

**MINUTES
CHATHAM COUNTY
BOARD OF COMMISSIONERS
WORK SESSION
FEBRUARY 21, 2005**

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 PM on February 21, 2005.

Present: Chairman Bunkey Morgan; Vice Chair Tommy Emerson; Commissioners Patrick Barnes, Mike Cross, and Carl Outz; County Manager, Charlie Horne; County Attorney, Robert L. Gunn; Assistant County Manager Renee Dickson; Finance Officer, Vicki McConnell; and Clerk to the Board, Sandra B. Sublett

The Chairman called the work session to order at 2:00 PM.

Work Session Agenda

1. **Juvenile Facility Discussion**
2. **Basic Machinery Project**
3. **Revaluation Update**
4. **Substance Abuse Ad Hoc Committee Update (Grant Application Question)**
5. **Water Advisory Committee Recommendations**
6. **Water System Development: Deer Run**
7. ~~**American Tobacco Trail Update**~~
8. **Noise Ordinance**
9. **Hospital Option (With Certificate of Need Presentation)**
10. **Ag Advisory Committee**
11. ~~**Capital Improvements Spreadsheet**~~
12. **Transportation Improvement Plan**
13. **Thrift Shop/Convenience Center Follow-up**
14. **Sedimentation & Erosion Control Discussion**
15. **Public Information and Commissioners' E-mail Messages (What is and is not public record)**

The County Manager reviewed the Work Session Agenda. Two items, #7 American Tobacco Trail Update and #11 Capital Improvements Spreadsheet were deferred to the March 7, 2005 Work Session Agenda.

JUVENILE FACILITY DISCUSSION

Tony Tucker, Chatham County Economic Development Director, reviewed the request by the Secretary of Juvenile Corrections with regard to placing the proposed juvenile facility in the County's industrial park. He stated that the Economic Development Board had endorsed the project; that it could be compatible within the park; that it has not been taken to the Siler City Town Board; that the building looks like a school and is small in structure; that he had misgivings when he first heard about it; that he feels that they could make it work, especially since their board said they could locate anywhere in the park; that they talked about it and asked questions; that they welcome them and as far as they are concerned, they see no problem with it.

Mr. Sam Adams said that the commissioners that had met and had no real concerns; that they need a special permit; that when the permit is requested, that is the time when they will hear what the community thinks about it; that Dr. Garrett, President of Central Carolina Community College thinks it will be a good idea; that the new rendition of school has no more negative impacts than the mental hospital; that it is a juvenile facility; that they will be built all across the State; that this would be a catchment area; that it will house the community's kids as well as those from the surrounding counties; and that there will be sixty staff members employed at a professional level, including counselors, teachers, mental health professionals, etc.

Tommy Emerson stated that, as in many of the things in which the Board is involved, this project will be controversial; that he feels the Board should approve it; that it will not solve all of the County's economic problems in the Town of Siler City and western portion of the County, but it will provide 60-62 jobs; that they will be good jobs with retirement, insurance, and good benefits; that much of the three million dollar budget will have domino effect in the local economy; that it is not the State prison system; that it is a juvenile facility; that these are children who have made mistakes; that the whole concept is that they have been taken out of poor environment and giving them a new start to where they can become productive citizens; that he is very much in support of it and recommends that the Board officially commit to it.

Commissioner Emerson moved, seconded by Commissioner Barnes, to approve and offer approximately eight to ten acres to the State for the proposed Juvenile Facility. The motion carried five (5) to zero (0).

The Chairman asked that an official letter be sent to the State regarding this matter. A copy of the letter is attached hereto and by reference made a part hereof.

The Board asked that a date be researched on which to hold a joint meeting with the Siler City Town Board to discuss the proposal.

BASIC MACHINERY

The County Manager explained that there had been a letter prepared to send to the Town of Siler City stating that the County would be happy to partner with the town and Basic Machinery in the company's effort to expand its operations; that the County is willing to contribute \$25,000 to the project and give Harold Andrews Road line to the town; that if the town is willing to assume full responsibility for the County's water lines on the west side of the town and assume ownership of the Stockyard Road step-pumps which are now under the jurisdiction of the County; and that if the town chooses not to participate in the arrangement, then the proposal is that the town pay the County \$79,000 for Harold Andrews Road, a figure agreed upon several years ago.

Commissioner Emerson moved, seconded by Commissioner Outz, to send the letter to the Town of Siler City and fund the \$25,000 from the Industrial Reserve or other funds, if available. The motion carried five (5) to zero (0). A copy of the letter is attached hereto and by reference made a part hereof.

TRANSPORTATION IMPROVEMENT PLAN (TIP)

Jason Sullivan, Assistant Chatham County Planning Director, distributed copies of the Transportation Improvement Plan (TIP): 2007-2013 Timeline and Project Suggestions. He explained that he would like to have Commissioner project preferences as soon as possible so that a resolution could be prepared for adoption at the Board of Commissioners' meeting on March 7, 2005.

The Board discussed the projects and listed their top priorities as follows:

Transportation Improvement Projects for the Durham-Chapel Hill-Carrboro Metropolitan Planning Organization (DCHC MPO) 2007-2013

1. A bus route from Pittsboro to Chapel Hill with a park and ride lot.
2. Widening NC #751 to four lanes with bike lanes.
3. Improvements to Jack Bennett and Lystra Church Roads from US #15-501 to SR #1008.
4. Increase length of turn lanes at North Chatham Elementary School on Lystra Road.
5. Increase length of turn lanes at Perry Harrison School on Hamlets Chapel Road.

Transportation Improvement Projects for the Triangle Area Rural Planning Organization (TARPO) 2007-2013

1. Widen NC #751 from 2 lanes to 4 lanes with bike lanes from US #64 to Durham County line.
2. Highway #421 S entrance to Siler City Industrial Park.
3. Widen the shoulders on Highway #87 North between the Highway #64 Bypass north of Pittsboro to the Alamance County line.
4. Widen and add bicycle lanes to Pea Ridge Road between Old US #1 (SR #1011) and New Elam Church Road (SR #1910). Pea Ridge Road is a bicycle route on the Chatham County bicycle map.
5. Widen Highway #15-501 from Sanford to the proposed Pittsboro bypass from two-lanes to four lanes with bicycle lanes.

A copy of the Transportation Improvement Plan (TIP): 2007-2013 Timeline and Project Suggestions and map is attached hereto and by reference made a part hereof.

REVALUATION

Kim Horton, Tax Administrator, distributed a list of newly assessed 2005 tax values by townships comparing them to the 2004 assessed value with the percentage of increase stating that the values total \$5,599,670,161. A copy of the list is attached hereto and by reference made a part hereof.

A discussion will follow on March 7, 2005.

SUBSTANCE ABUSE AD HOC COMMITTEE

Jeff McKay, Director of Chatham Counseling Center, explained that Chatham County has a growing need for substance abuse treatment and prevention. He stated that currently there are few prevention services in the County focusing on reducing substance abuse; that current statistics Chatham County Schools statistics indicate that students are most deterred from substance abuse by their parents and school prevention efforts; that there are scant resources that educate parents and students about substance abuse prevention; that

additionally, there are gaps in the current treatment services; that Chatham Counseling Center provided over 2200 hours of substance abuse treatment in the past year; that individuals were often hampered by an inability to access appropriate services in the community; that numerous residents leave the County to receive treatment only to have difficulties maintaining their progress once they return; and that these deficiencies include a lack of residential/transitional, bilingual, and case management services.

Mr. McKay stated that a Substance Abuse Ad Hoc Committee began meeting at the end of September, 2004; that the committee was comprised of representatives from County agencies, law enforcement, private providers, and the general public; that the committee identified a number of different solutions that could begin to address the need for increased services; that three priority areas were selected for immediate consideration: 1) the creation of a residential/transitional home; 2) the hiring of a substance abuse case manager; 3) the hiring of a prevention specialist and the purchase of prevention materials.

He briefed the Board on residential/transitional housing and the need for a Substance Abuse Case Manager and a Substance Abuse Prevention Specialist.

Substance Abuse Treatment Resources/Services and Substance Abuse Treatment Needs summaries are attached hereto and by reference made a part hereof.

Billy Minch stated that as a recovering addict and alcoholic for eighteen years, he purchased a home through recovery; that this home has been a transitional home for a recovery house; that for fourteen years he has helped recovering alcoholics; that Chatham County residents are in denial that the County has a substance abuse problem; that the disease is hidden because there are illegal drugs involved; that the disease affects a person mentally, physically, emotionally, and spiritually; that if something is not done soon, more are going to perish; and that there needs to be funding for a recovery house in Chatham County.

Jean Sutter, Family Wellness and Recovery Services Executive Director, stated that her facility is the only facility that offers residential treatment in Chatham County to any adult; that if one is not a woman and pregnant, they can not use the facility; that she is about to assume the chairmanship of the ad hoc committee; that they wish to partner with the County in order to be able to provide some of the services that have been identified as needed by the committee; that she currently has thirty-eight acres of land with only five acres being used as a residential facility; that the State is saying that people need to begin receiving services in their own county; that is the direction that OPC is going; that she is looking forward to working with the Board and other people in the County to partner and collaborate to provide services needed in Chatham County.

Commissioner Cross discussed the possibility of putting a dormitory wing for this purpose on the newly proposed hospital in the industrial park.

A discussion ensued with the Board to discuss the matter further at a future date.

BREAK

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The Chairman called for a five-minute break.

GROUP "B" PROJECTS – PEA RIDGE ROAD TRANSMISSION MAIN

Tim Carpenter, Hobbs, Upchurch & Associates, P.A., explained that they had received a fax copy of the "Finding of No Significant Impact (FONSI) from NCDENR – Public Water Supply Section; that the FONSI is one of the last components involved prior to bidding of the project; that this particular FONSI was issued with certain conditions as follows:

1. Construction of the project shall be in accordance with the agreement made with NC Wildlife Resources Commission and supported by the County Commissioners Resolution dated April 19, 2004 and include in the EA.
2. Chatham County shall provide an approved updated Water System Management Plan to Public Water Supply prior to the release of the "Authorization to Construct" Permit. (Hobbs, Upchurch & Associates, P. A. prepared the most recent Water System Management Plan and will begin work immediately to update the current plan with the assistance of the Utilities Director. This plan should take approximately one week to put together and submit to NCDENR-a Public Water Supply Section.)
3. BCDEBR-Public Water Supply review engineer has requested updated cost estimates and any modifications to the plans or specifications.

Mr. Carpenter stated that receipt of the FONSI is certainly good news that the County has been looking forward to for some time; that upon the receipt of the "Authorization to Construct", the County will proceed with construction of the project; and that bid documents have been previously prepared and the advertising process should begin within two weeks.

Other Matters:

He stated that Builders First Source came to the County and wanted them to extend a water line from the west end of Heritage Point Subdivision; that in doing so, they contacted the Town of Cary as they had waterlines on both sides of Highway #64; that the north side already has a forty inch line that is backed up against the right-of-way; that the south side has a thirty inch line that is 10-15 feet off the edge of the pavement; that there is a large draining structure on the west end of Heritage Point so that they had to pass the drainage structure and then they looked to try to bore across earlier than what they did but with the line that was running down the south side of the road toward Cary was going to make lane conditions very difficult and also make the bore very difficult; that that meant that the Board is now at the end where First Source is located; that they have gotten the price from the contractor to put a bore across Highway #64 at the point of connection with the Heritage Point line; that is still approximately 1,500 feet from the entrance to Deer Run; that the cost of the bore is \$38,000; that it is 148 feet across; that there is then another 1,500 feet to get to the entrance of Heritage Point; that at a cost of approximately \$15-16 per foot, it would cost beyond \$55,000 for the total project.

After further discussion, the Chairman asked that a letter be sent to the Deer Run Association stating that water is available, informing them of the approximate \$60,000 cost, and asking if they wish to pursue the matter.

Pierre Lauffer presented recommendations from the Water Advisory Committee on the installation of water mains.

Commissioner Emerson moved, seconded by Chairman Morgan, to accept the Water Advisory Committee recommendation and approve supplying residents that reside along existing Chatham County water main taps at a cost of \$500 each with the following conditions:

- v Must reside within the Southeast and Southwest Water District boundaries
- v Must pay the \$500 tap fee within the specified time frame
- v For any taps that are larger than 5/8" x 3/4", the additional cost to install shall be the responsibility of the homeowner. (i.e.: If construction cost of a 2" tap is \$1,500, the customer shall be responsible for the additional \$1,000)
- v Residents that have signed up shall be notified by direct mailing.

- v A \$500 tap fee shall be paid by May 1, 2005.

And to approve all County funded water main extensions outside of any duly formed district tap fees would be reduced to half of the prevailing fees and to implement the policy. The motion carried five (5) to zero (0).

The Chairman explained the Utilities Director has the authority to put in as many test taps as he needs.

HOSPITAL OPTION

Mr. Woody Hathaway, Chief Executive Officer, thanked the Board for their level of support generated for their "Certificate of Need"; that the document had been successfully filed; that they had been notified that it is complete and is being reviewed; that there will be a mandatory public hearing on Wednesday, April 20, 2005 at 1:00 PM at Central Carolina Community College.

Mr. Hathaway gave a power point presentation on why the hospital needs a new facility. He stated that Chatham Hospital has always prided itself in being "large enough to serve your needs and small enough to know your name"; that for more than fifty years, community members have been able to come to Chatham Hospital knowing that they will receive great health care in a warm, supportive environment; that Chatham Hospital is committed to meeting the needs of patients, doctors, employees, and the evolving community.

He stated that incorporated in 1939, Chatham Hospital was first housed in a wood-framed former apartment building; that in June, 1950, a modern fifty-bed facility was build; that it was remodeled in 1969 producing a state-of-the-art critical care unit, new emergency room, a CT scanner, and medical/surgical units; that renovation and construction have allowed Chatham Hospital to offer modern health options for its patients and a first-class workplace for its employees; that they are now at a crossroads; that in recent years, concerns about the hospital infrastructure have been raised; that in a 2001 evaluation, upgrades to the following systems were recommended: emergency power, fire alarm, boiler, chiller, air handling unit; that because these systems range in age from 20–54 years old, parts are difficult or even impossible to obtain, and the estimated cost of making the recommended upgrades, if they were possible, would be approximately three-quarters of a million dollars.

He stated that beyond these concerns, the facilities are set up so that patient care is not cost-efficient and the room, especially the operating rooms, are outmoded and need to be larger; that because the hospital is landlocked and surrounded by limiting parking, enlarging will not be easy; that the cost for upgrading the building and adding operating rooms is estimated at almost five million dollars; that even if these expenditures were made, Chatham Hospital would not be the efficient, patient-oriented community hospital that the citizens of Siler City and Chatham County deserve and need. He stated that no amount of upgrading can turn a 1950's infrastructure into a twenty first century health care facility.

Mr. Hathaway reviewed the challenges of the old hospital and opportunities and advantages of a new hospital. A copy of the Chatham Hospital brochure is attached hereto and by reference made a part hereof.

A Resolution Authorizing the Disposition of Certain Real Property was read in its entirety by Attorney Bob Gunn.

Chairman Morgan moved, seconded by Commissioner Emerson, to adopt **Resolution #2005-07 Authorizing the Disposition of Certain Real Property**, attached hereto and by reference made a part hereof. The motion carried five (5) to zero (0).

The Board thanked Mr. Hathaway for his presentation and voiced their continued support for the project.

AG ADVISORY COMMITTEE

- Charlie Bolton stated that the Board had been made aware, at the last meeting and through telephone calls, of the recent audit process which had made some farmers and agribusiness people realize that they had some problems with listing their property for tax purposes. He stated that everyone realizes that they all need to abide by the rules; that they desire to do so; that ignorance is no excuse; that probably the majority of the folks have been filing correctly; that there have been some serious omissions where people thought that they had the correct information from the tax office; that an Ag Advisory Board Member and he met with the Tax Administrator, the County Manager, and some Extension Services folks during the prior week during which they got a lot of things ironed out; that a lot of misunderstandings were corrected; that the two of them feel a little better about the process; that Ms. Horton is going to meet with the full Ag Advisory Board on the second Tuesday in March; that she was very helpful in answering their questions and clearing up some misconceptions; that there are still some problems but that they have to do, primarily with penalty and interest from mistakes made in the past; and that they would like to ask if some of the interest and penalties can be forgiven or at least go easy on the penalty and interest of any discovered properties.

Clarence Durham stated that they appreciate the Board listening to them; that they were appointed to the committee and they try to listen to the other people and pass information on to them; that they would appreciate the Board's looking at the situation and forgiving the interest, etc.

NOISE ORDINANCE

By consensus, the Board agreed to discuss the Noise Ordinance at their March 7, 2005 Board of Commissioners' meeting.

THRIFT SHOP

Renee Dickson, Assistant County Manager, stated that the disposal fees are paid for nonprofits by the County; that Waste Management pays their disposal costs; that they have to take the debris to the landfill and get it weighed; that they receive a letter that says that the County will pay their disposal costs; that it is then taken to the transfer station in Siler City; that they probably do not want to make the trips; that from staff's perspective, it is an enterprise fund, they are already paying for the disposal costs; that if the PTA was allowed to dispose of their items at the collection center, the County would also have to pay the hauling costs associated with disposition of the items; and that most counties do not do this.

By consensus, the Board agreed to send a letter to the PTA Thrift Shop asking that a representative attend the March 7, 2005 work session and that a copy of the non-profits donation survey performed by Waste Management be included. Bob Holden, Solid Waste Director, will also be asked to be in attendance. A copy of the survey is attached hereto and by reference made a part hereof.

RECESS

Commissioner Barnes moved, seconded by Commissioner Cross, that the meeting be recessed to the regularly scheduled Board of Commissioners' meeting in the District Courtroom. The motion carried five (5) to zero (0), and the meeting was recessed at 5:09 PM.

Bunkey Morgan, Chairman

ATTEST:

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