Chatham County. The facility would include:
  - ▣ Offices for Cooperative Extension, Farm Service Agency, Soil and Water Conservation District/Natural Resources Conservation Service and the North Carolina Forestry Service;
  - ▣ A large meeting room/auditorium to seat 350 people at tables, which can also be subdivided with air walls down to 4 smaller meeting rooms;
  - ▣ Conference rooms, storage, etc.

## County Buildings - Agricultural Civic Center (Page 112)



- Lack debt capacity for the project
- Consultant looked at renovating existing agriculture building in 2008 at a cost of \$7 to \$8 million
- If commissioners want to pursue, staff recommends appropriating \$35,000 in FY 2012 to obtain better cost information

## County Buildings - Animal Shelter Expansion and Renovation (Page 113)



- Build a 3,500-square-foot addition to the existing Animal Control shelter and renovate the existing 2,600-square-foot building to meet the needs of animals, visiting public, and staff
- If commissioners want to pursue, staff recommends appropriating \$7,800 for schematic design and cost estimates

## County Buildings—Public Health Building (Page 114)



- Construct an 18,626-square-foot stand-alone Health Department in Pittsboro to house administration, community health promotion, clinic, family outreach and support services, and community surveillance
- Lack debt capacity for this project currently
- If commissioners want to pursue, staff recommends appropriating funds for better cost information

## Schools – Bus Garage (Page 115)



- The current Bus Garage for Chatham County Schools is too small and is inadequate for our mechanics. The regional director has stated that the bus garage is the worst facility in the entire region
- County staff and school administration have discussed sharing a facility and staff
- If commissioners want to pursue, staff recommends appropriating \$35,000 for a study to determine the project budget and whether sharing is cost-effective

## Water District - Southwest Water District Distribution Lines Construction (Page 115)



- Install approximately 48 miles of water distribution mains in the Southwest Water District
- Still do not have sufficient sign-ups for project to be viable

## Additional Considerations



- Continue current policy of requiring county funded buildings of 20,000 square feet or more to be LEED Silver Certified?
- Policy recommended by Green Building Task Force (now Green Building and Sustainable Energy Advisory Board)
- Has applied to: new library, 2 new community college buildings, and Margaret Pollard Middle
- Estimated additional cost for Margaret Pollard Middle was \$2 million

## Additional Considerations



- Future projects planned to be LEED Silver are judicial building, jail, and new high school
- Projected savings for these facilities:
  - \$127,000 for judicial, excluding items with 5-7-year payback and keeping \$36,000 for commissioning recommended by staff
  - \$185,000 on commissioning and certification for new high school (not yet designed)
  - Jail savings could be as high as \$700,000
- Staff recommends devoting time on an upcoming work session to discuss pros and cons, but need direction on judicial IMMEDIATELY

Commissioner Kost asked to have the updated debt model in an excel spreadsheet (not a PDF) so that she will be able to see all of the assumptions behind the numbers.

Chairman Bock stated that the CIP is a beginning place for a plan. He stated that it was not a budget, other than the items discussed that cannot be changed, and they will want to hear the “likes and dislikes” as a starting place of a plan.

Commissioner Kost moved, seconded by Commissioner Stewart, to set January 18, 2011 as the date on which to hold a public hearing on the Recommended 2012-2016 Capital Improvements Plan (CIP). The motion carried five (5) to zero (0).

### **WESTERN WAKE PARTNERS DISCUSSION**

Chairman Bock referenced a letter received from Keith H. Weatherly, Mayor of Apex. He also referenced a statement from former Commissioner George Lucier which stated, “We believe that the treated wastewater discharge line poses significant risk with little or no discernable benefits for our County and its residents. With these reasons, we recommend that Chatham County deny WWP’s request to locate a discharge line through this section of the County until the Town of Cary agrees not to annex into the County without the County’s approval and this agreement is embodied in a local bill approved by the General Assembly.”

He stated that in speaking with legal counsel, he is unsure if they can connect a local bill requirement to the approval of the WWP’s request; that he thinks there are two separate issues; that both are very important issues; that they probably want to discuss the fact that in one sentence, the Board says that it poses a significant risks and in another it says it will be approved if they don’t annex; that if it poses significant risks, the Board doesn’t want to approve it; that if it doesn’t, that is a different topic as well; that he thinks there are a lot of things in the recommendations from the previous Board that are either separate issues or are contradictory issues.

Commissioner Kost stated that the first issue was they had left it with the previous Board that former Commissioner Lucier and she would meet with the Mayors of Apex, Morrisville, and Cary; that post election, the Mayor of Apex did not confirm the dates; that the purpose of that meeting was to negotiate those points; that they went into closed session to discuss and may have to do so again based on the attorney; that they fully realize that it cannot be tied directly, but it can be negotiated which is what they were trying to do.

Commissioner Stewart stated, based on the September 8, 2010 Western Wake Partnership Minutes, there were several action items and she was wondering if anything had been done to follow-up on them. She stated that there was a question regarding clarification



from the State on one of the issues with the Corps of Engineers regarding the amount of treated water coming through and there was a discrepancy with Patrick Barnes regarding capacity.

David Hughes, Public Works Director, stated that Phase I was 18 and Phase II was 30, added together would be 48; that that was not the case; and that the permit was 30 MGD.

Commissioner Stewart asked about Chatham County's possible allocation. Mr. Hughes stated that the Chatham County speculative limit was 19 MGD.

Commissioner Cross stated that that was the request, that the County didn't really have anything at this point. Mr. Hughes stated that that was very preliminary.

Chairman Bock asked, going back to the significant risk, if it was clean water or not. Mr. Hughes stated that it was treated wastewater in which the pathogens have been chlorinated; that there is a lot of water under pressure; that any pressurized waterline has some risks if it fails; that it is filtered and is clear water; and that you would be unable to tell the difference in a glass of reuse and clear water.

Chairman Bock asked if this was basically the same water as other areas are spraying on their spray fields. Mr. Hughes stated that it was classified as reuse water and had been chlorinated to kill the bacteria.

Commissioner Kost stated that they were told if they were to take the Harris Lake discharge option, they would have to treat it to a higher standard. Mr. Hughes stated that they might have to do more nitrogen phosphorous removal through a biological process, but it would not necessarily to remove more bacteria.

Commissioner Stewart asked how many days they could keep the pipeline shutdown, if necessary. Mr. Hughes stated that there was no way they could shut it down; that they would have to build a pump around it; that once it begins operating, it is going somewhere as there is no storage capacity for 20 MGD.

Commissioner Petty asked if an emergency bypass would be built into the system. Mr. Hughes replied a break could occur anywhere so you wouldn't be able to construct that into the system; that you would mobilize a crew to isolate and then do a pump around and add temporary pipe.

Commissioner Stewart asked if it was documented in a plan. Mr. Hughes stated that would have to be done under any circumstances or any wastewater station; that it would be standard operating procedure; and that he thinks there is a spreadsheet with answers to all of these questions.

Commissioner Cross stated that the emergency plan to which they were referred went to the water treatment plant plan.

Commissioner Stewart stated that they referred to a cleanup plan in place and the resources to do it. Mr. Hughes stated that there is a cleanup plan for any type of spill at their wastewater plant.

Commissioner Stewart asked if they said how many spills they have experienced. Mr. Hughes stated that it is listed somewhere. She stated that she liked Commissioner Cross's recommendation of pumping the water to Progress Energy and the idea of steaming it off the reactor.

Chairman Bock stated that he thought they had tried to talk with Progress Energy regarding Harris Lake. Mr. Hughes confirmed that they had.

Commissioner Petty asked if there was a problem with that. Commissioner Cross stated that Progress Energy did not want to. Mr. Hughes stated that he thought that the Division of Water Quality (DWQ) had some questions regarding the ability of the lake to absorb the nutrients, nitrogen phosphorous primarily.

Commissioner Kost stated that she thought it came down to the fact that it was going to cost them more. Mr. Hughes stated that he also thought that they were worried about the time.

Commissioner Kost confirmed that it was time and cost. She stated that she felt it was a doable option based on some conversations she had had with other people.

Commissioner Petty asked if that was something the Board needed to revisit. Commissioner Kost stated that she felt that they needed to revisit it.

Chairman Bock stated that if the Board said no or if it said yes and they were unable to negotiate land prices, they would have to.

Commissioner Stewart asked for clarification of next steps for the twelve owners.

Jep Rose, County Attorney, explained that they have eminent domain for the sewer line provided the Board of Commissioners grants it in Chatham County; that if the Board says "no", under the laws now, they would not be able to condemn unless the Legislature changes the law.

Chairman Bock asked if the Board could theoretically say to do their best to negotiate but they don't have eminent domain power without returning to the Board to obtain it.

The County Attorney stated that they could consent to acquiring the property but not consent to condemning property in Chatham County.

Commissioner Stewart stated that the Board could leave it up to the property owners, but if they say no, then the Board says no.

The County Attorney said that the Board would say no unless the property owner say yes.

Chairman Bock stated that they were now not allowed to speak with the property owners. The County Attorney stated that that the consent they were seeking from the Board of Commissioners.

Commissioner Cross stated that a larger issue than the property owners not wanting it was the community not wanting it. He stated that that community is riddled with power lines, which has turned into four-wheeler, horse trails, and gas lines and it disturbs everyone and the community does not want another right-of-way through their community.

Commissioner Stewart asked if would be the same easement.

Commissioner Cross stated that it would be a new easement, that it might parallel some of it, but that it would be a new easement. He stated that he felt it was more than just the twelve property owners wanting it; that he had talked with some of the property owners, but that he had not heard anyone say they wanted it.

Commissioner Stewart stated that she had heard one person say that he was not opposed to it with conditions. She stated that she wondered if it came down to letting the property owners make the decision.

Rita Spina, citizen, stated that there were many people at the meeting in Moncure; that they heard what is very similar to what the Board is recounting; that basically they heard that it is the government that is taking something and they did not have very much of a say in it; that they do have a say; that they have been in contact with Commissioner Cross's entire area and she has been talking with Steve Powers who is the head of the community; that he said that they do not want it; that if it was to come to a place where it was to be discussed, they would request a public hearing; that is probably the best way to handle it as there are so many issues there; the place where the plant would be situated is in New Hill; and it is interesting to note that they are not putting the pipe through their property as it is a more direct area.

Commissioner Cross stated that it was the “why use your property when you can use your neighbor’s property for nothing”.

Commissioner Stewart stated that she believed that annexation should be addressed at the State level and have it done away with altogether.

Chairman Bock stated that he thought it was on the list for the State Legislature.

Commissioner Kost stated that it was on the Legislative agenda for the Association, on the Board of Commissioners’ agenda for several years, and hopefully this will be the year that something is done.

Commissioner Cross stated that the one on the Association is for involuntary annexations which is the same as the Legislature which is not what Cary does.

Mr. Rose confirmed it, stating that it has been voluntary in Chatham County thus far.

Commissioner Kost stated that with the Association goals, there is also one that any annexations across the County lines would have to be approved by the other board of commissioners; that it goes on to say that would include continuations of any projects such as Amberly.

Commissioner Cross asked if it included voluntary or involuntary. Commissioner Kost stated that both were included.

Commissioner Cross suggested that the Board hold a public hearing in order to make a decision stating that he didn’t think that Cary was going to go along with any of their demands.

Chairman Bock stated that he felt that they would go along with the no imminent domain without returning to the Board of Commissioners for approval. Commissioner Stewart agreed.

Commissioner Cross asked even if they go it, would they do it to their community. Chairman Bock stated that that is where he is torn; that if it was his property, he would want to say whether he’d like to sell a piece of the property for a pipeline or not; that he would want it to be his decision; that to him, he understands that the broader community may or may not want it, but it comes down to a property rights issue; that he feels on one hand he has the right to say that he doesn’t want the government imposing imminent domain; that on the other hand, he should have the right to the best use of his land as he sees fit; that he is torn; and that he wants to be able to negotiate.

Commissioner Petty stated that he felt it best to let the landowners decide but that there appears to be more of an issue than just the landowners.

Commissioner Stewart asked how the landowners feel about the community helping to make the decision. Commissioner Cross stated that the ones who were there didn’t seem to have a problem; that they have the names, addresses, and phone numbers of the 12-14 people; and that they should be contacted to attend the meeting or send their opinions.

By consensus, the Board agreed that a public hearing would be a good idea.

Ms. Spina asked about the minutes of the meeting. She was informed that they were posted. She reiterated that the only people who can speak for it are those people.

Commissioner Stewart stated that one of her concerns is that there has to be something put in place, signed and agreed on, that in the case of any damage done, the people are fully compensated to their satisfaction; and that the people need to be given the option.

Commissioner Cross stated that the public hearing needs to be held in Moncure followed up by a telephone call to make sure everyone knows as everyone does not have email.

Chairman Bock stated that he is for the public hearing; that his concern is that if 500 people attend the public hearing and it is not the twelve property owners, then they have to seek them out; that he thinks that those twelve votes have to be weighed much heavier than the others speaking. He stated that in the meantime, why would they not allow the Western Wake Partners to talk to the landowners so that the landowners then have a better idea of what kind of price they could get if they chose to go that route.

Commissioner Kost stated that she thought if that was done, there would be mixed messages sent to the community and confusion would ensue. She suggested setting the public hearing for January 18<sup>th</sup>, have the public hearing, and then have the discussion stating that she felt it was a community decision as the roads, etc. would be impacted and the community should have a voice in it.

Commissioner Petty said that he was somewhat torn also; that he can see the community side of it of which he had not thought; and at the same time, he owns property and he would like to be able to decide what to do with it instead of someone else making the decision for him.

Former Commissioner Patrick Barnes stated that if any of the Board had ever been through a condemnation procedure or eminent domain on their property, it will leave a very bitter taste in your mouth forever; that he is proof of it; that he watched the Corps and bulldozers come through his buildings and his land and cried; that in reality, he still cries; that he walks to his shop everyday and is surrounded by federal property; that his children, to this day, are bitter as it was their inheritance; that one of the things that gets him the most is the water supply for Cary; that everyone has preached "Chatham unity"; that there has been an east/west division forever; that if the Board wants to pour fuel on the fire, give east Chatham to the Western Wake Partners; that the three new Board members are from the west side; that they represent Districts 3, District 4, and District 5 so it's going to look like they are throwing the east side to the dogs; that if it east Chatham has several problems including annexation by Cary; that if permission is given for the sewer line and the plant is built in Cary, the end result and the reason Apex and Cary have to have it, is so they can annex into District 1 and District 2; that if they don't have the plant, they can't grow west into Chatham County; and that whatever decision the Board makes, they have to live with it.

Commissioner Cross stated that Mr. Barnes was correct in stating that it was going to affect the entire eastern side of the County.

Commissioner Stewart stated that one of the things they want to push is to end their ability to force annexation. She asked if they couldn't grow without the plant. Mr. Barnes stated that they could not grow without the plant.

Chairman Bock stated that the Mayor's letter states that the State has deemed it to be a good project that will return water to the Cape Fear River and will be vital for serving about 430,000 businesses and residents in northeastern Chatham and western Wake Counties; that he realizes that they are not all in Chatham County but he also realize that they all state that they want to be regional partners; that he is not voting one way or the other; and that they need to keep in mind that they are part of a region and they make the decision.

Ms. Spina reiterated her earlier comments about why they could not go straight through their county instead of being brought down into Chatham County.

Commissioner Petty asked if that was something that could be brought forth at the public hearing.

Commissioner Cross asked about the 430,000 businesses and residents in Chatham County.

Chairman Bock stated that he would like to see someone build businesses in Chatham County. He asked if the Board was in agreement regarding a public hearing.

Commissioner Kost moved, seconded by Commissioner Cross, to set January 18, 2011 as the date on which to hold a public hearing to discuss a request by the Western Wake

Partners for a proposed pipeline corridor in Chatham County. The motion carried five (5) to zero (0).

Commissioner Stewart asked if the twelve landowners would be contacted prior to the meeting in order to get a feeling for what they think.

Commissioner Kost stated that she thinks a notice should be sent to individual property owners of this public and that they need to get a spreadsheet (large version) with the answers about which Commissioner Stewart was asking.

Chairman Bock stated that he would follow-up with the Manager's Office to make sure the twelve folks are contacted. Commissioner Stewart agreed stating that if they could not attend, the Board needs to know their position on the matter.

#### **LIAISONS/APPOINTMENTS TO THE BOARDS AND COMMITTEES**

Commissioner Kost proposed that a discussion of the "Liaison/Appointments to the Boards and Committees" be postponed until the next work session in order to give staff an opportunity to prepare a non-marked up version of the list.

By consensus, the Board agreed.

#### **NC ASSOCIATION OF COUNTY COMMISSIONERS LEGISLATIVE GOALS DISCUSSION**

Commissioner Cross asked if any of the new Commissioners have a goal that they would like to submit that requires a full approval by each member of the current Board of Commissioners. He stated that what they have now is the result of seven Association subcommittees and the meetings of the Legislative Goals Committee, which he chairs, and the Board of Director's Meeting, on which he serves. He stated that over three hundred State-wide commissioners, out of approximately six hundred, have participated in this process, both Republican and Democrat; that every goal has to be beneficial to all North Carolina Counties, as they do not consider any regional goals; that what happens on January 20<sup>th</sup> and 21<sup>st</sup> will go to the Legislative Conference in the Research Triangle Park; that there will be a representative voting delegate on which Chairman Bock will represent Chatham County; that these will be presented in the fifty goals with five top priorities and voted on by the delegates; that each goal will be reviewed and the voting will begin after lunch; that any new goals that come in after they finish about 5:00 PM, his committee will stay and meet with anyone who brought in a new proposal; that if that committee agrees to accept it, it will then come back on the floor the next day along with the remainder of the goals that they have not reviewed; and that they will then be reviewed, one by one, until they finish. He stated that the goals can be submitted by January 20<sup>th</sup>, but it has to be approved by the full Board of Commissioners.

Chairman Bock asked if anyone had any further goals that they were thinking about submitting.

A discussion ensued regarding, as a voting delegate, does the Chair vote his conviction or the Board's conviction. The Chair asked if the Board would agree with the assumption that everything on the list is a "yes" unless he hears otherwise.

By consensus, the Board agreed to review the list and make any changes at the January 18, 2011 Board of Commissioners' meeting.

Commissioner Cross stated that he had been told that this legislative session is going to be about money, management, and mapping.

Commissioner Kost stated that she feels there will be things that the Legislature pushes down to the Board, as typically, that is what has happened.

Chairman Bock stated that he feels the big issues are included, preserving the global revenue base, and not pushing down things to them, that he feels everyone will agree that they want to maintain.

Chairman Bock stated that if he had not heard anything by January 18<sup>th</sup>, he would assume that the majority of the Board wants to vote “yes” on them.

By consensus, the Board agreed to pursue with the goals as listed.

### **MEETING SPACE**

Chairman Bock stated that there were not many meeting space choices, but that he gets lots of complaints about the library meeting space. He stated that the only other real option would be the Ag Building Auditorium; that he likes the library better, other than the layout; that he spoke with the Fire Marshal regarding occupancy; that aren't a lot of options; and that he would like to hear from the Board.

Commissioner Kost stated that one of the ideas was to move the meetings back to the District Courtroom; that she doesn't like that idea because of the layout; that also with a work session, staff would have to reestablish the setup; that it is easier for staff when both meetings are held in one location; and that was the purpose of moving to the Ag Auditorium.

Chairman Bock asked if the Board, for now, was comfortable continuing to hold their meetings in the library. Commissioner Kost suggested that the issue be revisited when the Superior Court moves into the old library building.

By consensus, the Board agreed to continue holding their meetings in the Central Carolina Community Library.

### **CLOSED SESSION**

Commissioner Petty moved, seconded by Commissioner Cross, to go out of Regular Session and convene in Closed Session for the purpose of consulting with the attorney with respect to matter within the attorney/client privilege and also to hear a report on pending litigation with Southbank. The motion carried five (5) to zero (0).

### **REGULAR SESSION**

Commissioner Stewart moved, seconded by Commissioner Petty, to adjourn the Closed Session and reconvene in Regular Session. The motion carried five (5) to zero (0).

### **ADJOURNMENT**

Commissioner Cross moved, seconded by Commissioner Petty, to adjourn the meeting. The motion carried five (5) to zero (0), and the meeting was adjourned at 4:26 PM.

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Brian Bock, Chairman

ATTEST:

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