

**MINUTES**  
**CHATHAM COUNTY BOARD OF COMMISSIONERS**  
**WORK SESSION**  
**AUGUST 01, 2005**

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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 10:54 AM on August 01, 2005.

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

Absent: County Attorney, Robert L. Gunn

The meeting was called to order by the Chairman at 10:54 AM.

*Work Session*

1. **JOCCA**
2. **Other**

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**ENVIRONMENTAL HEALTH**

Holly Coleman, Environmental Health Director, provided an update to information sent to the Board of Commissioners on Carolina Analytical Laboratory, formerly known as Woodson-Tenent Laboratory, located at 17570 NC Highway #902. According to Ms. Coleman, the NC Division of Waste Management was notified of the site being an “inactive hazardous substance or waste disposal site in January 2004. She stated that the Health Department received recent notification of its existence; that the lab has been located at that address since 1987 and was discharging lab waste to a pond on adjacent property without a discharge permit; that at some point, the discharge was diverted from the pond to the unpermitted septic system; that after an investigation was conducted, the Environmental Health Division issued a Notice of Violation (NOV) to Carolina Analytical Laboratories and Chester and Cathy Beavers, property owners requiring that they immediately cease discharging lab waste into the unpermitted septic system and that they submit an application for an industrial process wastewater permit or documentation verifying that waste is not hazardous; that representatives of the lab are cooperating and are currently collecting all lab waste in 55 gallon drums and searching for a company authorized to pick up hazardous waste.

The Board requested that a representative of the Division of Waste Management be invited to their September 06, 2005 work session to report on the consultant’s environmental assessment report. A discussion on locating the wells in the area and notifying property owners near the lab ensued.

**PRESENTATION BY JOCCA**

Nick Robinson, JOCCA Committee Chairman, explained that JOCCA programs include the Weatherization Assistance Program (installing energy conservation measures in the homes of low income Chatham and Orange residents- 62 homes weatherized in 2004 at a cost of \$46,624), Heating and Air Replacement and Repair Program (installing heating and air units in the homes of low income Chatham and Orange residents – 21 heating/air units installed in 2004 at a cost of \$34,776), Job Training and Placement Program [Joblink Center and Workforce Investment Act] (employment and training for adults and youth), Community Services Block Grant; that the Joblink Center is a one-stop Chatham Center for training, employment and education to promote economic self-sufficiency (8,995 inquiries from Chatham residents seeking training/employment opportunities in 2004-05); that with Job Training and Placement, 130 Chatham residents were served in 2004-05 (\$304,980); that with the Community Services Block Grant brought ten residents out of poverty in 2004-05, included seventeen residents who completed education in 2004-05, and sixty nine residents who received unduplicated services; that rumors of demise are greatly exaggerated in that JOCCA's financial health is impressively strong; that audited financial statements show the inherited 2001 deficit is steadily shrinking; that while the deficit shrinks, JOCCA dedicates more program funds to residents; that funds spent on programs dedicated to Chatham residents in FY 2002 total \$695,811, in FY 2003 - \$640,386, in FY 2004 - \$705,672, in FY 2005 - \$831,642; that local government support enables the agency to operate to draw down grants that do not fully fund administrative costs; that many funding sources expect local municipalities to contribute to the overhead and administrative costs of a community action agency; that this is the balance struck in order to ensure that local governments continue to be invested in the protection of its poorest citizens; that JOCCA has requested \$33,638 to offset its administrative overhead in 2005 while dedicating \$831,642 to Chatham residents; that JOCCA is on course to increase services to Chatham residents in 2004/05 and, at the same time, reduce or eliminate entirely the so-called "deficit"; that JOCCA provides valuable services to Chatham residents that are not duplicated elsewhere; that they feel that better communication with the Board of Commissioners and a Commissioner appointment to their board is needed; that JOCCA will continue to make its written reports and requests to the Board of Commissioners; that JOCCA will also arrange to appear at the hearing to make its annual presentation; and that JOCCA respectfully requests that its funding be reinstated.

Commissioner Barnes moved to appoint Commissioner Emerson to the JOCCA Board.

After considerable discussion and Commissioner Emerson's suggestion that the Assistant County Manager, the Finance Officer, and he meet with JOCCA to check their records and internal controls and return to the Board of Commissioners with a full report, the motion was tabled.

Mr. Robinson thanked the Board for their time.

## **WATER UPDATE**

Chairman Morgan stated that he had received a fax from the Department of Transportation stating that they had approved the hanging of a water line on the Rocky River Bridge.

### **Appeal for Water Availability Fees Relief:**

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Greg Isenhour, developer, stated that Cole Park and Chatham Crossing have been and are a vital part of Chatham County's economy; that years ago visionaries like Tom Hudson and others after him have committed themselves to helping provide necessary services to the citizens of Chatham County even when Chatham County did not have the resources to help stimulate the economy in this area; that the tax base was created without the responsibility of additional services; that the Board of Commissioners now have the opportunity to aid in that economic development without expending funds to do so; that they have the

opportunity to make a decision that would afford continued, reliable, uninterrupted water service to North Chatham Water and Sewer (NCWS) and the customers that it serves including Chatham County itself in its recycling center; that additionally, a decision to permit NCWS to connect to Chatham water for the fees suggested in his petition will result in a significant gain to the County's coffers; that the revenue from water service to NCWS minus the nominal costs to provide such a large volume of water to two service points with no responsibility for the infrastructure behind the service points would provide positive income for the citizens of Chatham County.

Mr. Isenhour stated that the fees charged to NCWS should be no greater than \$68,000.00 all inclusive; that given the substantial infrastructure costs and loss of revenue during the first year of connection and the hardship it will pose to NCWS, the Board of Commissioners should consider an availability fee or connection fee at a lesser amount; that this is not a request to take over a water system, nor is it a request to extend water to a new development; that this is simply a request for a fair and reasonable connection fee so that NCWS can rationally consider the purchase of water from Chatham County; that looking to the future, it would provide a winning solution for Chatham County, both in selling water and in providing reliable and uninterrupted water service, for an economic center and stimulus that has been a part of Chatham County for over twenty years.

After considerable discussion, Commissioner Barnes moved, seconded by Commissioner Cross, to follow the Water Advisory Board's and Staff's recommendation to deny the request and not defer from the policy in effect. The motion carried five (5) to zero (0).

### **ADJOURNMENT**

Commissioner Barnes moved, seconded by Commissioner Outz, to adjourn the meeting. The motion carried five (5) to zero (0), and the meeting was adjourned at 12:33 PM.

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Bunkey Morgan, Chairman

ATTEST:

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