

**MINUTES**  
**CHATHAM COUNTY BOARD OF COMMISSIONERS**  
**WORK SESSION**  
**OCTOBER 02, 2006**

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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 11:30 AM on October 02, 2006.

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

The meeting was called to order by the Chairman at 11:31 AM.

The County Manager reviewed the Work Session Agenda.

*Work Session*

1. Architect Proposal: Judicial Facility Contract, Phase I
2. Affordable Housing Update
3. Chatham County Employment Information
4. Soil & Water Conservation Proposal (tentative)
5. Fuel Purchase Revisions

**UPDATE ON JOINT MEETING**

Keith Megginson, Planning Director, updated the Board on the joint meeting between the Chatham County Board of Commissioners and the Town of Cary. He stated that the meeting was scheduled for October 17, 2006 at North Chatham School Gym from 5:00 PM until 8:00 PM.; that there will be two plans submitted that night which will be posted on the web as soon as they are finalized; that there will be citizen input on the joint plan with Cary; that according to the adopted schedule, there will then be a meeting of the elected officials in November or whenever the Board decides to do so.

By consensus, the Board decided to let the new Board decide at their first Board of Commissioners’ meeting in December.

**ARCHITECT PROPOSAL**

Robin James, Purchasing Agent, updated the Board on the selection process used to decide on an architect for the judicial facility.

Ken Redfoot, Vice President of Corley Redfoot Zack, Inc. presented his firm’s qualifications and explained that the initial phase will include creation of a master plan for the judicial center and creating a feasible plan associated with a budget and a schedule. He stated that Phase One will take approximately six months to complete; that they have worked on numerous projects in surrounding counties; that his

firm is mindful of budgets; that his firm averages construction costs of its projects at 2.5 percent under budget; and that they will be mindful of creating multi-functional spaces, security, and environmental design

Commissioner Emerson moved, seconded by Commissioner Cross, to approve the contract with Corley Redfoot Zack, Inc. for Phase I architectural services for the proposed judicial center in the amount of \$192,000.00, attached hereto and by reference made a part hereof. The motion carried five (5) to zero (0). The judicial center will be included in the projects financed by COPS scheduled to begin in January, 2008.

## **WATER**

### **Harnett County Regional Water System Contract:**

Fred Hobbs, Hobbs, Upchurch & Associates explained that the day the Board agreed to the contract with Harnett County, they had an agreement that had been in the County since the 19<sup>th</sup> of July for surveying; that this contract gives credit for that and is an attachment to that contract; that it is actual design and construction management for the facilities to interconnect Harnett County; that it is for 63,000 linear feet of 24-inch water transmission main and related appurtenances, one 6.0 MGD regional pump station, one 1.0 MGD storage facility, and one meter and control valve station.

Commissioner Emerson moved, seconded by Commissioner Barnes, to approve the Contract for Engineering Services to construct a twenty-four inch transmission main and related appurtenance and to authorize the Chairman to execute the contract, attached hereto and by reference made a part hereof. The motion carried five (5) to zero (0).

## **SOUTHEAST CHATHAM WATER DISTRICT**

Mr. Hobbs explained that there is a signed agreement for the Southeast Chatham Water District but there is no evidence of the Board of Commissioners voting on the matter in their minutes. He asked for clarification of this matter.

Commissioner Barnes moved, seconded by Commissioner Emerson, to recess as the Board of Commissioners. The motion carried five (5) to zero (0).

**\*See minutes of the Southeast Water District Board for action taken.**

## **REGULAR SESSION**

Commissioner Emerson moved, seconded by Commissioner Barnes, to reconvene as the Chatham County Board of Commissioners. The motion carried five (5) to zero (0).

### **Design and Construction Contract:**

Commissioner Emerson moved, seconded by Commissioner Barnes, to approve the contract with Hobbs, Upchurch & Associates authorizing the design and construction management of the Southeast Chatham Water District and authorize the Chairman to execute the contract, attached hereto and by reference made a part hereof. The motion carried five (5) to zero (0).

### **Update on Harnett Contracts:**

Fred Hobbs stated that they are looking into State Revolving Loan financing; that there is no guarantee that it will be available; that the performer reviewed does not anticipate that sort of financing; that if it could be made available, it is 2 1/2% of the prevailing market rate; and that it will be looked at

during the early stages of the project. He stated that he thinks that there will be to be an environmental assessment included in the contract, that they have gotten a conflicted opinion from the State with regard to what they do or do not do as it relates to capacity; and that it is included in the contract that the Board just approved.

The Chairman asked about the conflict with Sanford Contractors.

Mr. Hobbs reviewed that they installed bottomless culverts to avoid impact to the wetlands and intermittent streams; that when they bid the project, Sanford missed that component of the project by approximately \$10,000.00; that Dellinger got the contract; that Dellinger has subcontracted two parts of the work; that Dellinger pours the footers and Pomona Pipe provides the arch culverts; that their arch culvert crews are working on weekends as opposed to working during the week; that there is another headwall crew; that they have had trouble with the headwall crew having sufficient personnel; that he thinks as of the groundbreaking, there has been reconciliation and things have improved; and that it is still a week-by-week circumstance.

Mr. Hobbs stated that the State has an agency called the Environmental Enhancement Program (EEP); that they took all of the environmental litigation upwards and out of the various agencies and created the EEP; that one thing they do is buy conservation easements and restore and repair wetlands, streams, and stream channels; that they came out and looked at the property to see if they were interested in making an enhancement project out of it and might pay some for the conservation easements; that the Board will recall that there are already buffers in place so they wouldn't be selling away anything that they can sell to someone else as it is now in a conservation easement; that he has not heard back from their site visit, but has asked them to look at it; and that he will check on it and let the Board know.

#### **Siler City Water Conservation:**

The County Manager explained that these types of things reemphasize the urgency and importance of getting the connectivity done throughout the County as quickly as possible. He stated that Siler City is implementing water conservation measures today.

#### **Purchase Price of Central Carolina Business Campus:**

The Chairman stated that the Board needed to set a purchase price for the commercial land located in the Central Carolina Business Campus so that it can be placed on the State commerce web site.

#### **FUEL - CREDIT CARD CONTRACT**

Robin James, Purchasing Agent, stated that staff had been reviewing fuel costs for sometime; that the County has been using Fuelman since 1999; that there are eight Fuelman locations in Chatham County; that there are others statewide; that some of the original participants dropped out; that although others have tried to be recruited, there is a direct cost of \$1,500.00 to the local vendors to participate; that Wright Express who has a contract with the State of North Carolina, has reviewed the County's contract; and that Wright Express is a much larger program and local vendors do not have to pay to participate in the program.

She stated that in order to participate in the program, there is an addendum to the State contract that would have to be approved by the Board; that fuel expense, County-wide, is over \$300,000.00 per year.

Commissioner Emerson moved, seconded by Commissioner Barnes, to approve the Addendum to Motor Fleet Credit Card Contract Between Wright Express and the State of North Carolina and that the Chairman be authorized to sign the document, attached hereto and by reference made a part hereof. The motion carried five (5) to zero (0).

## **LUNCH**

- By consensus, the Board decided to work through their lunch.

## **CLOSED SESSION**

- Commissioner Emerson moved, seconded by Commissioner Outz, to go out of Regular Session and convene in Closed Session for the purpose of discussing pending litigation. The motion carried five (5) to zero (0).

## **REGULAR SESSION**

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

Commissioner Emerson moved, seconded by Commissioner Barnes, to authorize council to defend the County against recent law suit filed by Thomas Robert Marriott and Alice Banks Yeaman against Chatham County. The motion carried five (5) to zero (0).

## **EMPLOYMENT**

### **Ethnic Breakdown of Employees:**

Carolyn Miller, Chatham County Human Resources Director summarized the ethnic breakdown of Chatham County employees. She stated that she used updated population statistics (2004) to reflect the ethnic makeup of Chatham County residents; that the ethnic makeup of Chatham County employees closely compare with population statistics, with the notable deficiency in Latino representation; and that she illustrated the difference from 2005 to 2006 in DSS, Health and Sheriff. She noted that highlights from this last year include an increase in minority enrollment in the Leadership Academy and six (6) minority applicants that were hired or promoted into supervisory positions; and that there are an additional three (3) minority employees that were promoted into non-supervisory positions. Finally, she outlined the different methods of advertising for positions that are vacant, utilizing a wide reach of outlets as budgets permit.

A copy of the ethnic breakdown of employees is attached hereto and by reference made a part hereof.

Commissioner Emerson stated that with the Board's permission, he would like to send a copy of the breakdown with a letter to the concerned citizens group that met to discuss the issue last year. He commended the Human Resources Director on her efforts.

## **AFFORDABLE HOUSING**

Commissioner Cross stated that when the Affordable Housing Task Force was set up, it was done differently than other County Boards; that the Affordable Housing Task Force is recommending three new members: Betsy Cockman, Sam Eyre, and Patricia Gibson; that on behalf of the nominating committee, he would like Board approval for the three voting members to be appointed to the Affordable Housing Task Force.

After some discussion, Commissioner Cross moved, seconded by Commissioner Emerson, that the Affordable Housing Task Force of Chatham County be given authority to nominate and approve its own

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

The County Manager asked that if the County ever gave direct funding to the Affordable Housing Task Force, would there be requirements that the County have some oversight and responsibility.

The County Attorney explained that as long as the Board appropriates money for it, there should be no problem.

Commissioner Cross stated that there had been an unofficial offer sent to the Leach Family; that they are meeting this coming weekend; that the offer will be \$70,000.00 for four acres; that the County will be purchasing it and granting it to Habitat; that they want to have the authority to spend up to \$100,000.00 received from Briar Chapel; and that even if the purchase can be completed for \$70,000.00, there will have to be surveys, environmental impact studies and other things done.

Commissioner Cross moved, seconded by Commissioner Outz, that rather than have the Board of Commissioners approve each expenditure by the Affordable Housing Task Force, the Board of Commissioners authorize the expenditure of up to \$100,000.00 by the Affordable Housing Task Force. The motion carried five (5) to zero (0).

### **ADJOURNMENT**

Commissioner Outz moved, seconded by Commissioner Barnes, to adjourn the meeting. The motion carried five (5) to zero (0), and the meeting was adjourned at 1:08 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

