

MINUTES
CHATHAM COUNTY BOARD OF COMMISSIONERS
WORK SESSION
MARCH 07, 2005

The Board of Commissioners (“the Board”) of the County of Chatham, North Carolina, met in the Agricultural Auditorium Building, 45 South Street, located in Pittsboro, North Carolina, at 11:47 AM on March 07, 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 meeting was called to order by the Chairman at 11:47 AM.

Work Session

1. **American Moulding & Millworks Project**
 2. **Capital Improvements Spreadsheet**
 3. **American Tobacco Trail Update**
 4. **Recreation Update**
 5. **Noise Ordinance**
 6. **Public Input Session Verbiage**
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AMERICAN MOULDING & MILLWORKS PROJECT

Tony Tucker, Economic Development Director, explained that the Kyser Roth Building located in Goldston has a wastewater disposal problem; that he has been looking for someone to occupy the building for quite some time; that no one can operate in the building until the problem is solved; that when the building was built in 1969, it was built with an illegal system; that American Moulding and Millworks is interested in locating in the building at this time; that they are looking for a permanent solution to the wastewater problem; that they asked the City of Sanford if they would treat wastewater from this building if Chatham County agreed to run the line; that they have agreed to do so; that the total project is estimated at \$1,223,000.00; that they have a CDBG grant lined up in the amount of \$750,000.00; that the remainder would be borne by the County; that the grant would be for this particular building and industry; that the company needs to expand immediately; that they have asked if they could move into the building with fewer employees than expected on a temporary basis while the system is being built; that this will take approximately ten months to one year to complete; that they would be willing to use “pump and haul” or whatever they could do to be able to get started; that if they can not start immediately, they are going to have to go somewhere else; and that the Board needs to expedite the process so that the building can be utilized immediately.

Holly Coleman, Environmental Health Supervisor, explained that in order for the County to get a "pump and haul" permit, they would have to go through DENR, the permitting agency; that they would look to see that a permanent solution plan was in place; that the County Environmental Health Division would not be involved in the process; that the septic system that is at the Kyser Roth Building is an unapproved, un-permitted, illegal system

Commissioner Emerson moved, seconded by Commissioner Barnes, to set March 21, 2005 and April 4, 2005 as the dates on which to hold public hearings on the proposed Community Development Block Grant - Economic Development to serve American Moulding & Millwork Company to provide much needed sewer system improvements to the business. The motion carried five (5) to zero (0).

3M GRANT

Mr. Tucker explained that the County has an existing Community Development Block Grant (CDBG) trying to complete a reuse project running reuse water to 3M; that that project was been in existence for approximately four years; that the funds should have been expended long before this time; that there has been extension after extension; that the final extension has been set for June 30, 2005; that if the approximately \$453,000 has not been spent by this time, it will be lost; that before another grant is issued, the 3M grant must be closed; and that the Town of Pittsboro is in charge, but the County is responsible for it.

LUNCH BREAK

- The Chairman recessed the meeting at 12:05 PM for a short lunch break.

SOUND SYSTEM

Chairman Morgan moved, seconded by Commissioner Cross, to approve the purchase of sound amplification system from Bill Walden's Sound Systems, not to exceed \$9,000.00, to be taken from fund balance. The motion carried five (5) to zero (0).

MEDICAID RESOLUTION

Commissioner Emerson moved, seconded by Commissioner Outz, to approve **Medicaid Resolution #2005-11 Supporting State Assumption of County Share of Medicaid**, attached hereto and by reference made a part hereof. The motion carried five (5) to zero (0).

CAPITAL IMPROVEMENTS SPREADSHEET

Vicki McConnell, Finance Officer, reviewed the Chatham County Funding for 2005-2009 Capital Projects explaining proposed projects and costs, funding options, debt service, and revenue sources. She reviewed general capital projects, school capital projects, and water capital projects for fiscal years 2006-2009. She described funding for capital projects, borrowing schedule proposals, and debt and existing revenue sources at current and increased rates. She assessed debt (including interest) by district and impact fees collected by district. A copy of the presentation is attached hereto and by reference made a part hereof.

LEGISLATIVE DELEGATION MEETING

- By consensus, the Board asked that a meeting be set with Chatham County's Legislative Delegation during which the land transfer fee could be discussed.

UNITED CHAMBER OF COMMERCE

Commissioner Cross stated that he had received an invitation from Jody Minor, United Way Director, asking him to present a program and answer questions on the proposed one percent land transfer fee at a luncheon on March 17, 2005.

CAPITAL IMPROVEMENTS DISCUSSION

By consensus, the Board agreed to devote the entire Work Session on the afternoon of March 21, 2005 to begin at 2:00 PM to Capital Improvements.

By consensus, the Board agreed to tentatively set March 28, 2005, as a date on which to discuss other matters of County business.

ZONING ORDINANCE REQUIREMENTS

Prior to lunch, Commissioner Cross presented a resolution, attached hereto and by reference made a part hereof, amending the County Watershed Ordinance and a sheet listing facts and needs, attached hereto and by reference made a part hereof, which he said support a residential moratorium.

Keith Megginson, Planning Director, was invited to discuss the issues with the Board following lunch. Mr. Megginson informed the Board of the procedures for amending the County Zoning Ordinance and Watershed Regulations. He also reviewed previous Board discussions of moratoria. He stated that moratoriums are generally required to be for a specific time period and for a specific purpose, normally with a specified outcome at the end of the moratoria.

After considerable discussion, Commissioner Cross moved, seconded by Commissioner Barnes, that the Board of Commissioners serve as applicant for the resolution amending the County Watershed Ordinance and invite speakers from both sides to appear at the March 21, 2005 Board of Commissioners' public hearing. The motion failed two (2) to three (3) with Commissioners Morgan, Outz, and Emerson opposing.

MORATORIUM

Chairman Morgan asked that the Planning Director, County Manager and Finance Office review the residential moratorium and return to the Board with a recommendation.

NOISE ORDINANCE

Bob Gunn, County Attorney, reviewed the Noise Ordinance adapted from Wake County's Noise Ordinance but stated that he had not had a chance to discuss it in detail with the Sheriff nor the District Attorney regarding criminal penalties.

Commissioner Emerson recommended to allow council to further study the ordinance and to discuss it with the Sheriff and District Attorney since it is no longer an immediate emergency due to the closure of Sports Arena and that it be returned to the Board at a later date for consideration.

By consensus, the Board agreed.

BREAK

The Chairman called for a five-minute break.

AMERICAN TOBACCO TRAIL

- Bill Bussey, stated that the American Tobacco Trail, also called the “Treasure of the Triangle”, is a twenty-two mile long rails-to-trails project named for the railroad line which transported tobacco from Duncan to downtown Durham; that it utilizes the unused railroad corridor for shared-use recreation, exercise, and commuter trail; that it runs from downtown Durham across from the Durham Bulls Athletic Park, through southern Durham, Chatham County, and ends in Wake County two miles south of US Highway #64; that the project was started in 1989, but began in earnest in 1992; that NCDOT purchased all trail corridor in Chatham in 1998; that Chatham ATT Master Plan completed in 2001; that 3.5 miles of trail have been cleared and made safe by the TRTC volunteers from the Durham County line in the north to New Hope Church Road in winter 2004; that Chatham has the only regional “steel and concrete” construction project currently underway in the Triangle; that the 4.5 miles of trail built in Chatham County yields twenty-two plus miles of total greenway for Chatham residents; and that the trail can be used by everyone except the bedridden.

Mr. Bussey explained the specifics of the trail located in Durham and Wake County. He stated that there are 3.5 miles of natural surface trail in Chatham County; that it has been cleared, maintained and managed by TRTC; that it runs from Northeast Creek to New Hope Church Road; that over one hundred volunteers have helped clear the trail totaling 1,100+ person hours, 58 work days/session, \$500+ in purchased materials, and \$600+ donated materials; that some folks say that the American Tobacco trail in Chatham County will be used mainly by residents of other counties and towns but he calls that “tourism”.

He assessed cost estimates for ATT in Chatham County from the 2001 Master Plan and stated that most of it will be paid for with federal grants and funds. He reviewed challenges including funding, storm damage, Wake County’s unwillingness to connect to volunteer maintained trail, long term management, and the parking area needed at O’Kelly Chapel Road. He reviewed tips for using the trail and thanked the Board of Commissioners for the opportunity to make the presentation.

Chairman Morgan asked the County Manager to see if there were any Amberly funds available to help complete the trail.

PUBLIC INPUT SESSION VERBIAGE

After considerable discussion and by consensus, the Board decided to increase the length of the Public Input Session from fifteen minutes to thirty minutes in length, to increase the amount of time for individual speakers from three minutes to five minutes, and to delete the phrase, “No speaker may speak more than one time in any three month period.”

MOUNTAINAIRE POULTRY PLANT

- The County Attorney explained that Mountainaire Poultry Plant is not as close to being permitted as they had hoped; that they found stone in the area that they hoped to use as their spray field; and that they may be looking at purchasing additional property.

ADJOURNMENT

Commissioner Barnes moved, seconded by Commissioner Emerson, to adjourn the meeting. The

motion carried five (5) to zero (0), and the meeting was adjourned at 3:24 PM.

Bunkey Morgan, Chairman

ATTEST:

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