MINUTES CHATHAM COUNTY BOARD OF COMMISSIONERS REGULAR MEETING, JANUARY 22, 1996

The Board of Commissioners ("the Board") of the County of Chatham, North Carolina, met in regular session in the District Courtroom, located in the Courthouse Annex, Pittsboro, North Carolina, the regular place of meeting, at 7:00 PM, on January 22, 1996.

Present: Chair Uva Holland, Vice Chair Betty Wilson; Commissioners John Grimes, Margaret Pollard, and Henry Dunlap; County Attorney Robert L. Gunn;

Interim Assistant County Manager Renee Dickson; and Clerk to the Board

Sandra B. Lee

The meeting was called to order by the Chairman at 7:07 P.M.

AGENDA

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

County Attorney Robert Gunn asked that a Closed Session for the purpose of discussing personnel be added to the Agenda as Item #27A.

Commissioner Pollard asked that an appointment to the Community Based Alternatives Board (CBA) be added to the Agenda as Item #20A.

Commissioner Wilson moved, seconded by Commissioner Pollard, to approve the Agenda with the noted requests. The motion carried five (5) to zero (0).

CONSENT AGENDA

The Chairman directed the Clerk to the Board to read the Consent Agenda. Commissioner Pollard moved, seconded by Commissioner Wilson, to approve the items listed on the Consent Agenda as read by the Clerk. The consent Agenda, with the vote on each item is as follows, and was read verbatim by the Clerk to the Board.

1. **Minutes:** Consideration of approval of Board Minutes for Regular Meeting held December 18, 1995 and Closed Session Minutes for December 18, 1995 Meeting

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

2. **Tax Releases:** Consideration of a request for approval of Tax Releases, a copy attached hereto and by reference made a part hereof.

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

3. **Solid Waste Disposal Fees:** Consideration of a request for approval of refund of Solid Waste Disposal Fees and regular tax bills paid in error, a copy attached hereto and by reference made

a part hereof.

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

4. **Smart Start Funds Acceptance for Education Needs Assessment:** Consideration of a request to accept Smart Start funds of \$7,508 to conduct a parent education needs assessment in Chatham County, **Budget Amendment #12**, a copy attached hereto and by reference made a part hereof.

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

5. **Kellogg Foundation Grant Acceptance:** Consideration of a request to accept \$40,000 from Kellogg Foundation Grant Funds for the Health Department to perform a comprehensive and inclusive community diagnosis and to maximize community input in assessing current services and planning for the future of public health in Chatham County, **Budget Amendment #13**, a copy attached hereto and by reference made a part hereof.

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

6. **Resolution #96-1 in Support of Gasoline Tax Proceeds Being Returned to the Various Counties in North Carolina:** Consideration of a resolution in support of Gasoline Tax Proceeds Being Returned to the Various Counties in North Carolina, a copy attached hereto and by reference made a part hereof.

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

7. **Henry Siler School Resolution #96-2:** Consideration of a resolution authorizing the Chairman and Clerk to the Board to execute and deliver a deed to convey to Central Carolina Community College the Henry Siler School property, a copy attached hereto and by reference made a part hereof.

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

8. **Pay-Tel Communications Resolution #96-3:** Consideration of a lease and resolution with Pay-Tel Communications, a copy attached hereto and by reference made a part hereof.

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

END OF CONSENT AGENDA

PUBLIC INPUT SESSION

There was no one who wished to speak at the Public Input Session.

CHATHAM COUNTY BUDGET PROCESS

Renee Dickson stated that the preliminary needs assessment is the first step in Chatham County's annual budget process which shows revenue and expenditure trends; that this phase of the process is designed to facilitate discussions between the public, the Chatham County Board of Commissioners, and the County staff about priorities for the coming fiscal year and to help reach consensus on important goals and parameters

for preparation of the final budget; that all County Departments which participate in the County budget process, with the exception of schools and non-profit agencies, prepare requests which are included in the document; that following preparation of document, public meetings are held to receive public input to gain input on priorities for the upcoming budget; that based upon the information contained in the preliminary needs assessment and the public input sessions, the Board of Commissioners will establish priorities and guidelines for preparation of the final budget which will begin in March; that from there, the process follows most other jurisdictions, in that the departments prepare requests, they go through the County Manager's Office, and Manager's recommended budget is prepared from this and submitted to the Board of Commissioners; that the public has another opportunity to participate in the process in June when the final public hearing is held. She highlighted parts of the budget on an overhead projector and explained that most of the items can be found in the preliminary needs assessment unless indicated otherwise.

Public Hearing

Chatham County Preliminary Budget Process: Public Hearing to receive public comment between the Public, Chatham County Board of Commissioners, and the County staff regarding priorities for the upcoming budget

David Scott, 501 Eddie Perry Road, Pittsboro, NC, stated that there is real need for recreational opportunities for the young people of Chatham County. He stated that more good places to play soccer within the County are needed; that there is a lot of interest in soccer which is a good activity for kids; and that they are looking for support in getting some new fields which would be a terrific investment for the future.

Joan Cunningham, 644 Tanager Lane, Siler City, requested funds to support Chatham County child sexual abuse services. She stated that this program is currently in effect and being operated through the District Attorney's office; that it has been funded for the last one and one-half years through a grant from the Governor's Crime Commission; that this is a difficult crime to investigate and prosecute because there is a child victim and a perpetrator who represented to that child a person who should have been a caretaker and one who provided a safe environment; that there are close to thirty sex abuse investigations per year; that this is a very inexpensive program; that their budget request includes a salary for a coordinator at a master's level and one with two years experience, travel expenditures and other supplies; that for a very minor investment, there will be a major return in children and youth in the community.

Doug Stuart, Detective with the Siler City Police Department, Siler City, NC, stated that he has been investigating child sexual abuse for the last three years in Siler City; that the children in these offenses often have a very difficult time dealing with this type of offense; that this service has provided someone to follow the case from the initial onset through the prosecution stage through to the therapy stage; that child sexual abuse in Chatham County is on the cutting edge for the State of North Carolina; that he asks the Commissioners to consider the seriousness of this as they make this consideration.

Miriam Infinger, 495 Log Barn Road, Pittsboro, NC, Development Community and Outreach Coordinator for Family Violence and Rape Crisis, spoke on behalf of her agency to request the County incorporate into its final needs assessment those needs that are currently being addressed by her agency. She stated that she believes her agency provides a unique service in the County that will effect the residents in the County, both in terms of short and long-term welfare; that they need assistance from the County to help provide the services in dealing with violence and abuse.

Ray Greenlaw, 2 Jordan Drive, Pittsboro, NC, complimented the staff on the format, content, and availability of the preliminary needs assessment. He stated that he was excited about the possibility of seriously looking into performance budgeting for the County; that he applauds the first step in adding the

priorities and outcome objectives included in the draft; that he suggests the Commissioners look at outcome measures rather than putting together a budget that gets national recognition; that he suggests improved efficiency in management by all departments of resources allocated in the budget; that in the area of utilities, he hopes that the outcomes will reflect the timely completion of authorized capital projects and if they are coming in on time and within budget.

PLANNING AND ZONING

Public Hearings

Chatham County Subdivision Regulations: Public Hearing to receive public comment on proposed amendments to Section 4 of the Chatham County Subdivision Regulations to allow preliminary review to consist of soils evaluation by certified soil scientist

Larry Hicks, 128 Persimmon Hill, Pittsboro, NC, asked if changing the current regulation would: 1) maintain or improve service to the County; 2) continue to ensure or enhance public environmental protection. He stated that he was not opposed to a regulation change, provided there is reason and these two conditions can be met; that growth in the County continues to accelerate; that a County-wide sewer system is not feasible; that County water will continue to be slow in coming and will be expensive; that unless the County continues to strengthen its review process and regulations to protect its groundwater resources, costly sewer and water systems will be required; that citizen tax dollars cannot afford this nor can their health be compromised.

Bruce Raymond, 127 Persimmon Hill, Pittsboro, NC, stated he was concerned regarding the actual wording of the County Subdivision Regulations; that if a certified soil scientist reviews and signs the preliminary plat concerning the reasonability of the design, does it mean that it will meet the laws, rules, and regulations for septic tank usage; that if that is true, then why not change the rules to state exactly that; that the words "certified" and "licensed" mean that this is with the State of North Carolina; that Step 19 on page 30 states that it is recommended that the developer have the local health department do a site inspection; that he thinks this should be changed to "required" to have the local health department do a site inspection; and that in the certification regulations, it should state that it "meets" rather than it has been "reviewed".

Marian Norton, 8481 NC Hwy. #902, Pittsboro, NC, questioned who is a certified soil scientist and where one could be found. She also questioned whether the current subdivision regulations allow the County health department to issue authorization for waste water system construction the same time they issue the improvements permit as mentioned in State laws because the subdivision regulations say that no office or agent for the County may issue permits for the construction of any building or structure located on an authorized entry connection or construction of any public or private facilities for services to the lot or any other division of land; that she feels that there needs to be a more thorough process to make sure that the land is not sprinkled with septic systems that might damage the water systems.

Request by Frank Bolton for a Conditional Use Heavy Industrial District and a Conditional Use Permit: Public Hearing to receive public comment on a request by Frank Bolton for a Conditional Use Heavy Industrial District and a Conditional Use Permit for a truck terminal, repair shop, hauling, storage yard, and recycling industry on 15 acres of the John R. Calloway, Sr. property on the north side of S. R. #1011 in Cape Fear Township

The Chairman administered the oath/affirmation to those who wished to make public comment.

Cindy Bland, PO Box 264, Pittsboro, NC, attorney representing Mr. Bolton, urged the

Commissioners to make a similar finding as that for a roofing granules plant approved in 1995; that at that time, the Commissioners found the site suitable for a heavy industrial tract with a conditional use for the granule plant; that asked for support for this project; that there are two functions for this particular plan, a truck maintenance center and a pallet recycling facility located on the rear of the property; that the facility will be improved by Mr. Bolton which exceeds one million dollars; that the facility will employ approximately five people; that the movement of the truck operations of approximately twelve trucks, will be housed in Chatham County, and the tax base will also move to the County; that Mr. Bolton operates about a half mile from this site, in Wake County, a mill which produces mulch and chips; this particular facility would allow certain functions of the mill site to be moved; that there are setbacks, natural buffers and there will be a planted buffer on the east side of the property; and that this is an appropriate heavy industrial district from which Chatham County will see a tremendous amount of operations improvement.

Nathan Williams, PO Box 127, Holly Springs, NC, stated that he had no objection to Mr. Bolton's request, but that he was concerned about the road which needed to be placed on the property so that land owners of the back property could get out.

Dewey Seagroves, 6855 Old US #1, New Hill, NC, adjacent property owners, stated that he was concerned about a major trucking center located in the middle of eight homes; that there is a fresh water pond about which he is concerned about diesel fuel seepage; and that he feels that it will have a negative effect on property values.

Harold Gunter, Route One, Box 290, New Hill, NC, adjacent property owner, stated that he knows little about what will transpire on the land; that he is concerned about noise; that he is interested in what kind of "mess" is going to be on the property; that his entrance is very nice and he wants to be assured that it will remain nice; that this has been his home for many years; and that he trusts that restrictions will be place on the property to assure that Mr. Bolton will be a good neighbor.

Preliminary Plat Review

Request for Preliminary Approval of Singing Hills Subdivision: Consideration of a request for preliminary approval of Singing Hills Subdivision consisting of 16 lots on 81.07 acres off Jay Shambley Road (S. R. #2167) in Hickory Mountain Township

Commissioner Grimes moved, seconded by Commissioner Dunlap, to accept the Planning Board and the Planning Department recommendation and that the plat be granted preliminary approval as submitted. The motion carried five (5) to zero (0).

Final Plat Review

Request for Final Approval of Daniel Ridge Subdivision: Consideration of a request for final approval of Daniel Ridge Subdivision consisting of 9 lots on 30.04 acres off S. R. #1532 (Manns Chapel Road) in Baldwin Township

Commissioner Wilson moved, seconded by Commissioner Pollard, to accept the Planning Board and Planning Department recommendation and grant final approval with acceptance of the financial guarantee provided the plat is not signed or recorded until written documentation is received that there is an agreement between the developer and the adjacent landowner about how the road encroachment is to be worked out. The motion carried five (5) to zero (0).

MID-CAROLINA PRIVATE INDUSTRY COUNCIL PRESENTATION

Mid-Carolina Private Industry Council Presentation: Presentation by Mid-Carolina Private Industry Council regarding One-Stop Career Centers and Federally mandated changes in Employment and Training programs, particularly Job Training Partnership Act (JTPA)

Shirley Wood, Mid-Carolina Private Industry Council/Workforce Development Board Chairperson, stated the name "Private Industry Council" (PIC) has been changed to Workforce Development Board; that the board's duties have expanded greatly; that it is the desire of the Governor's Workforce Development Commission to establish One-Stop Career Centers over the State; that centers are envisioned in each county developing a one-stop system using electronic networking between the counties; that North Carolina is preparing to implement a statewide network of local one-stop career centers as one element of a multi-faceted strategy to reshape dramatically the governance, management, and delivery of workforce development services; that under the leadership of Governor James B. Hunt, the State has embarked on five simultaneous systemic change initiatives related to workforce development; that taken as a whole, they will revitalize the way services are delivered to citizens; that plans include: 1) development of a comprehensive, integrated and effective State workforce development system; 2) development of an integrated local delivery system; 3) strengthening of local governance; 4) reform welfare; and 5) reform education by developing a comprehensive approach to school-to-work; that local governance is a particularly important issue; that North Carolina plans to transform the Private Industry Councils that oversee the Job Training Partnership Act (JTPA) programs into Workforce Development Boards (WDBs); that these initiatives reflect key elements of the North Carolina Commission on Workforce Preparedness' strategic plan for building a high performance workforce in North Carolina which was adopted in November 1994; that new legislation will likely take affect on July 1, 1998 with an option for governors to implement the new bill July 1, 1997; that plans are being made to visit the first site in North Carolina, and an invitation will be extended to the Chairman of the Board and the County Manager (or their designate) from each of the four counties to participate. She invited the Commissioners to attend their meetings held every other month, the second Thursday night of the month, with the next meeting to be held in March usually in Lillington, NC.

The Chairman called for a five minute break.

CHATHAM COUNTY SCHOOLS

Survey of Public School Facility Needs: Consideration of a survey of public school facility needs

Dr. Larry Mabe, Superintendent of Chatham County Schools, stated that the School Capital Construction Study Commission, authorized by the 1995 General Assembly, is charged with conducting a comprehensive study of public school facilities in North Carolina; that the Commission must identify the needs, develop criteria for ranking the identified needs, examine the roles the State and the counties must play in providing funds to meet these needs, and develop a long-term plan for funding the identified needs in an equitable and adequate manner; that the work must be completed in order to make the report to the General Assembly by April 15, 1996; that the information provided is based on estimates based on projected enrollment; that they are ten year estimates of needs; that a compilation of cost estimates has been provided as recommended by the Department of Public Instruction and the Division of School Planning; that a lot of the cost involved deals with the development of additional renovations, roof repairs and replacements, plans for buildings, demolition for buildings (if necessary), additional classroom space that would be necessary to replace mobile units, labs, resource rooms, other school facilities, normal regular classrooms, vocational/educational classrooms, media centers, cafeterias, major and minor renovations, computer cabling, water systems, and sewer systems. He stated that the local Board of Education has completed their part of the process, and that in order for the Commission to accomplish its tasks in such a short time, it is crucial that all boards of county commissioners submit the approved surveys to the Department of Public Instruction for the Commission no later than January 15, 1996. He encouraged everyone to write the members of the committee

and express their concern for the support needed to continue to provide facilities for the children.

After further discussion and questions, Commissioner Pollard moved, seconded by Commissioner Wilson, to approve the School Capital Construction Study Commission Survey, a copy attached hereto and by reference made a part hereof. The motion carried five (5) to zero (0).

HEALTH DEPARTMENT

Bid for New Furniture for Siler City Health Department: Consideration to accept a bid from Hart Furniture in the amount of \$28,065.00 for furniture in the new health department building in Siler City

Commissioner Pollard moved, seconded by Commissioner Wilson to accept Hart Furniture Company's bid of \$28,065 to purchase furniture for the new Health Department in Siler City. The motion carried five (5) to zero (0).

Communicable Disease Testing Policy Fees: Consideration of approval of fees associated with a Board of Health approved Communicable Disease Testing Policy for immigrants seeking permanent residency status effective February 1, 1996

Commissioner Wilson moved, seconded by Commissioner Pollard, to approve the fees associated with the Health Department's implementation of the Communicable Disease Testing Policy for immigrants seeking permanent residency status effective February 1, 1996. The motion carried five (5) to zero (0).

PUBLIC WORKS

Award of Contract for Construction of Materials Processing Facility: Consideration of an award of contract to Sanford Metal Buildings for construction of Materials Processing Facility (Large household appliances and scrap metal), **Budget Amendment #14**

Commissioner Pollard moved, seconded by Commissioner Wilson, to approve **Budget Amendment** #14 and to award a contract for the construction of a Materials Processing Facility to Sanford Metal Buildings, Sanford, NC in the amount of \$85,945, pending final approval of contract documents by the County Attorney, copies of Budget Amendment #14 and the contract attached hereto and by reference made a part hereof. The motion carried five (5) to zero (0).

Revision to the Development Plan for Chatham County Water Systems: Consideration of a revision to the Development Plan for Chatham County Water Systems as adopted June, 1992

Commissioner Wilson moved, seconded by Commissioner Dunlap, to move ahead with the "Development Plan for Chatham County Water Systems" including those extensions enumerated as items A.1, A.2, A.3 and A.4 in the Agenda Item Abstract and to authorize the Public Works Director to solicit *Request for Qualifications* from consulting engineers to perform the design and to adopt a resolution at the next Board meeting which states that if the County is spending money on these projects that it may wish to reimburse itself with borrowed funds. The motion carried five (5) to zero (0).

Commissioner Wilson moved, seconded by Commissioner Pollard, that the Board of Commissioners acknowledges the need for water system extensions to the Carbonton/Zeb Brooks Area, the Asbury Area, the Old Sanford Road/Chatham Church Road Area, the Martha's Chapel Road Area, as well as other isolated areas where the citizens are in desperate need of water system services and that the Commissioner set workshop dates to find ways to the citizens in need as soon as possible. The motion carried five (5) to zero (0).

Water Plant Site

Public Works Director, Jim Stewart explained that the water plant is now scheduled to come on line approximately February 15, 1996. He stated that he would develop some figures on water lines at which time the Commissioners could set up workshops.

BOARD OF COMMISSIONERS' MATTERS

Appointments to the Economic Development Commission: Consideration of appointments of three members to the Economic Development Commission

Commissioner Dunlap moved, seconded by Commissioner Wilson, to appoint Mark McBee to the Economic Development Commission. The motion carried five (5) to zero (0).

Commissioner Holland moved, seconded by Commissioner Pollard, to appoint William Joe Brinn to the Economic Development Commission. The motion carried five (5) to zero (0).

Commissioner Pollard moved, seconded by Commissioner Wilson, to appoint Nate Sheaffer to the Economic Development Commission. The motion carried five (5) to zero (0).

Appointment to the Community Based Alternatives (CBA) Task Force:

Commissioner Pollard moved, seconded by Commissioner Wilson, to appoint Gary Cox to the Community Based Alternatives (CBA) Task Force. The motion carried five (5) to zero (0).

BOARD OF COMMISSIONERS' MATTERS

1995 Comprehensive Annual Financial Report: Presentation of the 1995 Comprehensive Annual Financial Report

Bob Nelson, discussed the 1995 Chatham County Comprehensive Annual Financial Report, how the audit was conducted, specifics of the audit, and encouraged the County to continue with industrial recruitment.

Commissioner Wilson moved, seconded by Commissioner Dunlap, to accept the 1995 Chatham County Comprehensive Annual Financial Report. The motion carried five (5) to zero (0).

Privatization of Emergency Medical Services: Consideration of modifications to Request For Proposals (RFPs) or allowing staff to negotiate for the services

Commissioner Wilson moved, seconded by Commissioner Grimes, that the contracting option be pursued through negotiation between the County (represented by the County Attorney, Emergency Operations Director, and the Assistant to the County Manager) and the companies that are still interested in providing the service; that the Board of Commissioners retain the ability not to privatize the service by disapproving the Contract presented; that the Board of Commissioners may involve the Committee appointed to develop the Request for Proposals (RFPs) by having them make a recommendation on the contract. The motion carried five (5) to zero (0).

E-911 Street Signs: Consideration of approval of a policy for erecting street signs on private roads

Commissioner Wilson moved, seconded by Commissioner Pollard, to strike Section 3 Paragraph B in the Chatham County Road Name Ordinance, as amended September 6, 1994, which states: "A twenty-five dollar (\$25) application fee shall accompany any petition requesting that a private road or driveway be named." The motion carried five (5) to zero (0).

Commissioner Wilson moved, seconded by Commissioner Grimes, to amend the Chatham County Road Name Ordinance as amended September 6, 1994 as follows: 1. By inserting in line 2 of Subsection 1 (c) immediately following the word "County" the following words and punctuation: "including roads in mobile home parks"; 2. By inserting in line 1 of Subsection 2. (b) immediately following the word "roads" the following words and punctuation: ", including roads in mobile home parks," and 3. By adding a new sentence to the end of subsection 2 (c) to read as follows: "This section shall also apply to Mobile Home Parks". The motion carried five (5) to zero (0).

Commissioner Pollard moved, seconded by Commissioner Grimes, to add the words "60% of the number of adjacent property owners" to the Chatham County Road Name Ordinance as amended September 6, 1994 in Subsection 3 (d) in line 2 of said subsection immediately following the word "the" and immediately preceding the word "adjacent" at the beginning of line 3. The motion carried five (5) to zero (0).

Allocation for the "Buy Chatham" Campaign: Consideration of an allocation for the "Buy Chatham" Campaign

Commissioner Pollard moved, seconded by Commissioner Wilson, to allocate \$500, in addition to the \$500 pledged by the Economic Development Director, to the "Buy Chatham" Campaign. The motion carried five (5) to zero (0).

Preliminary Budget Public Hearing Schedule: Consideration of approval of the Preliminary Budget Public Hearing Schedule

Commissioner Grimes moved, seconded by Commissioner Wilson, to set the following meeting schedule for the Preliminary Budget Public Hearings and Budget Retreat:

Preliminary Budget Public Hearings 7:00 P.M.

January 22, 1996	District Courtroom, Courthouse Annex, Pittsboro
January 23, 1996	Siler City Town Hall
January 25, 1996	Moncure Elementary School Cafeteria
January 29, 1996	J. S. Waters Elementary School Multi-Purpose Room
January 30, 1996	North Chatham Elementary School Multi-Purpose Room

Board Retreat 2:15 P.M.

February 5, 1996 Agricultural Building Conference Room

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

INTERIM MANAGER'S REPORTS

County Attorney and Interim County Manager Robert Gunn stated that he had made the decision to close the County offices for three and one-half days during the "Blizzard of 1996" snow and ice storm. He stated that the decisions were made based upon the condition of the County roads and that of the parking lot and that if the grounds were safe enough to avoid accidents.

COMMISSIONERS' REPORTS

Commissioner Wilson asked that a letter of commendation be sent to Vicki McConnell acknowledging the good job for the 1995 Comprehensive Annual Financial Report and that another letter of commendation be sent to Robert Hall, Director of Social Services, with regard to the exemplary performance by AFDC and Medicaid Income Maintenance Caseworkers in providing accurate and timely assistance to AFCD and Medicaid applicants.

Commissioner Wilson encouraged Commissioners to attend the Strategic Plan Committee meetings.

CLOSED SESSION

Commissioner Wilson moved, seconded by Commissioner Dunlap, to go into Closed Session for the purpose of discussing personnel.

Commissioner Grimes moved, seconded by Commissioner Pollard, to go out of Closed Session and into Regular Session.

ADJOURNMENT

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	Commissioner Dunlap	moved, seconded by Con	nmissioner Wilson,	that there being	no further
business to	come before the Board,	the meeting be adjourned.	The motion carried	d five (5) to zero	(0) and the
meeting wa	as adjourned at 10:56 P.M	M.			

	Uva R. Holland, Chairman
ATTEST:	
Sandra B. Lee, Clerk to the Board	

Chatham County Board of Commissioners

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