

MINUTES
CHATHAM COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING, MARCH 11, 1996

The Board of Commissioners ("the Board") of the County of Chatham, North Carolina, met in regular session in the Pittsboro Town Hall, located in the Courthouse Annex, Pittsboro, North Carolina, at 10:00 A.M. on March 11, 1996.

Present: Chair Uva Holland, Vice Chair Betty Wilson; Commissioners
 Margaret Pollard and Henry Dunlap; County Attorney Robert L. Gunn; Interim
 Assistant County Manager Renee Dickson; and Clerk to the Board
 Sandra B. Lee

Absent: Commissioner John Grimes

The meeting was called to order by the Chairman at 10:02 A.M.

AGENDA

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

County Attorney/Interim County Manager Robert Gunn asked that consideration to add the Carolina Power & Light Company's request for funding to convert the Paul Braxton School site to moderate housing for the elderly be added as Item #24A; and that a discussion of a request to use part of the County's CDBG allocation be used for Economic Development be added as Item #16A.

Commissioner Pollard moved, seconded by Commissioner Wilson, to approve the Agenda with the noted requests. The motion carried four (4) to zero (0).

CONSENT AGENDA

The Chairman directed the Clerk to the Board to read the Consent Agenda. Commissioner Wilson moved, seconded by Commissioner Pollard, 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 Special Meeting held February 12, 1996; Budget Workshop held February 13, 1996; Sewer Feasibility Workshop held February 19, 1996; Regular Meeting held February 19, 1996; and Budget Workshop held February 21, 1996

The motion carried four (4) to zero (0).

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

The motion carried four (4) to zero (0).

3. **Solid Waste Disposal Fees and Regular Tax Bills:** Consideration of a request for approval of Refunds for Solid Waste Disposal Fees and Regular Tax Bills paid in error, attached hereto and by reference made a part hereof.

The motion carried four (4) to zero (0).

4. **Childhood Lead Poisoning Funds:** Consideration of a request to accept additional State Childhood Lead Poisoning funds in the amount of \$1,200 for the Environmental Health Services Program, **Budget Amendment #62**, attached hereto and by reference made a part hereof.

The motion carried four (4) to zero (0).

5. **Family Planning Program Funds:** Consideration of a request to accept additional state funds in the amount of \$2,371.50 to enable the Health Department to expand the provision of long-acting, reversible contraceptive methods in the Family Planning Program to non-Medicaid women, **Budget Amendment #63**, attached hereto and by reference made a part hereof.

The motion carried four (4) to zero (0).

6. **Environmental Health Services Program:** Consideration of a request to accept additional state funds in the amount of \$2,156.83 for the Environmental Health Services Program, **Budget Amendment #64**, attached hereto and by reference made a part hereof.

The motion carried four (4) to zero (0).

7. **Baby Bucks Bonus Program:** Consideration of a request to approve Smart Start funding in the amount of \$1,500 to continue the Baby Bucks Bonus Program, **Budget Amendment #65**, attached hereto and by reference made a part hereof.

The motion carried four (4) to zero (0).

8. **Madres a Madres Program:** Consideration of a request to approve Smart Start funding in the amount of \$24,680 to continue the "Madres a Madres" Program, **Budget Amendment #66**, attached hereto and by reference made a part hereof.

The motion carried four (4) to zero (0).

9. **Family Ties Program:** Consideration of a request to approve Smart Start funding in the amount of \$7,684 to continue the Family Ties Program, **Budget Amendment #67**, attached hereto and by reference made a part hereof.

The motion carried four (4) to zero (0).

10. **Crash Truck for East Chatham Rescue Squad:** Consideration of County assistance requested to purchase a crash truck for East Chatham Rescue Squad

The motion carried four (4) to zero (0).

11. **Private Roads:** Consideration of a request from citizens for the naming of the following private roads in Chatham County:

- (1) Bottoms Way Drive
- (2) High Forty Road

The motion carried four (4) to zero (0).

END OF CONSENT AGENDA

PUBLIC INPUT SESSION

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

COUNTY HIGHWAYS/ROADS UPDATE

Marty Tillman, County Maintenance Engineer, gave a brief synopsis of the procedures used in clearing the snow and ice from roads in Chatham County. He stated that the primary routes are first salted; that the only roads salted are Highway #421, US #64, NC #87, Highway #15-501 and #751 has just been added to the list; that old #421 was dropped due to the greater amount of traffic using other roads; that in Siler City, the three interchanges off Highway #421 are also salted so that people are able to get to the hospital; that the next roads are the primary routes that are not on the salt route including #902, #42, #22, and then routes including #1008, #1003, #1004, #1005, and #1006 are second; that all other paved secondary roads are next; that last are dirt roads; that no trucks can be used on dirt roads as they have no control over their plows; that only motor graders can be used on dirt roads; that work to repair potholes caused by trapped moisture in the ground under the asphalt is beginning; that as temperature rises, the pavement is going to heave and crack further; that the work will be done as fast as possible but that he feels the pothole problem will get worse; that part of their problem is not being able to purchase asphalt from contractors; that if the contractors are not working, they cannot get the asphalt to repair the roads.

He stated that #1008 from Farrell's Store to S. R. #1726 will have the shoulders widened to eight feet on both sides of the road which will better accommodate the large volume of traffic on the road; that the work, to begin in either May or June on the section from the Siler City City Limits to Reed's Chapel Road (approximately four or five miles in length) will be let to contract; that the contractor will then get an availability date as to when he can start work; that he is not sure when the next section will be let which will go from Reed's Chapel to Solid Rock Baptist Church; that the next section will be the bypass north of Pittsboro; that it may be divided into two projects; that it will probably be another two years to be let; that he feels the section from Jordan Lake to the Haw River will be let this year; and that he is not sure about the last section of the road.

Commissioner Wilson praised the work efforts of those making the needed repairs to Chatham County roads.

HEALTH DEPARTMENT

Resolution Proclaiming April as Public Health Month: Consideration of a Resolution Proclaiming April as Public Health Month

Wayne Sherman, Health Department Director, explained that Governor James B. Hunt has proclaimed April as Public Health Month in North Carolina. He stated that this is an annual event which offers an opportunity for the Chatham County Health Department to raise awareness of public health, its services, its importance in the prevention of disease and disability in Chatham County; that a number of activities will be sponsored by the Chatham County Health Department to increase awareness of Public Health which will include:

- 1) Open House for the new Siler City Health facility on April 20, 1996
- 2) Maternity Health Fair to promote the opening of the maternity clinic in Pittsboro on April 11, 1996
- 3) News articles in the local newspaper on various public health programs
- 4) Displays in each of the public libraries
- 5) Potluck luncheon for staff and Board of Health on April 26, 1996
- 6) Commissioners will be invited to accompany an Environmental Health Specialist in the field

Commissioner Pollard moved, seconded by Commissioner Wilson, to approve **Resolution #96-6 Proclaiming April as Public Health Month**, attached hereto and by reference made a part hereof. The motion carried four (4) to zero (0).

Reclassification of Animal Shelter Attendant Position: Consideration of a request to approve reclassification of an Animal Shelter Attendant position to Animal Control Officer I with a one-step salary increase effective March 18, 1996

Commissioner Pollard moved, seconded by Commissioner Wilson, to approve reclassification of the Animal Shelter Attendant position to Animal Control Officer I with a one-step increase effective March 18, 1996. The motion carried four (4) to zero (0).

DEPARTMENT OF SOCIAL SERVICES

Temporary Clerical Position for Child Support Unit of the Department of Social Services: Consideration of approval to hire a temporary Processing Assistant III level person for the Department of Social Services Child Support Unit through a temporary agency with cost not to exceed \$1,505 per month and to be funded by the State

Commissioner Pollard moved, seconded by Commissioner Wilson, to approve the hiring of a temporary Processing Assistant III level person for the Department of Social Services Child Support Unit through a Temporary Agency with cost not to exceed \$1,505 per month, and to be reimbursed at 100% by the State. The motion carried four (4) to zero (0).

ECONOMIC DEVELOPMENT

Resolution #96-7 to Amend Resolution #94-28 "A Resolution to Establish an Economic Development Commission for Chatham County": Consideration of a correction to the amendment to Resolution #94-28 "A Resolution to Establish an Economic Development Commission for Chatham County"

Commissioner Wilson moved, seconded by Commissioner Pollard, to correct the January 9, 1995 Amendment to Resolution #94-28, attached hereto and by reference made a part hereof. The motion carried four (4) to zero (0).

Community Development Block Grant (CDBG) Allocation for Economic Development:

Consideration of a request to use part of the Chatham County Community Development Block Grant (CDBG) allocation for Economic Development

Olie Devaud, Chatham County Economic Director, explained that the County currently has an outstanding contract with The Wooten Company, who normally does the County's applications for CDBGs; that they have an agreement with the County to complete another application for scattered housing (CDBG) at no charge to the county because of some way the funds were not spent in the past for a past contract; that recently, he had spoken with a company interested in locating their business in Goldston; that they had proposed to complete an Industrial Revenue Bond and had found that because of some requirements, they would not be eligible for the bonds or could not make the letter of credit requirements; that they have an interest in CDBGs; that they need a million dollars which is the maximum the County can have for Economic Development in a single funding year; that they asked that the County pursue the million dollar sponsorship through a CDBG for their company; that it would be one million in a state loan and one million in a matching County loan.

Mr. Devaud stated that the previous intent was to use the free allocation by The Wooten Company for a scattered housing grant but that this would be different than previously discussed; that the result, if approved, would be to proceed with the Economic Development grant loan in which a million dollars would be allocated to Economic

Development this year and \$250,000 which could be applied toward a scattered housing grant in September; and that there would be a cost to fund The Wooten Company to do the application for scattered housing.

Renee Dickson explained that as stated, The Wooten Company will do one more application for the County free-of-charge; that the second application will carry a charge and it will not come out of the grant proceeds; that Keith Megginson estimated that there would be an approximate charge of \$5,000 for preparation of the second grant application; that the County has recently been awarded housing grant through another agency which cannot be used for indoor plumbing; that the maximum amount of the grant will not allow it for households; that the County has gotten a grant for approximately \$196,000; that the total CDBG allocation in any one given year has been of \$1.25 million; that if one million is used for Economic Development, there will be \$250,000 left to be applied toward the scattered site housing; that the County is eligible to apply for up to \$600,000, therefore \$350,000 of the County's eligibility would be lost for the County's scattered housing.

Commissioner Pollard moved, seconded by Commissioner Wilson, to encourage the Economic Development Department to proceed with the application and to approve using one million dollars of the County's CDBG allocation for Economic Development as described in Mr. Devaud's presentation. The motion carried four (4) to zero (0).

BOARDS AND COMMITTEES

- **Economic Development Commission Appointment:** Appointment to the Economic Development Commission representing the Chatham County United Chamber of Commerce

Commissioner Wilson moved, seconded by Commission Pollard, to appoint Stan Painter to the Economic Development Commission representing the Chatham County United Chamber of Commerce. The motion carried four (4) to zero (0).

Economic Development Commission Appointment: Appointment to the Economic Development Commission representing the Town of Pittsboro

Commissioner Wilson moved, seconded by Commissioner Dunlap, to appoint Paul (Joe) Trageser, Jr. to the Economic Development Commission representing the Town of Pittsboro. The motion carried four (4) to zero (0).

Water System Extension Selection Committee Appointments: Consideration of appointments to a committee to select a consulting engineering firm to provide design services for the water system extensions to the North Chatham Water System

Commissioner Pollard moved, seconded by Commissioner Wilson, to delay a decision on the appointment until the next meeting and to proceed with the Requests for Proposals. The motion carried four (4) to zero (0).

Community Based Alternatives (CBA) Youth Services Advisory Council: Consideration of two appointments to the Community Based Alternatives (CBA) Youth Services Advisory Council

Commissioner Pollard moved, seconded by Commissioner Wilson, to appoint Edna Johnson and Reverend William Moses to the Chatham County Community-Based Alternatives Youth Services Advisory Council. The motion carried four (4) to zero (0).

BOARD OF COMMISSIONERS' MATTERS

Updated Personnel Policy: Consideration of approval of proposed personnel policy

Commissioner Wilson moved, seconded by Commissioner Dunlap, to approve **Chatham County Resolution #96-8 to Adopt a Personnel Policy**, attached hereto and by reference made a part hereof. The motion carried four (4) to zero (0).

Board of Equalization and Review Scheduling: Discussion of the scheduling of dates for the Board of Equalization and Review

Vicki McConnell, Finance Director asked that the Commissioners schedule dates for the Board of Equalization of Review to meet and hear cases. She stated that there have been approximately fifty appeals; that one day will probably be all that is necessary to hear the cases; that Kim Horton has suggested that Monday, April 29, 1996 from 9:00 AM until 5:00 PM be set as the date and times to hear the appeals; that a follow-up day be scheduled for May 6, 1996, if needed, to be held after the Board of Commissioners' meeting.

Commissioner Pollard moved, seconded by Commissioner Wilson, to set April 29, 1996 as the date for the Board of Equalization of Review to meet and hear appeals with May 6, 1996 to be used as a second date to hear remaining, if any, appeals. The motion carried four (4) to zero (0).

W. K. Kellogg Foundation Grant: Consideration of approval of the W. K. Kellogg Foundation Grant in the amount of \$17,000 to build community organizations' capacity to promote needed changes in public health education and improve the public's health and well-being, **Budget Amendment #61**

Commissioner Wilson moved, seconded by Commissioner Pollard, to approve the "Agreement

Between the University of North Carolina at Chapel Hill and Chatham County Health Department” with the following changes:

- 1) that Howard Stier be named as the principal investigator
- 2) that the effective date of this agreement be extended to March 30, 1997.

The motion carried four (4) to zero (0). The agreement is attached hereto and by reference made a part hereof.

Commissioner Wilson moved, seconded by Commissioner Pollard, to authorize the Interim County Manager to sign the agreement and to sign a letter effecting these changes. The motion carried four (4) to zero (0).

Commissioner Wilson moved, seconded by Commissioner Dunlap, to approve **Budget Amendment #61**. The Budget Amendment is attached hereto and by reference made a part hereof. The motion carried four (4) to zero (0).

INTERIM MANAGER' S REPORTS

Interim Manager, Robert Gunn, stated that Cassie Wasko, Director of the Council on Aging has returned to the hospital in the Intensive Care Unit in Duke Medical Center and that she will be out of the office all week.

Commissioner Pollard moved, seconded by Commissioner Wilson, to ask Sandra Lee, Clerk to the Board, to send an arrangement of flowers to Ms. Wasko from the Board of Commissioners, the County Attorney, the Interim Assistant to the County Manager and the Clerk to the Board. The motion carried four (4) to zero (0).

COMMISSIONER'S REPORTS

Commissioner Pollard stated that she has been approached by several concerned citizens from different parts of the County regarding the increased deer population and safety involved in having so many deer within Chatham County. She stated that no one has been quick to offer solutions to the problem and deal with the situation. She asked that the matter be placed on another agenda and the Chief Wildlife Officer, Julian Alman, be invited to attend the Board meeting and discuss the issue and then it could be determined if a public hearing was needed.

Commissioner Pollard voiced concern over the lack of interest in the Public Input Session and asked if the Commissioners would like to continue this part of the agenda.

Commissioner Pollard stated that she had received several complaints regarding the solid waste fees for churches. She asked if the solid waste fee is fair to small churches as well as large churches.

Robert Gunn advised the Commissioners to wait until a Tax Administrator is in place to further

review this matter or that it be done within the budget preparations.

Commissioner Wilson asked the status of the river rescue issue.

Robert Gunn advised that once a Manager has been hired, he as County Attorney will have a more substantial amount of time to investigate this matter and will give it high priority.

Commissioner Wilson reported on the NACo Conference in Washington, DC which she and County Attorney, Robert Gunn attended. She gave cards to the other Commissioners entitled, "Five Questions That Count" and explained that they were questions which all commissioners should ask of candidates running for federal office.

CLOSED SESSION

Commissioner Wilson moved, seconded by Commissioner Pollard, to go into Closed Session for the purpose of discussing Personnel. The motion carried four (4) to zero (0).

REGULAR SESSION

Commissioner Wilson moved, seconded by Commissioner Pollard, to go out of Closed Session and into Regular Session. The motion carried four (4) to zero (0).

Human Services Transportation: Presentation of the consultants final report on organization of the Human Services Transportation System and consideration of approval of the Transportation Development Plan

Dan Stroupe stated that in the summer of 1994, Chatham Trades was billed the lead agency for the Human Service Transportation System in Chatham County. He stated at that point, their agency applied for a federally funded grant through the U. S. Department of Agriculture to be administered by the Community Transportation Association of America; that they were going to look at the feasibility of more public transportation in Chatham County; that this was done because the agency was struggling to find a way to consolidate existing human services and was largely on the recommendation of their transportation consultant with the North Carolina Department of Transportation; that the County received the grant and has been assisted by the last one and one-half years by H. E. Planning and Management. He introduced Mr. Rich Garrity to present the results of the new transportation development plan and discuss their recommendations for the future. He recalled that they had come before the Commissioners in October, 1995, with a recommendation for consolidation of existing

services and utilizing a private contractor to provide the services with oversight to be provided by one staff person of the Chatham Transit Network. He explained that the new transportation development plan would need to be approved for them to proceed.

Mr. Garrity stated that they had been busy since June, 1995 assisting Chatham Trades and other human service agencies in the County in looking for ways to consolidate their client transportation program; that they have presented a concept proposal to the board where it was a consensus of opinion of the members of the Chatham Transit Network that they want to consolidate their operation in an effort to deliver these services in a more efficient fashion and to consolidate all the vehicle procurement activities centrally under a single operator concept; that they propose under this model that the Chatham Transit Network move from a nonprofit advisory committee to a full-fledged operating agency with one full-time staff person; that the operations will not be delivered by Chatham Transit Network staff; that they will be delivered via the services

of a contractor whom the Network will competitively select by an RFP process which they are now working to complete; that the basic steps in the proposal put forth in this plan is that the network will continue to seek financial assistance from the Department of Transportation; that the Network will focus on the delivery of human service transportation; that these will include the clients who participate in various programs funded by the Departments of Social Services, Aging Department, Chatham Trades, and other participants in the program; that at some point in the future, after the contractor is on board and he has had an opportunity to get established and learn the County, the board will reexamine the potential to allow others, not affiliated clients (the general public), to ride on the program; that they will seek some bridge funding which will take them through the transitional period from the present through June 30, 1996; that they will rely on the continued expertise and resources of the participating agencies under the proposal; that financial affairs of the non-profit organization will be housed under the Council On Aging; that they will competitively solicit bids for the services of the contractor; that they are proposing that the Network secure the services of this contract for an initial three-year period with two one-year renewal periods; that additional recommendations are provided to the board relative to finance and organization and how they should set up committees under the Chatham Transit Network so there will be a more functional and operating environment rather than a historical one; that they also develop some detailed budget information over a four-year period consistent with desires of both the Department of Transportation and the participating agencies to have this technical assistance report to serve as a required four-year plan; that they are looking at a budget of approximately \$331,000 in the first full-year of operation predicated on an estimate that contractors services will be approximately \$1.15 per mile; that one issue of importance is that they are not calling for additional financial involvement at this time from the Board of Commissioners who presently provide an appropriation to the collective agencies of approximately \$11,000 per year with that appropriation to continue at its current level, provided that the cost proposals come in within the estimates provided; that based on comments of a review of a draft of the plan submitted to the Network in December, 1995, there have been some added costs based on DOT recommendations for which they have no current revenue source; that this amounts to \$4,000 during the first year of operation; that they hope that either cost proposals will come in under \$1.15 at approximately \$1.128 per mile, the \$4,000 deficit will be eliminated or that if the consultants on the cost proposals is on target, there is a possibility of closing the short fall with United Way contributions.

Renee Dickson pointed out that while Chatham Transit Network is not asking for an additional appropriation from the County, some of the agencies which the County funds will have a short-fall in transportation because of the different way in which the assessed costs will be different; that the Health Department will have an approximate \$5,100 short-fall and the Council on Aging will have an approximate \$3,400 short-fall; that the County will probably be asked to make up the deficit of those two agencies; that some of the other agencies which experience short-falls, the County also appropriates funding.

Commissioner Wilson moved, seconded by Commissioner Pollard, to approve the Transportation Development Plan, a copy attached hereto and by reference made a part hereof. The motion carried four (4) to zero (0).

PAUL BRAXTON SCHOOL

Joy Phillips, Area Manager for Carolina Power & Light Company (CP&L), described a project to rehabilitate the former Paul Braxton School into affordable housing for the elderly. She stated that those eligible would be persons over 62 years of age with an income of no more than 60% of the median income of \$51,000 with a cap of \$30,600 for the Raleigh/Durham/RTP metropolitan area; that the former school would be adapted into thirty-two long term housing units and that long-term housing tax credits have been sought to finance the project from the State of North Carolina; that the State has evaluated the property and likes

CP&L's proposal, but that they are unwilling to serve as the sole source of funding for this project; that CP&L has been negotiating with Siler City for one and one-half years regarding financing for this project; that they currently have an option to lease the building from the Town with the necessary conditional use permit; that CP&L as the equity investor is projecting to finance \$998,000 of the estimated \$1,865,000 developmental cost; and that approximately \$415,000 would be financed through a traditional first mortgage which leaves a deficit of \$452,000 which needs to be raised.

Murray Gould, Affordable Housing Advisor, stated that he is now working with regency developers regarding the project. He stated that a request to the NC Housing Finance Agency (NCHFA) for the deficit was rejected and as a result, the application for tax credits was also denied; that this was the result of two factors: 1) a significant increase in applications for the NC HOME Loan funds; and 2) a decrease in the total funds available for HOME programs; that they have indicated that they would like to see approximately one-half of the financing come from local sources; that they have pursued many other avenues of funding and have come to the local governments as a last resort; that the Town of Siler City approved a 30-year loan to the development of \$112,500 at 0% interest with repayment terms that are a function of the money that the development generates; that they are asking Chatham County to approve a companion loan that would be the same amount under the same terms; that they feel confident that they would be awarded the HOME Funds loan for the remaining amount and subsequently awarded the low-income housing tax credits; that the application deadline for the tax credits is the end of March, 1996; that failure to submit the application by this deadline would delay the project another year; and that the estimated date for the actual monies needed for the loan is estimated to be the end of 1997 or the first of 1998.

Commissioner Wilson asked that a vote on the matter be delayed until Commissioner Grimes could take part in the final decision.

Commissioner Holland stated that the Commissioners would take their request into consideration and would advise them of their decision before the end of the month.

ADJOURNMENT

Commissioner Wilson moved, seconded by Commissioner Pollard, to adjourn to a luncheon with the Cooperative Extension Service to hear a presentation of the North Carolina Extension Service Annual Report. The motion carried four (4) to zero (0), and the meeting was adjourned at 12:10 P.M.

Uva R. Holland, Chairman

ATTEST:

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