



Chatham County, NC

Meeting Minutes

Board of Commissioners

Monday, December 19, 2016

6:00 PM

Historic Courthouse Courtroom

Rollcall

Present: 5 - Chairman Jim Crawford, Vice Chair Diana Hales, Commissioner Walter Petty, Commissioner Mike Dasher and Commissioner Karen Howard

Work Session - 2:00 PM - Historic Courthouse Courtroom

PUBLIC INPUT SESSION

No one signed up to speak.

BOARD PRIORITIES

[16-1972](#)

2016 Fourth Quarter Employee of the Quarter Award-Mistie Phillips, Financial Systems Specialist, Finance Office

Attachments: [Mistie Phillips-Finance](#)

Carolyn Miller, Director of Human Resources, introduced Mistie Phillips, Financial Systems Specialist in the Finance Office, for being named the 2016 Employee of the Quarter for the Fourth Quarter.

Ms. Miller stated the County began migrating to new human resources/financial software in spring of 2014. As the Project Manager, Mistie proved to be an invaluable asset in making the migration a success with both her financial and technical expertise. Right before the County was set to go live with HR/Payroll, Mistie stepped right in taking on payroll responsibilities, due to staff changes, along with her normal responsibilities. Mistie is not only a whiz with numbers, but also with technology and is extremely tech savvy. As stated in her nomination: "Even a year later, we are testing new scenarios every payroll and I could not think of a better person to solve these mysteries with. She is the epitome of a team player and is one of the hardest working women I have ever met. She is an extremely intelligent and capable employee and has demonstrated outstanding commitment to her job and to our employees. She may not realize it, but I have learned so much from her and continue to learn from her every day. Mistie is absolutely the reason that the Munis project has been a success for Chatham County."

Chairman Crawford presented the award to Ms. Phillips.

[16-1961](#)

Review and Update Commissioner Liaisons for County Boards &

Committees

Attachments: [Board of Commissioner liaison table dec 20 2016](#)

Commissioner Dasher agreed to serve as the liaison to the Appearance Commission, the ABC Board, the Board of Elections, the Smart Growth Committee, TARPO, and Social Services.

Commissioner Howard will serve as the delegate to the MPO and Chairman Crawford will be the alternate.

Chairman Crawford and Commissioner Dasher will serve on the Orange - Chatham Task Force

Chairman Crawford will serve as the liaison to the Affordable Rental Housing Task Force and the Home & Community Care Block Grant

Commissioner Petty will serve as the liaison to the Research Triangle Regional Partnership.

The Board agreed there does not need to be a liaison to the Solid Waste Advisory Committee or Court Operations and Security for Judicial District 15B.

[16-1963](#)

The Chatham County Board of Commissioners requested a work session discussion about O'Kelly Chapel Road with North Carolina Department of Transportation (NCDOT) and Town of Cary Staff.

Cara Coppola, Planner, addressed the Board. She stated over the past year there has been a lot of citizen concern of the safety of O'Kelly Chapel Road, specifically pertaining to the crossing at the American Tobacco Trail. The County conducted a study. It looked at AADT and traffic counts for both trail users and number of vehicles. NCDOT has also steadily been making improvements to the roadway.

Brandon Jones, NCDOT Division Eight Engineer, addressed the Board.

Vice Chair Hales asked about ditches. Mr. Jones stated there are not ditches but are field slopes. They do not have any plans to improve the field slopes. They are looking at installing guard rails on a couple of sections of the road.

Commissioner Howard asked about the speed limit. Mr. Jones stated the speed limit was lowered to 45mph throughout the length of the road. They also eliminated a passing zone.

Commissioner Petty asked about lights triggered by people on the trail. Mr. Jones stated Kurt Devereaux is working with an organization to get funding for flashers at the trail.

Mr. Jones stated NCDOT will be installing center line rumble strips in certain areas.

Chairman Crawford stated there were several projects put forward by the Town of Cary at the MPO.

Tyler Bray, Transportation Planning Engineer with the Town of Cary, addressed the Board. Mr. Bray reviewed the projects submitted by the town.

Dale McKeel, Bicycle and Pedestrian Coordinator for the DCHC MPO, addressed the Board. He stated a bicycle/pedestrian project usually requires a local match of 20%.

[16-1964](#)

Update on the Comprehensive Plan effort including an overview of the plan goals and highlights of specific topic areas.

Attachments: [Attachment 1 Draft PlanChatham Goals 2016 11 17](#)
[Attachment 2 PB BOC Update 2016 11 30](#)

Jim Elza, Chair of the Steering Committee for the Comprehensive Plan, addressed the Board.

Jason Sullivan, Planning Director, gave a presentation to the Board. (Presentation attached) Mr. Sullivan stated the Planning Board received this same presentation at its last meeting.

Commissioner Petty thinks Planning staff should find a way to get on the agendas of meetings for different agricultural associations in addition to the three public meetings scheduled for February.

Commissioner Petty asked how these goals are going to be accomplished. Mr. Sullivan stated one person will not take the lead. He believes the County Manager will have the overall responsibility of how tasks will be addressed. The County Manager stated staff has had preliminary discussions about strategic planning and having the departments that align with the goals of the comprehensive plan complete strategic plans in their yearly work plans. They will all have measurable goals.

[16-1974](#)

Vote to approve funding level & process for Nonprofit Grant Allocation Process for FY 2017-18

Attachments: [2018 Chatham County Nonprofit Agency Funding Policy Proposed.pdf](#)

Debra Henzey, Community Relations Director, addressed the Board. Ms. Henzey stated staff feels it might be time to look at the nonprofit grant process and determine what is and is not working. Staff is recommending for this year only to look at the funding priorities. In the past, 55% of available funding was earmarked for programs that address housing, hunger, and health. Given the latest human relations discussions and youth development interests, staff suggests adding youth development to the list. Staff recommends setting aside 65% of the upcoming funding for housing, health, hunger, and at risk youth development. For this year only staff is recommending the County restrict applications to existing grantees. People who received funding in the current year may apply this year. This would include the Hispanic Liaison, which was funded mid-year outside of the process. Ms. Henzey is considering convening one or two panels but she wants to convene the all stars. There are six to eight people who have been involved for several years and she would like their feedback on the process and also feedback on some of the applications where citizen input is helpful.

Commissioner Petty asked if an outside organization could administer the nonprofit funding. Ms. Henzey stated they could talk about that more at the Board of Commissioners Retreat in January.

Ms. Henzey stated staff is recommending a minor revision to the Nonprofit Funding Policy based on this interim process only. Staff is asking for the same level of funding provided last year with \$10,000 reserved for a collaborative grant program. Staff would like to broaden the focus of the collaborative grant to include youth development. Staff is also asking that \$35,000 go to the Chatham Arts Council through the Economic Development Corporation.

Commissioners Dasher and Howard expressed their concerns with only offering funding to current grantees.

A motion was made by Commissioner Petty, seconded by Commissioner Howard, to approve staff's recommendation. The motion carried by the following vote:

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Petty, Commissioner Dasher and Commissioner Howard

CLOSED SESSION

[16-1975](#)

Closed Session to discuss Economic Development, Property Acquisition, and Attorney-Client Privilege.

A motion was made by Commissioner Petty, seconded by Commissioner Howard, to approve going out of the Work Session and convening in Closed Session to discuss matters relating to economic development, property acquisition and attorney-client privilege. The motion carried by the following vote:

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Petty, Commissioner Dasher and Commissioner Howard

ADJOURNMENT

A motion was made by Commissioner Howard, seconded by Vice Chair Hales, that the meeting be adjourned. The motion carried by the following vote:

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Petty, Commissioner Dasher and Commissioner Howard

End of Work Session

Meeting went into Recess

Meeting Reconvened

Regular Session - 6:00 PM - Historic Courthouse Courtroom

Present: 5 - Chairman Jim Crawford, Vice Chair Diana Hales, Commissioner Walter Petty, Commissioner Mike Dasher and Commissioner Karen Howard

INVOCATION and PLEDGE OF ALLEGIANCE

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

CALL TO ORDER

Chairman Crawford welcomed those in attendance and called the meeting to order at 6:04 PM.

APPROVAL OF AGENDA and CONSENT AGENDA

A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that the Agenda and Consent Agenda be approved. The motion carried by the following vote:

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Petty, Commissioner Dasher and Commissioner Howard

[16-1960](#)

Vote on a request to approve the November 14, 2016 Regular Session minutes, the November 21, 2016 Work and Regular Session minutes and the November 22, 2016 CIP Work Session minutes.

Attachments: [Draft Minutes 11.14.2016](#)
 [Draft Minutes 11.21.2016](#)
 [Draft Minutes 11.22.2016](#)

A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that the Minutes be approved. The motion carried by the following vote:

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Petty, Commissioner Dasher and Commissioner Howard

[16-1959](#)

Vote on a request to approve the Tax Releases and Refunds.

Attachments: [November 2016 Release and Refund Report](#)
 [November 2016 NCVTS Pending Refund Report](#)

A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that the Tax Releases and Refunds, attached hereto and by reference made a part hereof, be approved. The motion carried by the following vote:

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Petty, Commissioner Dasher and Commissioner Howard

[16-1967](#)

Vote on a request to approve two appointments by Commissioner Dasher to the Planning Board.

A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that these Appointments be approved. The motion carried by the following vote:

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Petty, Commissioner Dasher and Commissioner Howard

[16-1966](#)

Vote on a request to approve two re-appointments by Commissioner Howard to the Planning Board.

A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that these Appointments be approved. The motion carried by the following vote:

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Petty, Commissioner Dasher and Commissioner Howard

[16-1991](#)

Vote on a request to approve an appointment to the Climate Change Committee.

A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that this Appointment be approved. The motion carried by the following vote:

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Petty, Commissioner Dasher and Commissioner Howard

[16-1969](#)

Vote on a request to approve a request to hold a public hearing at the January 17, 2017 Board of Commissioners meeting and to receive comments on the re-naming of one (1) state maintained road in Chatham County.

Attachments: [US 64 Business E Map](#)
[US 64 Business W Map](#)
[Emergency Operations 2005 Letter to NCDOT - US 64 Business](#)
[AASHTO Special Committee on US Route Numbering - May 6, 2005 Minutes](#)
[Highway Traffic Ordinances](#)
[US 64 Business E and W Property Owners](#)

A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that this Agenda Item be approved. The motion carried by the following vote:

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Petty, Commissioner Dasher and Commissioner Howard

[16-1889](#)

Vote on a request to approve an amendment to the Conditional District Business rezoning for Michael Gress, specifically Condition No. 4, for a two year extension, Parcel No. 89671, located at 162 Beaver Creek Road, New Hope Township.

Attachments: [More Information from Planning Department Website](#)

A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that Resolution #2016-54 Adopting a Consistency Statement for the Approval of Modification of Conditional Zoning Approval for Michael Gress, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Petty, Commissioner Dasher and Commissioner Howard

A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that an Ordinance Amending the Approved Conditions of a Conditional Zoning District of Chatham County for Michael Gress, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Petty, Commissioner Dasher and Commissioner Howard

[16-1962](#)

Vote on a request by Arcadia Consulting Engineers, PLLC on behalf of HBP Properties, LLC for subdivision preliminary / final plat approval of The Estates at Legend Oaks, Phase 1C, consisting of 23 lots on 28.78 acres, located off 15-501 N. and Legend Oaks Drive, parcel #18773.

Attachments: [More Information from Planning Department Website](#)

A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that this Agenda Item be approved. The motion carried by the following vote:

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Petty, Commissioner Dasher and Commissioner Howard

[16-1948](#)

Vote on a request to approve \$2,633.92 Blue Cross Blue Shield Professional Development Funds.

Attachments: [\\$2,633.92 BCBS Professional Development Funds](#)

A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that this Agenda Item be approved. The motion carried by the following vote:

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Petty, Commissioner Dasher and Commissioner Howard

[16-1968](#)

Vote on a request to approve the award to the vehicle upfit bid on seventeen new vehicles to Precision Rescue Vehicles in the amount of \$101,823.00.

Attachments: [UPFIT BID TAB DETAIL FOR CCSO](#)

A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that this Agenda Item be approved. The motion carried by the following vote:

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Petty, Commissioner Dasher and Commissioner Howard

[16-1955](#)

Vote to approve USDA/FSA Lease in the new Chatham County Agriculture & Conference Center and authorize the County Attorney the authority to make changes to the Lease and the County Manager to sign the Lease.

Attachments: [USDA LEASE FOR SIGNATURE L201A 12.20.2016](#)

A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that this Contract, attached hereto and by reference made a part hereof, be approved. The motion carried by the following vote:

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Petty, Commissioner Dasher and Commissioner Howard

[16-1971](#)

Vote on a request to approve purchase of former Chatham County Schools Transportation Facility

Attachments: [Former Transportation Facility and Property](#)

A motion was made by Vice Chair Hales, seconded by Commissioner Howard, that this Agenda Item be approved. The motion carried by the following vote:

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Petty, Commissioner Dasher and Commissioner Howard

End of Consent Agenda

PUBLIC INPUT SESSION

Chris Ehrenfeld submitted the following comments:

I would like to re-start the conversation about K-14 education in Chatham County. K-14 is a fantastic initiative that would provide funding so all Chatham residents have the opportunity to get two years of post high school education for free. Here in Chatham we have a major problem with poverty. Twenty three percent of all children in Chatham County live in poverty. In one of our census tracts, 53.8% of the children live in poverty. Two of the best ways to fight poverty are through educating children and providing workforce training. K-14 provides for both of these. Central Carolina Works (CC Works) was our first step towards a K-14 initiative. And CC Works has already been a huge success. The program is only in its third year, yet Career & College Promise enrollment is already up 111% in Chatham County. Those numbers far exceed the projections we had for CC Works. CC Works was the first step. The second step is to provide for K-14 education. Now is the time to move forward with that second step. When students know they have a financially guaranteed path towards 2 additional years of education, it lets all students, regardless of their financial background, know that they have the opportunity to continue their education. K-14 will keep kids in school. And for students who currently only receive a high school diploma, K-14 opens the door and opens their eyes to additional educational opportunities. In addition, K-14 has a proven track record of success in economic development. Prospective businesses look for an educated workforce. Skilled workers help all business, big and small. Improved educational participation also leads to innovation and growth. Building a strong entrepreneurial environment starts with education. We have one college here in Chatham County. That college, Central Carolina Community College (CCCC), is a tremendous asset. Giving more students the opportunity to take advantage of this asset will lead to more small businesses starting and growing here. And CCCC has a diversity of offerings. Through their educational programs, we are producing chefs, artists, machinists, welders or giving somebody a 2 year start towards their 4 year degree. In other states with K-14 programs, the benefits they have seen include: Increased graduation rates, reduced crime rates, stronger workforces, more jobs and improved tax bases. Guaranteeing a K-14 education is your chance to create a legacy here in Chatham County. You will know that you started a program that will improve the lives of Chatham county residents for generations to come. There are a number of key groups working together on K-14. In the months ahead, we plan to come forward with a proposal to fund this idea. In the meantime, I ask that you simply dream about how incredible it would be to make this kind of a lasting impact in our community.

Cindy Perry submitted the following comments:

I am speaking this evening as the Mayor of Pittsboro. I am just back from a trip to Maryland and Virginia and I am grateful to be back in Chatham County with you. I am here to talk about not just continued cooperation but collaboration between the Town and the County. We have done a great deal together, although I don't know that it has been particularly known to the public. Collaboration about utilities, planning, parks, parking, and making downtown Pittsboro a true destination place, where not only Chatham Park people but people from all over the county will come

and keep our distinctive downtown vibrant. Working jointly and diligently, the Town and the County can help the downtown vision plan come to fruition and benefit us all. I appreciate the profound thought given to you at your last meeting for the Capital Improvement Plan and balanced by the downtown vision. At our last meeting, the Town Board voted unanimously to appear before you tonight and urge this kind of collaboration. Several of our board members are not able to join me tonight but let me say that it is a unanimous hope and I am sure that you share that hope. Thank you.

Greg Lewis submitted the following comments:

We have Children in Chatham County Schools. I own the Roadhouse and 39 West catering here in Pittsboro. I am member of the Pittsboro Kiwanis, on the EDC Board, Main Street Board and Co-Chair of the PBA. My family and I invested in this town and county, we care what goes on here. I am happy to see the investment in the 2 Mega Sites, the Schools and future growth that is here now and will be coming to Chatham County in the future.

There has been a vision process for the town of Pittsboro completed by Kimley-Horn and adopted by the Town of Pittsboro. This plan has identified areas of need and potential growth for our little town. Our town desperately needs more parking, more retail space and more open space. If we are to grow and stay a vibrant community for the years ahead we need this growth and investment as laid out in the vision. The NCDOT has agreed to invest in the Plan. As with any vision that is cast, there are lots of ideas thrown into the mix. You never really know where you will end up and how you will get there until opportunity presents itself.

This is one of those moments. We have an opportunity to seize upon. We need either private citizens or our town and county to provide these spaces and to capitalize on these opportunities. At this moment we have an opportunity to say, wait, let us look at this and let us look at the possibilities before we move forward. We know the county needs more office space and has to grow. Spending more money on the Annex building is only kicking the can down the road much as they do in Washington DC. We need to look outside the box or outside the obvious. What can we do today to help our tomorrow? How can we take this year's improvement dollars and turn into next years expansion.

I would like to see the town and the county work together and try to create a positive working environment to move the town and the county forward as we grow into OUR future. We need to make that future happen and not let it happen. I would like to ask the Commissioners to consider not investing into more improvements into the Annex building that is old and out of date. Look outside the box. Consider working with the Town of Pittsboro and perhaps creating a government campus where both would work together and perhaps share personnel or equipment, parking lots and buildings. Parking Lots that are open to the public 24/7.

In the end I would like to see the Annex building gone and a beautiful open space created which would give us a great view of the Justice Center from the circle and the courthouse if driving north. Please take your time and think outside the box. Thank you for your time and consideration

Maria Parker-Lewis submitted the following comments:

Thank you for the opportunity to speak before you. In my brief time as a member of the Pittsboro Business Association and Main Street Pittsboro, I've become

increasingly aware of the importance of connecting, communicating and collaborating. As an example, a portion of the circle has been the proposed site for two projects that are well intentioned, well planned and would offer multiple benefits to the community. Although both parties were aware of the others planning efforts, the projects progressed without much collaboration. When a connection was finally made and focused intentional collaboration came about, it was realized that both plans would require alterations if the two projects were to fit together in the same space. This delayed one project and required further design and engineering work for both. This translates into an increased expenditure of time and money. I heard rumors about the East and West wings of the Annex building not coming together and windows not aligning properly because one mason was working on the East wing, another on the West and there was not communication between the two. Whether the story is true or not, it illustrates the point I am trying to make.

When we fail to connect, communicate and collaborate, it can, and usually does, cost time and money. Therefore, I ask that you are purposeful in incorporating the three C's, as I call them, and connect, communicate and collaborate with our County seat, the Town of Pittsboro, its staff, businesses and citizens. How does your vision for the county fit with our vision for the town? Our vision includes a downtown County Complex, increased parking and a large open park for the community to gather and visitors to enjoy. The area where the Annex building, the old Ag building and other older buildings now stand provides a wonderful space to incorporate all three elements of our vision plan.

I know, as responsible public servants, a main consideration for any vision must include the budget. I believe you want to be good stewards of the tax revenue the County receives. And, I ask you, as a downtown business owner, don't just consider numbers, also consider people. How are you affecting their livelihood? What impact will your decisions have on local businesses that make Pittsboro the vibrant town that it is. Moving County buildings out of the center of Pittsboro, will move employees and those seeking County services out of our business district. This will lead to a decrease in foot traffic and revenue for our businesses.

I know, also, that you must respond to the needs of the here and now. But, I ask you to consider the future. What legacy would you like to leave? Do you want to leave behind a building that was ill-conceived to begin with and which will need ongoing repairs and renovations and will eventually no longer suit its purpose? Do you want to leave behind a County Seat that could not find a way to prioritize green space and make room for and create a beautiful large open park which showcases its historic courthouse and impressive Justice Center and which would afford the community a safe place to gather and visitors a calm and lovely space in which to rest and admire what Pittsboro has to offer?

Do you want to leave behind a less walkable community? Pittsboro currently has a walk score of 55, according to walkscore.com. This is considered somewhat walkable. This score is partly based on the proximity of amenities. Those requiring a 5-minute walk or less receive the highest rating. The score decreases the longer the walk time. Amenities requiring a 30-minute walk or more, receive no rating. So, in Pittsboro you can get some errands done on foot, but not many. Moving County services out of the downtown district will only decrease our rating. This would conflict with a trend that sees more people interested in communities that offer services within a short walking distance. And it would conflict with an increasing desire to become less and less auto dependent.

Lastly, I would like to ask that you please consider that the decisions you make will communicate who we are as a County and what our priorities are. What message

would you like to send to today and to the future.

Chairman Crawford requested that the following letter from John Bonitz be added to the record:

Dear Chairman Crawford and honorable County Commissioners,

I am unable to attend this evening's meeting, and so I wish to share some thoughts in advance about Town and County collaboration.

In my family's nearly 30 years in Chatham County, I've heard many tales of lack of collaboration between County and municipal governments. But recently it feels we have turned a corner.

As we face tremendous growth pressures, I sense a shared optimism between our two Boards, a sense that with diligence, public input, effort, and collaboration, we can work to ensure that development proceeds in ways that make all of us proud.

I frequently hear concerns that our charming downtown Pittsboro, our seat of county government, may fade or suffer as Chatham Park builds new "villages" and centers of commerce. I share the concern that these new centers of gravity will undoubtedly draw economic activity away from our downtown -- unless we continue to make downtown attractive and maintain and increase its vibrancy.

I feel sure that increased residential and commercial density is a pathway to improving downtown Pittsboro. Taller buildings will play a role. I also agree that we need more parking near downtown. And the idea of a dramatic new feature park South of our iconic circle and Courthouse is very intriguing. And so I greatly appreciate that you have decided, in your Capital Improvement Plan process, to pause the decision to renovate the Courthouse Annex and Agriculture Building to study different options.

I believe that County-Town cooperation and collaboration will become increasingly important as the Eastern parts of the county develop. I am energized by these and other ideas and I look forward to exploring and defining ways the County and the Town can work together to make our greater community an even better place to work, play, and live.

BOARD PRIORITIES

[16-1970](#)

Vote to approve resolution honoring the Chatham County Board of Elections and Staff.

Attachments: [resolution honoring board of elections dec 2016](#)

Chairman Crawford read the resolution into the record.

A motion was made by Commissioner Petty, seconded by Vice Chair Hales, that Resolution #2016-55 Honoring the Chatham County Board of Elections, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Petty, Commissioner Dasher and Commissioner Howard

[16-1973](#)

Receive a request from the Board of Education for approval of the purchase price of the high school sites.

Attachments: [NEHS Seaforth Survey-REV \(1\)](#)
[D'Amato Chatham High School 12-19-16](#)

Dr. Derrick Jordan, Superintendent of Chatham County Schools, addressed the Board. Chris Blice, Chatham County Schools Chief Operation Officer and Randy Drumheller, Chatham County Schools Director of Maintenance and Construction, also addressed the Board.

Dr. Jordan stated they were before the Board to request it approve the purchase price of the Seaforth parcels with the goal of moving towards erecting a new high school.

Mr. Blice stated they began this process in October of 2015. They started with a list of 300 parcels with twenty acres or more. They submitted ten finalists to the Superintendent. They hired a realtor to approach the property owners and see if they were interested in selling their land. They ended up with three high school sites and one elementary school site. One site had two owners, one that lived here and one that lived in another state and the one living in another state wanted an exhorborent amount per acre. The two sites remaining were Seaforth and the Jack Bennett property that the district had had for a while.

Mr. Drumheller addressed the types of criteria they were looking for and hit the highlights of the Seaforth site. The site's location is sparsely populated and in an area where traffic will not be a problem. The topography provides good drainage and is located outside of any floodplains. The site easily provides for two ways in and out. Major utilities are located relatively close. The site is located directly beside an existing fire station. The site is located away from any industrial or manufacturing plants or any known environmental issues. The size and shape of the property is favorable for school construction because of the buffers. The property is contained in a semi-rectangular shape.

Mr. Blice stated if you divide Chatham County into four equal quadrants by square miles, the site is located in the northeast quadrant. It is located far enough south that it sited well to serve students from all up and down the eastern part of the county. Many students that would be assigned to the school would experience shorter drive times than they currently have for Northwood. This school will not serve students from Chatham Park but it will create space at Northwood for those students.

Vic D'Amato, Vice President of Tetra Tech Engineering, P.C., gave a presentation on Preliminary Wastewater Evaluation for Seaforth Road High School Site. (Presentation Attached)

Vice Chair Hales stated with the Margaret Pollard School there was a small committee made up of Mr. Drumheller, a couple of county commissioners and a couple members from the Board of Education. She proposed they create a similar committee as they go forward with the new high school. Dr. Jordan stated the schools want to be as collaborative as possible.

Dr. Jordan stated there were some questions with the Jack Bennett Property. The Board of Education felt strongly that the notion of one way in and one way out might

present a challenge. The architects stated they had not built a high school with one way in and one way out in a long time. The schools thought they could make the Jack Bennett property work in collaboration with the Army Corps of Engineers but when they consulted with them they said the school's request would be dead on arrival because it did not meet its requirements.

Commissioner Dasher asked what the acreage requirements are for a high school. Dr. Jordan stated it takes into account a flat number plus acreage for every 100 students. Mr. Drumheller stated 70 acres is a DPI recommendation.

Chairman Crawford asked that the schools would consider building a two or three story school. Dr. Jordan stated it is already designed to be a two story school. Chairman Crawford asked what the target opening date is for the school. Dr. Jordan stated 2021.

Commissioner Dasher stated he didn't think it should be that hard to find a suitable site and areas that are more dense can build on smaller sites. He asked what some of the other issues were with the other sites. Dr. Jordan stated size and shape of the parcel. Some had to be eliminated because of gas easements or proximity to power lines. Some pieces of property were located near ST Wooten. Mr. Blice stated they looked at road access, location of utilities, topography issues, flood plain, buffers, and wetlands. One property was located in a great place, the property was great, there was road access on sides but a mile across the street was an environmental issue and we can't build there.

Commissioner Dasher stated if it is this hard to find a site now what do they need to be doing to bank some land. Dr. Jordan stated they agree it is going to become more difficult. Trying to identify and tap property and create a bank without it being an excessive burden makes good sense. They do think that those people not willing to sell now might be more willing to sell at some point in the future.

Vice Chair Hales asked if there are any properties from their search that they would like to keep their eye on. Dr. Jordan stated there are properties they will keep an eye on.

Commissioner Petty stated it is evident they had done their due diligence. He made a motion to approve the request.

Commissioner Dasher asked what the request is. The County Manager stated the request is to approve the purchase price of \$1,396,592.96.

Vice Chair Hales seconded Commissioner Petty's motion.

Commissioner Dasher stated his concern is that some of these projects come to the commissioners with a momentum that he wishes there were a way for the commissioners to be involved early on in the process. He worries how far the site is from the population it is serving. He asked if there was an equation considering increased bus times and transportation costs balance out. Maybe an increased land costs. Dr. Jordan stated it is hard when you consider the geography of Chatham County. The Moncure area is a prime example. The students in Moncure have some of the longest bus routes in the entire county. Dr. Jordan stated this site rose to the top of the list based on what is available unless they considered eminent domain, which they only want to do as a last resort.

A motion was made by Commissioner Petty, seconded by Vice Chair Hales, that the purchase price of \$1,396,592.96 be approved. The motion carried by the following vote:

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Petty, Commissioner Dasher and Commissioner Howard

[16-1965](#)

Vote on a request to approve the 2018-2024 Capital Improvements Plan

Attachments: [Approved CIP 2018-2024](#)

County Manager Renee Paschal reviewed the CIP. She stated the Board received the CIP on November 14, 2016. There was a public hearing on November 21, 2016 and there was a day long work session on November 22, 2016 to go through the CIP in detail. Staff is presenting the recommended CIP for adoption, however, she wants to point out two issues that remain unresolved and will be revisited in the future.

First, the Board directed staff to retain a consultant to look at the Annex, Agriculture, and Dunlap campus and develop alternatives for how the campus can be developed. The Board also directed staff to retain a consultant to develop space needs for the departments that are currently housed on that campus and how those space needs could be addressed. The Board directed staff to set aside the funding in the CIP for the Annex and Agriculture building project but those funds could be redirected in the future if another option is chosen for space needs. The County Manager has reached out to the Pittsboro Town Manager and are scheduled to meet this week on how they might cooperate on a building or a site.

The Board has not taken any formal action on requiring buildings be LEED certified. The recommended CIP does not include that. Staff recommends that the Board hold a work session early in the year and hear about LEED in detail and make a decision about that. Any new funding would be set aside with the FY18 budget so it is not too late in the process to do that.

Vice Chair Hales stated she would like to have the LEED discussion at the January work session.

Staff is asking the Board to adopt the CIP as recommended tonight, otherwise it delays the operating budget process.

A motion was made by Commissioner Petty, seconded by Commissioner Howard, that the recommended CIP be approved. The motion carried by the following vote:

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Petty, Commissioner Dasher and Commissioner Howard

[16-1976](#)

Receive Tour of New Chatham County Website

Attachments: [WELCOME TO THE NEW CHATHAM COUNTY WEBSITE.pdf](#)

Debra Henzey, Community Relations Director, highlighted new features on the new County website.

MANAGER' S REPORTS

The Manager reviewed the proposed agenda for the BOC Retreat in January. She stated Ms. Henzey sent out a survey last week on the goals and on the roles and expectations and she asked the Board to provide their feedback by December 29, 2016.

COMMISSIONERS' REPORTS

Commissioner Dasher stated he had an opportunity to visit some county facilities and he thanked the County Manager and Tansy Long for coordinating.

Commissioner Petty asked if there was an office or facility available for the state representatives to use to hold office hours for the citizens. The Clerk stated there is a room on the first floor of the courthouse that is available. Commissioner Petty stated he would have the representatives contact the Clerk to reserve the space.

ADJOURNMENT

A motion was made by Commissioner Howard, seconded by Commissioner Dasher, that the meeting be adjourned. The motion carried by the following vote:

Aye: 5 - Chairman Crawford, Vice Chair Hales, Commissioner Petty, Commissioner Dasher and Commissioner Howard