

MINUTES
CHATHAM COUNTY BOARD OF COMMISSIONERS
WORK SESSION
SEPTEMBER 17, 2007

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 2:00 PM on September 17, 2007.

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

The Work Session was called to order by the Chairman at 2:10 PM.

Work Session

1. Chatham County Ambassadors Recognition (Mike Roberson, Dawn Stumpf, Deanna Jones, Margaret Kirkman, Marilyn Collins, and Sandra Sublett)
2. Facility Needs Committee Presentation by Chatham County Schools
3. TJCOG Contracts
4. Land Transfer Tax Referendum Workshop (Kim Gazella & Debra Henzey)
5. Consideration of a request by the Chatham County Board of Commissioners for proposed text amendments to the Chatham County Zoning Ordinance to include a section to regulate outdoor lighting. The amendments include standards for outdoor lighting, establish lighting design review and enforcement procedures, and establish an amortization schedule for vehicular canopies.
6. Consideration of a request by James E. Dixon for subdivision sketch design approval of "Fieldstone Subdivision", (former Dixon Property) consisting of 27 lots on 43 acres, located off SR #1532, Mann's Chapel Road, Baldwin Township
7. Water Update Presentation
8. Closed Session

The Chairman welcomed everyone in attendance.

CHATHAM COUNTY AMBASSADOR RECOGNITION

Chairman Thompson recognized those County employees who had completed the Chatham County Ambassador Program training: Mike Roberson, Dawn Stumpf, Deanna Jones, Margaret Kirkman, Marilyn Collins, and Sandra Sublett. He stated this program trained County employees to be ambassadors for the County and promoted goodwill.

Debra Henzey, Director of Community Relations, provided some background on the program and how it would benefit the County. She stated that each employee had received a Certificate of Completion once they had completed their course work, and she then presented each employee with a commemorative shirt.

BREAK

The Chairman called for a short break to address technical difficulties.

FACILITY NEEDS PRESENTATION

Norman Clark, Chatham County School Board Chairman, presented recommendations of the Board of Education's immediate priorities for building construction and modifications:

- First priority: fund a 26,000 square foot classroom building at Northwood High School. Cost: \$5.5 million.

- Second priority: expand the cafeteria at North Chatham Elementary School, and purchase a trailer restroom facility to be located near the mobile classroom area, and available for outside recreational activities. Cost: \$434,000.
- Third priority: if funding allowed, purchase approximately 8 acres of land adjacent to Chatham Central High School to be used for parking and to prevent an unwelcome potential convenience store to be located there. Cost: \$100,000.

Commissioner Lucier stated that a list of capital outlay requests for other schools had also been submitted, and he assumed it would be part of the budget request for next year. Mr. Clark stated that was correct, and provided some information on how that list was formed. He noted that the priorities he had discussed were the most important.

Commissioner Lucier agreed with that approach and supported it. He suggested that the Board move ahead with all three priorities, at an estimated cost of \$6.03 million. Commissioner Lucier stated that at the present time Chatham Central was not overcrowded, but the land should be banked for future school use.

Mr. Clark thanked the Board of Commissioners for its support and cooperation as the Board of Education worked to enhance the County's schools.

Chairman Thompson stated the Board had contemplated borrowing \$6 million for school needs, and in the past he had suggested funding improvements at Northwood as well as other schools. He stated he was hearing that after going through a process, the Board of Education was submitting three top priorities, but was not ignoring the capital needs of the other schools, as confirmed by its Facility Needs Priority List. Chairman Thompson asked if the Board of Education had approved that unanimously. Mr. Clark replied that it was approved by a majority of their board.

Commissioner Lucier asked the Finance Officer when the Board needed to make a decision on this as part of the budget projections and debt ceiling, noting if they waited too long the property by Chatham Central may not be available. Ms. McConnell stated she would be meeting with the County's financial adviser the first of October, and would know more then.

Commissioner Lucier stated then potentially the Board could make a decision at its October 15, 2007 Board of Commissioners' meeting, and believed it should be made known that the County was interested in purchasing the land but had to go through a process to so do. Mr. Clark asked when funding would be available for design purposes. Ms. McConnell said for design purposes, the County would have to front the funds. She stated they did not know what the firm costs of the new high school would be, and was reluctant to commit \$6 million when they did not know what those costs might be.

Commissioner Barnes stated until that new high school had a firm cost, the Board did not know how much funding would be available and did not want to commit any other funding until that cost was known.

Commissioner Lucier stated that if the Land Transfer Tax referendum was approved in November, then they would be in better shape since the conservative estimate was that \$43 million would be added to the debt ceiling. Ms. McConnell agreed.

Chairman Thompson stated the answer to Mr. Clark's question was that they could not answer that until after the November 6th referendum.

Ann Hart, Chatham County Schools Superintendent, asked what their estimated timeframe was to have design funds available for the high school. Ms. McConnell responded she would have to get back to Ms. Hart with that information.

Commissioner Lucier asked if the middle school was on target. Ms. Hart responded yes, that their goal was to bid it in January and break ground in March or April. She added that the Board of Education has fronted the funds for the design work since funds would not be available from the County until March.

Commissioner Barnes asked if an estimate was available for the design work for the high school. Ms. Hart responded no, adding it was usually a percentage of the cost of the building.

Commissioner Lucier asked what the Board members believed should be done regarding moving forward with the purchase of the eight acres next to Chatham Central.

Commissioner Cross asked from where had the \$100,000 figure come. Commissioner Lucier stated that was the asking price for the property. Commissioner Cross suggested getting an appraisal. Commissioner Lucier agreed.

Commissioner Lucier moved, seconded by Commissioner Cross, to get an appraisal on the eight acres adjacent to Chatham Central High School and then return this item to the Board of Commissioners for consideration. The motion carried five (5) to zero (0).

FIELDSTONE SUBDIVISION

Keith Megginson, Planning Director, explained that this was continued from the Board's last meeting and was a consideration of a request by James E. Dixon for subdivision sketch design approval of "Fieldstone Subdivision", (former Dixon Property) consisting of 27 lots on 43 acres, located off SR #1532, Mann's Chapel Road, Baldwin Township; that the Planning Board had voted unanimously to approve this on the condition that the wording of the setback of the buffers was amended; and, that this Board had added the condition that the applicant would move the location of the road, if necessary, to accommodate any wetland designations; the Corps of Engineers had since determined that the area was non-jurisdictional wetlands so the road would not have to be moved; that that was significant because the applicant had submitted the NCDOT road plans and County water plans which had been approved; and, the applicant was ready to move forward with preliminary submittal if the road and water lines were left where they were.

Commissioner Barnes suggested leaving the plans as they were, since they were talking about less than 1/10th of an acre in a non-jurisdictional area.

Commissioner Lucier said the area was small, but the road ran right through it. He said at one point that area was in the wetland but now it was not, and asked who had made that determination. Patrick Byker of Ballentine Associates stated that was a reflection of a very overly cautious estimate of where the wetlands were located. He said when the Corps of Engineers had actually conducted the field investigation, they determined that the area that actually qualified as wetlands amounted to only .07 acres and as such was not hydrologically connected.

Commissioner Lucier stated they had not seen a copy of the Corps report or Mr. Little's report. George Retschle, Ballentine Associates, called attention to the maps located in the packet of information which reflected exactly what the Corps of Engineers had determined to be wetlands during its field investigation. He added also located in the packet was a letter from the Division of Water Quality (DWQ) regarding the location of any streams.

Mr. Byker stated that by statute, the Division of Water Quality had to follow the lead of the Corps of Engineers, since the Corps followed all federal and State regulations.

Commissioner Lucier noted that the cutoff for determining if an area qualified as a wetland was .1, so the .07 was very close. Mr. Byker said it was 30% under the cutoff.

Commissioner Barnes stated that 1/10th of an acre was approximately 4,000 square feet, and this was 2,800 square feet which was a very small area.

Commissioner Lucier stated his concern was with the larger area that might be just under the cutoff for a wetland and therefore hydrologically connected. Mr. Byker said hydrological connections had been of concern to the Corps of Engineers for some time, and a recent court case had determined that the Corps had no jurisdiction unless there were hydrological connections.

Commissioner Cross stated it had been said that it had been proven that they were not hydrologically connected. Mr. Retschle responded that was correct.

Mr. Byker said their previous information had indicated that the area might be considered wetlands, and that was why they had offered to move the road if that determination was made. But, he said, the current information indicated that the road was not located in an area considered

to be wetlands. Mr. Byker added that once the Corps had made that determination, it was binding.

Commissioner Lucier stated that the condition placed by the Board of Commissioners was also binding, as was the condition placed by the Planning Board. Mr. Byker stated they had been overly cautious and incredibly open and transparent during this process with the Planning Board and this Board. He stated they were complying with all local State and federal regulations.

Chairman Thompson asked if another road plan was submitted to NCDOT, how long would it take. Planning Director Keith Megginson stated if the applicant had to change the road location, they would have to re-engineer the plans, and it would be hard to predict how long NCDOT would take to approve them. He stated they would then have to go back to the Planning Board and to the Environmental Review Board, so it would likely take quite some time.

Commissioner Cross moved, seconded by Commissioner Barnes, to retract the Board's requirement (Condition #2) for moving the road, as necessary, to accommodate any wetland designations.

Chairman Thompson suggested that the Board ask the Environmental Review Board to review this, and return to this Board at its first opportunity. He stated that should not slow the process. Mr. Megginson stated the Environmental Review Board would be meeting next week, so they could possibly get a recommendation back to this Board on Friday to be considered at the Monday meeting, so it would only mean a one-month delay for the applicant if the road was not moved.

Commissioner Vanderbeck asked what it would mean to the applicant if the Board did not act on this today. Mr. Megginson stated it would mean that the applicant did not have a complete application and they would not be able to get on the Planning Board's agenda for October.

Chairman Thompson asked the value of an on-site visit. Commissioner Barnes stated that the Corps had already conducted an on-site investigation.

Commissioner Cross stated the question was what would the ERB do that would override the authority of the Corps, which had State and federal approval.

Commissioner Barnes said since the Corps had already made its determination, the ERB could not override it.

Commissioner Lucier stated that a condition was attached to the application regarding the wetlands, and the question was whether or not to remove that condition. He stated that was up to this Board, and not up to the Corps of Engineers.

Commissioner Barnes stated that was correct, but the Corps had determined that the percentage of wetlands in the area was below the defined level, making it non-jurisdictional.

Chairman Thompson stated there was a question about who had the authority to make the decision, and that was this Board and not the Corps of Engineers. Mr. Megginson stated that if an applicant brought in a road plan that had been approved by NCDOT, the County did not normally question that approval if it met County standards; and, in this case the Corps of Engineers had authority so the question was what if any authority did this Board have.

Chairman Thompson stated there was some desire on the part of Commissioner Lucier to have the ERB review this issue; on the other hand it did appear that all regulations had been met and that this was an insignificant piece of land that was in question; and, he believed the applicant had been cooperative and had followed all necessary procedures, and was sensitive to the needs of the area. Chairman Thompson stated they had to weigh a 30-day delay against having the ERB review the property and come back with a recommendation.

Commissioner Vanderbeck said the ERB had been established for a reason, and would in the future like to see a process that would address issues such as this one. He stated he was

inclined to vote in favor of this now, but would not be inclined to vote favorably on a similar situation in the future.

Chairman Thompson called the question. The motion carried four (4) to one (1) with Commissioner Lucier opposing.

TJCOG CONTRACTS

Commissioner Vanderbeck stated that a corrected version of the handouts associated with this issue had not been received by the Board prior to today's meeting.

Chairman Thompson suggested delaying discussion until the evening meeting to allow the Board time to look over the material. There was no objection from the Board.

OUTDOOR LIGHTING

The Planning Director stated at the last Planning Board meeting, they had worked on the draft text amendments to regulate outdoor light but there was still work to be done; that the Planning Board would like to proceed with it under the zoning ordinance, but would also like it to be a County-wide, stand-alone ordinance; and, the Planning Board wanted to know if the Board wanted a separate stand-alone ordinance.

Chairman Thompson asked why a stand-alone ordinance was necessary. Mr. Megginson stated that without a stand-alone ordinance, it would apply only in the areas where the zoning ordinance applied, and would not be applicable to the unzoned portions of the County.

Commissioner Vanderbeck stated he had understood that the Board had voiced its preference for a stand-alone ordinance, and did not understand why that had not happened. He stated there would need to be a public hearing in any case, so why not do that now so that it would apply in the unzoned areas.

Commissioner Lucier stated this issue had been around for several years, and it was his feeling that this should be made a part of the Zoning Ordinance and then as a step two that they have the Planning Board and staff work on a stand-alone ordinance that would be County-wide. Mr. Megginson stated that was the question to which he was seeking an answer. Commissioner Lucier stated up to this point, compliance had been voluntary and it was time for a more formal policy; that if they zoned the major corridors, the lighting ordinance would have an effect as well which would provide protection along the highways that were truly at risk in terms of light trespass; and, it made sense to insert the regulations in the Zoning Ordinance as a first step and then go through the process to create a stand alone County-wide policy as a second step.

Commissioner Barnes stated there was one sentence in the material that said that the County Attorney had indicated that the regulations might be applied County-wide to the general police power authority of the NC General Statutes. He asked for an explanation. County Attorney Kevin Whiteheart stated the way the general police powers were written, it gave the County the authority to impose a criminal or civil penalty for violation of the ordinance; and, when the ordinance needed to be enforced it allowed the County to get an injunction against a piece of property and to place a lien against it to recoup any expenses.

Commissioner Barnes stated in that case, he would be in favor of a stand alone ordinance. Commissioner Vanderbeck stated he preferred to have a stand-alone ordinance as well.

Commissioner Lucier moved, seconded by Commissioner Vanderbeck, to move forward with the necessary steps to incorporate the Lighting Ordinance with the standards that have been developed by the Planning Board into the Zoning Ordinance and to direct the Planning Board and staff to start work toward a stand-alone, County-wide ordinance. The motion carried five (5) to zero (0).

BREAK

The Chairman called for a short break.

LAND TRANSFER TAX REFERENDUM

Debra Henzey, Director of Community Relations, introduced Kim Gazella and stated that Ms. Gazella had been assisting the County with producing educational materials regarding the Land Transfer Tax referendum.

Kim Gazella, Community Consultant and Owner/President of Gazella Communications, stated there were very distinct legal lines that could not be crossed when you were separating advocacy from education, and described those to the Board; she described what the Board could do to promote the Land Transfer Tax; she stated that it was important for citizens to understand why the referendum had been placed on the ballot; and, important that citizens understood where the money would go.

Ms. Gazella stated from the advocacy standpoint, that usually happened when a citizens committee was formed; that a group would be allowed to do many things that the Board could not do; and, that a group could actually advocate for people to vote yes or no, which the Board could not do since they could only provide education regarding the referendum. Ms. Gazella said it was the goal of the educational campaign to give citizens the information they needed to make an informed decision when they went to the polls.

Ms. Henzey provided some of the main elements of the public information plan: placing information in a citizen's newsletter to be distributed the third week of October; promoting the underlying message that voters become informed before visiting the polls; distributing brochures in public places with lots of traffic, with the brochures providing information about the Land Transfer Tax and what it would be used for as well as projected revenues; providing information on the website; and, a speaker's bureau which she hoped the Board of Commissioners would play an active role in.

Ms. Gazella suggested that the Board members visit the Manager's office and take a display board with them, as well as copies of the brochures. She encouraged Board members to keep the brochures in their vehicles and to use the talking points as outlined.

Commissioner Lucier stated the brochures were beautiful and contained a lot of very important information laid out in an enticing way.

Commissioner Lucier stated he had been a little confused about the advocacy aspect, noting that at information meetings where County employees were involved, you could not advocate for the tax, but asked if you were meeting with a group without County employees you were free to advocate as you wished. Ms. Gazella stated that was correct. She stated that County employees could not advocate for the tax, but could provide informational materials or respond factually but neutrally to questions without taking a position.

Commissioner Lucier offered a correction to one of the talking points, in that the projected number of schools needed over the next 28 years, if population increased as projected, would average nearly one per year. Ms. Gazella said she would correct that information.

Commissioner Cross asked that the Board approve having Ms. Henzey to use the new LTT brochure to create educational newspaper ads based on what is affordable and reasonable. Ms. Henzey was asked to explore the costs and place ads accordingly. The Board would approve funding for the ads as a County information/citizen education brochure project.

Commissioner Cross moved, seconded by Commissioner Barnes, to approve funding for Ms. Henzey to advertise in selected newspapers to educate the public about the Land Transfer Tax. The motion carried five (5) to zero (0).

County Attorney Kevin Whiteheart asked when the educational/information events were held, how they should be run. Ms. Gazella said it was important to make sure every voice was heard in a fair manner. Mr. Whiteheart asked who would be leading the events. Ms. Gazella said typically the County Manager or a League staff person would provide very short opening remarks. She added one should expect to hear a wide variety of perspectives and the session should be conducted to allow as many people as possible to be heard. Ms. Gazella stated that groups who shared similar opinions should appoint a spokesperson to represent the group rather than every member of the group speaking at the meeting.

Commissioner Lucier asked if it would be appropriate for a Commissioner to monitor each public meeting, to introduce the issue, then turn the meeting over to the County staff. Ms. Gazella said that would be appropriate, adding the Commissioners were citizens and it was reasonable for them to add their opinion at the public meetings.

Commissioner Barnes stated the first information meeting would be held in District 1, and he planned to be the moderator so that Ms. Henzey did not have to answer all the questions, both pro and con. He stated that if a citizen were to go over the time limit, he would be the one to end their remarks.

Ms. Gazella stated it had been her experience that if the ground rules were clearly stated, that people were generally accepting when told their time to speak was up. She recommended that they not get into a debate or try to counter every opposing argument, although if someone made a statement that was blatantly false, then they should try to correct it.

Commissioner Cross asked if the following statement could be considered an educational statement: "The Land Transfer Tax is an additional revenue option for Chatham County. Our Board has placed this on the ballot because we believe this is our most fair option. This Board does not see any way to build the schools or infrastructure we need without tax increases. So, we are voting to see which tax the citizens would be most satisfied to see a tax increase in." Ms. Gazella agreed that was an educational/factual statement. Commissioner Cross stated that statement did not mean that no other taxes would be increased, only that passage of the Land Transfer Tax might slow down other tax increases.

Chairman Thompson agreed that was a painful but true statement.

Francie Henville-Shannon asked if she were to ask a Commissioner how they would vote on the referendum, could they answer. Ms. Gazella said absolutely, but a Commissioner could not tell her how to vote.

CORRECTION TO THE AGENDA

Chairman Thompson stated that Item #3, TJCOG Contracts, would be carried over to tonight's agenda and place under the label of Board of Commissioner Matters.

WATER UPDATE PRESENTATION

David Hughes, Public Works Director, provided the following Water Projects Status Report:

Water Projects Status Report

Western Transmission Line:

- Project is approximately 40% complete with crews working on Highway #64 and Highway #902. The project is on schedule currently with completion slated for April, 2008.
- The Alex Cockman Tank is in the final design stage and the foundation work should start in the next 3-4 weeks. The tank is scheduled for completion in early spring 2008.
- The most significant obstacle currently is the bore under the Rocky River at Highway #902. The rock which is being bored under the river has been found to be significantly harder than normally encountered which has resulted in longer drill times and more wear and tear on the drill equipment. The boring contractor pulled off the job two weeks ago. We are in discussion with the general contractor to find a solution to this situation.

Southeast Water District Waterline:

- Design plans are almost complete. Modifications were required due to the cancellation of the Harnett County contract and the deletion of approximately five miles of waterline on Christian Chapel Church Road due to the fact that it is very sparsely populated. An existing waterline will be extended down Highway #42 to serve potential customers at

the end of Highway #42 near the County line. A small booster pump station will need to be installed to serve this area due to the higher elevations.

- Design plans should be completed in 4-6 weeks and then submitted to USDA for review. Construction is anticipated to start Spring, 2008.

Water Plant Expansion:

- Environmental Assessment is being finished up and will be submitted to North Carolina Public Water Supply Section in mid-September.
- Complete design plans and specifications to be submitted for review by the end of December, 2007.
- Authorization to Construct from NCDENR is anticipated at the end of April, 2008. The Authorization to Construct allows the County to let a contract to a qualified bidder.
- Anticipate issuing a Notice to Proceed to contractor in September, 2008.
- Water Plant construction complete in January, 2010. (We will also need to construct another 24 inch transmission line to supply additional water from expanded water plant. This will likely require 6 months for design and permitting and one year for construction. We will need to start the design around the middle of 2008.)

Raw Water Pump Station Upgrade:

- Currently analyzing various options on expanding the raw water supply to the expanded plant. The current contract with the Town of Cary appears to contemplate a direct tap of Cary's intake piping which is somewhat problematic in that the intake line is approximately 75 feet below grade. The challenges this presents considering constructability, costs and risks are substantial.
- Other options include boring into Cary's existing wet well, putting our pumps in Cary's pump station above their wet well and simply upgrading Cary's existing pumps.
- All of these options are currently being evaluated for feasibility, costs and risks. Additionally, our course of action is highly dependent on Cary's buy-in on the proposed plan.

Jordan Lake Water Allocation:

- We have had one informal meeting with the Division of Water Resources in June. They suggested that we meet with OWASA and the City of Durham to discuss a borrowing or leasing of water allocation to avoid the formal and time consuming allocation process. Subsequently we had a meeting with representatives of OWASA and the City of Durham in July to discuss the issue. All of the parties came to the conclusion that a temporary borrowing/leasing of water allocation was not a viable long-term solution for Chatham County. A letter was then sent to the Division stating that position. The Division has reviewed the letter and indicated that they would be contacting Chatham County in the near future to discuss the next steps.
- In anticipation of the allocation process, we have contracted with Triangle J to do a water demand study based primarily on their recent population study. Chatham County should have a draft of that work by the end of August/early September. We will be preparing to present that to the Division at the next meeting.

Wastewater Speculative Limits Request:

- Currently the Town of Cary is having their engineering consultant, CH2MHill, run the Cape Fear River simulation model to determine the assimilative capacity of the river in the vicinity directly below Buckhorn Dam. The preliminary indications are that the river has at least 60 MGD of assimilative capacity with Cary/Apex requesting 38 MGD

presently. The Division of Water Quality is awaiting the final results of this study before responding to Chatham County's request for 19 MGD discharge limits.

Current Water Supply:

- Chatham County is currently in stage II water restrictions which we have been in since the middle of May. The designated water supply pool at Jordan Lake is between elevations 216 ft. and 202 ft. The current lake level is 213.5 ft. which is 2.5 ft. below the normal pool level. It appears unlikely that additional water restrictions will be required in the near term considering the water supply at Jordan Lake, our current usage and the time of the year (typically rainfall should be increasing in the next couple of months). This is subject to change as conditions dictate.
- Chatham County is currently purchasing water from the City of Sanford for the Southeast District, Siler City and Gulf-Goldston for the Southwest District and City of Durham for Carolina Meadows and the immediate area around Carolina Meadows.

Chairman Thompson asked if 2012 was still the target for releasing allocations. Mr. Hughes responded the clock would start ticking as soon as they started up the formal allocation process, and believed that would be in about two years.

Commissioner Cross stated regarding southeast water, they were buying water from Sanford. He asked when the southeast water contract was finished and the work was done, would they continue to buy water from Sanford or would it be totally Chatham water. Mr. Hughes said he believed they would need to purchase water from Sanford at least until the plant was completed.

Mr. Hughes then reported on the Wastewater Plan of Action, which was a strategy of how to focus on wastewater discussions:

1. Determine service areas
2. Determine capacity requirement based on service areas and underlying zoning
3. Determine required timeframe for implementation to service areas
4. Analyze conveyance and treatment options and match to applicable service areas
5. Cost estimates are difficult to determine until a service area and treatment option is selected.

Commissioner Cross stated that one piece of information that should be checked out was that the Sanford Board of Commissioners was scheduled to vote tonight to upgrade/enlarge their wastewater treatment plant, and the Chatham County Board might want to participate in those discussions. Mr. Hughes stated he had been in discussions with Sanford, and they were looking for partners in that expansion.

Commissioner Lucier stated that could help to address some of the issues facing Goldston and Pittsboro. Mr. Hughes agreed.

Mr. Hughes stated that in the Plan of Action the bad news was the cost estimates:

- Treatment plant construction cost - \$8 to \$12/gallon. Ex.: 4 MGD plant x #10/gallon = \$40 million.
- Pipeline costs are widely variable depending on laying condition, depth, pipe size, and other requirements such as boring and environmental conditions. Ex.: 12 inch ductile iron (force main) with 4 foot of bury in normal clay soil is approximately \$75 to \$85/foot. 15 miles of 12 inch line x 5280 ft./mi. x \$80/ft. = \$6.33 million. Gravity lines would likely be more expensive due to larger size, deeper bury depths, greater precision to meet slope requirements, and manhole construction.
- By extending the example, a 4 MGD wastewater treatment plant in the Pittsboro area with 15 miles of 12 inch force main and \$2 million of bores and \$3 million in design, environmental and construction administration fees would cost approximately \$51 million. These numbers are in today's dollars and an inflation rate would need to be applied based on the time to construct.

Commissioner Lucier commented that a 4 MGD wastewater treatment plant could cost more than a new high school.

Commissioner Cross asked if a sewer line were run in an area, would the property owners be responsible for paying to bring the sewer line to their homes. Mr. Hughes said yes, in that if a line ran by one's house, they would need to pay to tap on.

Commissioner Vanderbeck asked if the water provided to the Chatham business campus in Siler City was Siler City water or County water. Mr. Hughes said it was Siler City water and sewer.

Commissioner Cross stated if all went well and we received our sewer discharge allocation to the Cape Fear and Cary got our approval to carry their discharge line, maybe we should also include in current discussions the possibility of getting that discharge line to run from Old US Highway #1 to the Cape Fear River and discharging into their discharge line. He stated that would save the County from laying seven miles of 64" discharge line. Mr. Hughes stated that was one of the options.

CLOSED SESSION

Commissioner Barnes moved, seconded by Commissioner Lucier, to go out of Regular Session and convene in Closed Session for the purpose of instructing the County staff in negotiating the price for acquiring real property (NCGS § 143.318.11(a)(5), and to consider the initial employment of a new employee (NCGS § 143-318.11(a)(6). The motion carried five (5) to zero (0).

REGULAR SESSION

Commissioner Barnes moved, seconded by Commissioner Cross, to adjourn the Closed Session and reconvene in the Work Session. The motion carried five (5) to zero (0).

ADJOURNMENT

Commissioner Barnes moved, seconded by Commissioner Cross, to adjourn the meeting. The motion carried five (5) to zero (0), and the meeting was adjourned at 5:03 PM.

Carl E. Thompson, Sr., Chairman

ATTEST:

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