

**MINUTES**  
**CHATHAM COUNTY BOARD OF COMMISSIONERS**  
**REGULAR MEETING**  
**JANUARY 02, 2007**

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The Board of Commissioners (“the Board”) of the County of Chatham, North Carolina, met in the Agricultural Building Auditorium, 45 South Street, located in Pittsboro, North Carolina, at 9:00 AM on January 02, 2007.

Present: Chairman Carl Thompson; Vice Chair, George Lucier; Commissioners Patrick Barnes, Mike Cross, and Tom Vanderbeck, County Manager, Charlie Horne; Assistant County Manager, Renee Paschal; Interim County Attorney, Jep Rose; Finance Officer, Vicki McConnell; and Clerk to the Board, Sandra B. Sublett

The meeting was called to order by the Chairman at 9:05 AM.

**PLEDGE OF ALLEGIANCE AND INVOCATION**

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Chairman Thompson delivered the invocation after which he invited everyone present to stand and recite the Pledge of Allegiance.

**AGENDA AND CONSENT AGENDA**

The Chairman asked if there were additions, deletions, or corrections to the Agenda and Consent Agenda.

Chairman Thompson asked that Item #5, Consideration of a request to award service contracts for mowing of County-owned properties to: 1) Phil Marsh d/b/a GG Marsh for Waste Management Properties and; 2) Collins Landscape and Maintenance for public building properties and water utilities properties be removed from the Consent Agenda and deferred until a later date.

After considerable discussion, Commissioners Barnes and Cross objected to Item #5 on the Consent Agenda being deferred until a later date without some explanation.

Commissioner Lucier moved, seconded by Commissioner Vanderbeck, to approve the Agenda and Consent Agenda with the noted request:

1. **Minutes:** Consideration of a request for approval of Board Minutes for regular meeting held December 18, 2006, work session held December 18, 2006, and Legislative Delegation meeting held December 20, 2006

The motion carried three (3) to two (2) with Commissioner Barnes and Cross opposing.

2. **Road Names:** Consideration of a request from citizens to approve the naming of private roads in Chatham County as follows:

A. Forest Ridge Lane

B. Wooded Acres Trail

The motion carried three (3) to two (2) with Commissioners Barnes and Cross opposing.

3. **Fiscal Year 2006-2007 Budget Amendments:** Consideration of a request to approve budget amendments as proposed by staff, attached hereto and by reference made a part hereof.

The motion carried three (3) to two (2) with Commissioners Barnes and Cross opposing.

4. **Resolution for Addition of Road to NC System of Secondary Roads:** Consideration of a request for approval of **Resolution#2007-01 for the Addition of Street or Road to the North Carolina System of Secondary Roads – Lewis Moody Road Extension**, attached hereto and by reference made a part hereof.

The motion carried three (3) to two (2) with Commissioners Barnes and Cross opposing.

5. ~~**Mowing Services Contracts for 2006-2007 Growing Season:** Consideration of a request to award service contracts for mowing of County owned properties to: 1) Phil Marsh d/b/a GG Marsh for Waste Management Properties and; 2) Collins Landscape and Maintenance for public building properties and water utilities properties~~

This item was deferred until the January 16, 2007 Board of Commissioners' meeting.

**END OF CONSENT AGENDA**

**PUBLIC INPUT SESSION**

There was no one present who wished to make public comments.

**BOARD OF COMMISSIONERS MATTERS**

**Economic Development By-Laws:** Consideration of a request to adopt **Resolution Concurring with Certain Revisions to the Bylaws of the Chatham County Economic Development Corporation**

Commissioner Lucier moved, seconded by Commissioner Vanderbeck, to adopt **Resolution #2007-02 Concurring with Certain Revisions to the Bylaws of the Chatham County Economic Development Corporation**, attached hereto and by reference made a part hereof. The motion carried five (5) to zero (0).

**Harnett County Water Ordinance:** Consideration of a request to amend the Harnett County Water Ordinance

The County Manager stated that the Board had considered amending the wording of the project ordinance for having the County Manager approve contracts subject to the approval of the Board of Commissioners; that in the discussion which ensued, he informed the Board that it was his usual practice, with any type of contracts of that substance, that he put them before the Board anyway; and that he will continue to follow that process.

Commissioner Lucier moved, seconded by Commissioner Vanderbeck, to table this issue

indefinitely, based on the comments of the County Manager. The motion carried five (5) to zero (0).

**Joint Meeting with Cary:** Consideration of a request to set a date and format for a joint meeting with the Town of Cary

The County Manager explained that the joint meeting had been set for February 20, 2007 at the North Chatham Elementary School, Multipurpose Room, at 7:00 PM.

Keith Megginson, Planning Director, reiterated that the meeting between the Chatham County Board of Commissioners and the Cary Town Council will be held at the time and place as stated by the County Manager for discussion of the draft land use plan maps for the area east of Jordan Lake and north of US Highway #64 and White Oak Creek. The itinerary will be determined by both boards.

**Planning Board Ordinance Revisions:** Consideration of a request for revisions to the language for the public hearing on the Planning Board Ordinance

Jason Sullivan, Assistant Planning Director, reviewed the proposed changes to the Planning Board Ordinance as perceived by staff.

The Planning Director asked for clarification of the language in regard to terminating members on the Planning Board.

By consensus, the Board agreed that each Commissioner is responsible for making the nominations from his district and for initiation of a termination request for his appointee to the Planning Board.

Staff is to work with the interim County Attorney in clarifying the language of the ordinance revisions for public hearing.

**Economic Competitiveness Plan for Chatham County:** Consideration of a request to approve a preliminary statement of work for an "Economic Competitiveness Plan for Chatham County"

After considerable discussion, Commissioner Barnes moved, seconded by Commissioner Cross, to:

Ask UNC Center for Competitive Economies to itemize their statement of costs

Prepare an RFP with a thirty-day deadline for submission of proposals

(Deadline February 02, 2007)

Schedule item for public input session for February 19, 2007

The motion carried five (5) to zero (0).

## **BOARDS AND COMMITTEES**

**Major Corridor Ordinance Appointments:** Consideration of a request to appoint members to the Major Corridor Ordinance Board

Commissioner Lucier stated that Larry Hicks, Chairman of the ad hoc committee formed earlier in the year, will make a presentation at the January 16, 2007 Board of Commissioners' meeting. He stated that the Board approved a task force of twenty people at the December 18, 2006 Board of Commissioners' meeting; that this would include three appointments by each Commissioner, an appointment by the Town of Pittsboro, one by the Town of Siler City, and one by the Town of Goldston, a member from the Planning Board, and a member from the Economic Development Corporation; that it was his understanding that eight of the ten members of the ad hoc committee are interested in continuing on this committee; that he wants to make appointments to the major Corridor Ordinance Committee after the presentation; that he suggests that the Board wait until after the presentation to make their appointments to this board; and that he thinks the Towns of Pittsboro, Siler City, and Goldston should be sent a letter asking for an appointee to this task force. He further stated that he thought letters should also be sent requesting appointees to the Economic Development Corporation and Planning Board.

By consensus, everyone agreed.

**Green Building Task Force Appointments:** Consideration of a request to appoint members to the Green Building Task Force

After considerable discussion and by consensus, it was decided that the committee would be comprised of nine appointments, one appointment by each Commissioner and four appointments by the full Board.

In order to further review materials, this item was postponed until the January 16, 2007 Board of Commissioners' meeting.

**Economic Development Commission Update:** Consideration of a request to update the vacancies on the Economic Development Commission

Commissioner Lucier nominated Larry Hicks to serve on the Economic Development Commission.

Chairman Thompson nominated Margie Ellison to serve on the Economic Development Commission.

Commissioner Vanderbeck moved, seconded by Commissioner Lucier, to accept the nominations and appoint Larry Hicks, 128 Persimmon Hill Trail, Pittsboro, NC, and Margie Ellison, 11538 NC Highway #902, Bear Creek, NC, to the Economic Development Commission. The motion carried five (5) to zero (0).

## **MANAGER'S REPORTS**

### **Architects Presentation for Renovations to Chatham County Buildings:**

Grimsley T. Hobbs and G. Taylor Hobbs reviewed the renovation projects for which bids were received on December 20, 2006. The projects included: the Henry H. Dunlap Building, Soil and Water Office, Law Enforcement Building, and the health clinics in Pittsboro and Siler City.

Taylor Hobbs stated that all procedural requirements for public bid openings were observed and five qualified contractors submitted bids for the project; that the low bidder was Crest Construction Services of Greensboro, NC with a low bid of \$1,075,000.00; that based on their discussions, they recommend the award of the Base Bid and Bid Alternates G-7 and G-8; that Bid Alternate G-7 included carpet tile in lieu of sheet carpet and Bid Alternate G-8 includes enlargement of the windows on the west

side of the Dunlap Building; that as proposed, the total contract amount will be \$1,098,732.00; and that they recommend that a contingency of \$114,000.00 be set aside for unforeseen expenses related to the project.

Commissioner Barnes moved, seconded by Commissioner Cross, to approve Crest Construction Services of Greensboro, NC with a low bid of \$1,075,000.00, award of the Base Bid and Bid Alternates G-7 and G-8, that Bid Alternate G-7 include carpet tile in lieu of sheet carpet and Bid Alternate G-8 include enlargement of the windows on the west side of the Dunlap Building, that the total contract amount will be \$1,098,732.00, and that contingency of \$114,000.00 be set aside for unforeseen expenses related to the project. The motion carried five (5) to zero (0). A copy of the Bid Tabulation is attached hereto and by reference made a part hereof.

### **Tax Assessor Business:**

Kim Horton, Chatham County Tax Assessor, informed the Board of the auditing process employed by the Tax Office to ensure all business personal property returns are filed accurately. She stated that the process began in 1998; that they have audited over eight hundred accounts of the twenty-five hundred business listings; that the process starts with contact to taxpayer requesting to see their accounting records; that they then compared the accounting records to tax listings; that they then sent notices of discovery; that occasionally, they have taxpayers that have not cooperated in providing account records; that this year, they have six taxpayers with tentative appraisals and discoveries; that tentative appraisals are based upon appraisals of similar business; that these six taxpayers were mailed by certified mail a tentative discovery on December 29, 2006; that they will have thirty days to bring in their depreciation schedules and the discovery will be adjusted accordingly.

Ms. Horton stated that in the event Board of Commissioners receives a phone call from either of these taxpayers, they should ask the taxpayer to contact their office immediately and that the Board should expect to receive updates periodically in reference to business audits.

### **Mayor Voller Comments:**

Randy Voller, Mayor of the Town of Pittsboro, thanked County staff for their collaborative efforts in collecting town taxes stating that their collection rate was now at 99%. Mr. Voller made comments with regard to water and sewer and asked for mutual efforts between the Town of Pittsboro and Chatham County with regard to the 3M project, transportation, affordable housing, recreation, public art ordinance, downtown Pittsboro, ETJ, sustainable energy, green buildings, and other great assets including Biolex, Inc. and wireless internet.

## **COMMISSIONERS' REPORTS**

### **NACo:**

Commissioner Cross stated that the NACo Conference was very beneficial; that in the past when members of the Board of Commissioners attended the conference, they did not have a Board of Commissioners' meeting on the first Monday of the month. He asked that the March 5, 2007 Board of Commissioners' meeting be rescheduled or cancelled altogether.

The County Manager explained that for many years, the Board had only one meeting scheduled for March and one for July due to accommodate interest by Board members in attending the NACo Legislative Conference and the Annual Summer Conference; that that was basically put on the side for the last few years because the Board sitting at that time did not have an interest in pursuing those tools

that elected officials may use to get more ideas about what is going on around the country and share ideas about how to solve problems that are similar throughout the United States; and that it is a good session for the Board to attend.

A discussion was held on whether to reschedule the March 5, 2007 Board of Commissioners' meeting until the next Monday, March 12, 2007. By consensus, the Board decided to leave the matter open to be decided at a later date.

### **CLOSED SESSION**

By consensus, the Board delayed the Closed Session until their January 8, 2007 Board meeting.

### **ADJOURNMENT**

Commissioner Lucier moved, seconded by Commissioner Cross, to adjourn the meeting. The motion carried five (5) to zero (0), and the meeting adjourned at 10:49 AM.

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Carl Thompson, Chairman

ATTEST:

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