

MINUTES
CHATHAM COUNTY BOARD OF COMMISSIONERS
WORK SESSION
FEBRUARY 06, 2006

The Board of Commissioners (“the Board”) of the County of Chatham, North Carolina, met in the Henry H. Dunlap Jr. Building Classroom, located in Pittsboro, North Carolina, at 3:00 PM on February 06, 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 Dickson; Finance Officer, Vicki McConnell; and Clerk to the Board, Sandra B. Sublett

The meeting was called to order by the Chairman at 10:32 AM.

Work Session Agenda

- ◆ Impact Fee Discussion
- ◆ Boards and Committees: Appointments and Changes
- ◆ Board of Education Bond Discussion

The County Manager reviewed the Work Session Agenda.

IMPACT FEE

Jenny Williams, Central Permitting Director, stated that Nancy Whitt had stated that they were examining the economic viability of relocating an existing house, now at 11680 US Highway #15-501 North to 218 Sweetwater Ridge, Pittsboro; that both of these locations are in the same school district; that relocating the house to the Sweetwater Ridge site will not be creating a new or additional impact on the school system, but will preserve a house which has value for Chatham County in terms of its tax value which would be lost to Chatham County if the house was torn down at its present location; that they are applying for an exemption from the educational facilities impact fee for the 218 Sweetwater Ridge location on this basis; that they understand that under the ordinance, manufactured homes are exempt from new impact fees when they are relocated or are brought in to replace an existing manufactured home and feel that this exemption is applicable when a stick-built house is similarly moved in; that the land on which the house now stands at the Highway #15-501 North location is zoned commercial; that this will be the future use of the land; that by imposing a \$2,900 impact fee that is not applicable may raise the cost of relocating the house beyond making economic sense for the owners; and that if that is the case, the house will be torn down where it stands and both Chatham County and the owners will lose.

Chairman Morgan moved, seconded by Commissioner Emerson, that this be considered at their Work Session at the February 20, 2006 Board of Commissioners’ meeting. The motion carried five (5) to zero (0).

BOARDS AND COMMITTEES

The Board discussed the method of appointment and terms of boards and committees. Several main issues were addressed in relation to the existing ordinances establishing boards and committees and their respective rules of procedure. Keith Megginson, Planning Director, was present during the discussion. The Commissioners discussed the timing of member appointments, the method of appointment, the length of terms, and attendance by appointees to public hearings. The Board requested that the County Attorney review legal issues concerning these items so that discussions can continue at the February 20, 2006 Board of Commissioners’ meeting.

By consensus, the Board agreed to table this matter, that the County Attorney render a legal opinion, and that the issue be returned to the Board for discussion at their February 20, 2006 Work Session for a decision.

TAXES

Commissioner Outz asked for a report on the amount of taxes that the Siler City Wal-Mart pays. The Finance Officer stated that this had been done and sent to the Board via e-mail. She stated that she would revisit the issue and report back to the Board.

LAND TRANSFER TAX AND ALTERNATIVE REVENUE OPTIONS

Commissioner Cross requested full Board support on resolutions on the 1% Land Transfer Fee (H 1062) for Chatham and Orange Counties sponsored by Representatives Hackney and Insko and for Alternative Revenue Options (H1142) sponsored by Representatives Michaux, Insko, and Parmon.

A discussion ensued and the matter is to be revisited at the February 20, 2006 Board of Commissioners' Work Session.

ADJOURNMENT

Cooperative Extension Service Luncheon and Annual Report: Luncheon with the North Carolina Cooperative Extension Service and consideration of Annual Report

Commissioner Emerson moved, seconded by Commissioner Cross, to adjourn the meeting for lunch with the North Carolina Cooperative Extension Service and for presentation of their annual report. The Board will then meet with the Central Carolina Community College Board of Trustees at the Community College at 2:30 PM. The motion carried five (5) to zero (0), and the meeting was adjourned at 11:22 AM.

Bunkey Morgan, Chairman

ATTEST:

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