

MINUTES
CHATHAM COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING
FEBRUARY 01, 2010

The Board of Commissioners (“the Board”) of the County of Chatham, North Carolina, met in the Agricultural Building Auditorium, 45 South Street, in Pittsboro, North Carolina, at 1:00 PM on February 01, 2010.

Present: Chair Sally Kost; Vice Chair, George Lucier; Commissioners Mike Cross, Carl Thompson, and Tom Vanderbeck

Staff Members County Manager, Charlie Horne; County Attorney, Jep Rose; Assistant County Manager, Renee Paschal; Finance Officer, Vicki McConnell; Clerk to the Board, Sandra B. Sublett; and Deputy Clerk to the Board, Elizabeth Plata

INVOCATION AND PLEDGE OF ALLEGIANCE

Commissioner Thompson delivered the invocation after which Chair Kost invited everyone present to stand and recite the Pledge of Allegiance.

CALL TO ORDER

Chair Kost welcomed those in attendance and called the meeting to order at 1:03 PM.

AGENDA AND CONSENT AGENDA

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

Commissioner Vanderbeck moved, seconded by Commissioner Thompson, to approve the Agenda and Consent Agenda as follows:

1. **Minutes:** Approval of Board Minutes for Regular Meetings held January 19, 2010 and January 04, 2010 and Work Session held January 19, 2010

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

2. **Tax Lien Advertisement:** Approval of a request to approve advertisement of unpaid tax liens

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

3. **Human Relations Month Proclamation:** Approval of a request to adopt **Margie E. Ellison Human Relations Month #2010-06 Proclamation**, attached hereto and by reference made a part hereof.

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

4. **African American History Month Proclamation:** Approval of a request to adopt **Chatham County 2010 African American History Month #2010-07 Proclamation**, attached hereto and by reference made a part hereof.

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

5. **Grant Application for Chatham Transit Network:** Approval of a request to apply for Section 5309 Business and Business Facilities Livability Initiative Program Grant in the amount of one million dollars. A local match of \$200,000 would be required, \$100,000 from the State, \$25,000 from Siler City, and \$75,000 from Chatham County

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

6. **Agriculture Hall of Fame:** Approval of recommended nominees for the Agriculture Hall of Fame

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

7. **Prescribed Fire Awareness Week Proclamation:** Approval of **Prescribed Fire Awareness Week #2010-08 Proclamation**, attached hereto and by reference made a part hereof.

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

8. **Family Visitation Services:** Approval of a request to apply for North Carolina Governor's Crime Commission grant in the amount of \$375,000 to allow ongoing service for supervised visitation and exchange services of children in situations involving domestic violence, child abuse, sexual assault or stalking

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

9. **Demolition of Building Contract:** Approval of contract with McClure & Associates Construction, Inc. for building demolition behind the Law Enforcement Center, attached hereto and by reference made a part hereof.

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

10. **Chatham Together! Moving Expenses:** Approval of request from Chatham Together! for one-time emergency assistance to pay for moving expenses

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

END OF CONSENT AGENDA

PUBLIC INPUT SESSION

There was no one present who wished to make public comments.

COMMISSIONERS' PRIORITIES

Employee of the Month: Presentation of February Employee of the Month

Carolyn Miller, Human Relations Director, stated that the Employee of the Month program was instituted in FY 2009 to honor Chatham County employees for exemplary service to citizens and their fellow employees. She explained that the February 2010 Employee of the Month is Jordan Garrett, Income Maintenance Caseworker II with the Family and Children's Medicaid Unit at DSS. Jordan has been with Chatham County just over two years. An excerpt from her nomination form follows:

"Jordan is a worker that truly exemplifies customer service. Jordan is always willing to go over and beyond to help her clients even outside the realm of her job duties. For example, a few weeks ago one of Jordan's clients came in very upset because Medicaid changed the way that they paid for diabetic supplies. The client's son is a diabetic and due to the change could not get the strips and meter that he needed to be able to check his blood sugar for several days. Jordan spent hours calling the state Medicaid office and pharmacies to see if she could resolve the problem for the client. She also came to ask if she could purchase the supplies for him. Jordan was finally able to coordinate with the Chatham Cares Pharmacy to help the client get the needed supplies that day at no cost to the client. What I feel makes this experience truly outstanding is that the client wasn't very nice at all and did not appreciate the help she was receiving. Jordan went over and above to help her and the client constantly complained. She even complained about having to drive to Siler City to pick up the free supplies. Throughout the entire meeting, Jordan was able to remain helpful and kind to the client. She focused on helping the child receive the needed supplies and paid no attention to the mother.

This is just one demonstration of the way that Jordan goes over and beyond to help her clients. She spends extra time trying to help the clients get the verifications they need to complete their applications and reviews. While that may not seem exemplary to everyone, you should know that she carries a caseload of approximately 705 Medicaid cases and it is a constant struggle for the workers in that unit just to get their work done on a timely basis. She is also willing to help her co-workers out when they have gotten behind or they have had an especially hard day. Jordan is the “dream” worker that every supervisor wishes for. Luckily for Family & Children’s Medicaid, our wish came true!”

Chair Kost stated that upon learning what the job duties of an “Income maintenance Caseworker” entailed, she was surprised to learn what Ms. Garrett had to do and how much she needed to know about a variety of services so that she can connect the clients to the needed services; that she understands because of the economic downturn, her caseload is over 705 Medicaid cases; that because of the economic downturn, there are now people using the services that have never asked for help and do not know how it works and are scared and worried. On behalf of the citizens of Chatham County and the Chatham County Board of Commissioners, she congratulated Ms. Garrett and thanked her, and all members of the Department of Social Services, for what they do for the citizens.

Green Building Task Force Transition from Task Force to Advisory Board:
Approval of a request from the Green Building Task Force to transition from a task force to an advisory board

Sybil Tate, Chatham County Performance Manager, explained the specifics of the request from the Green Building Task Force to transition from a task force to an advisory board.

Ms. Tate discussed the changes and addressed questions from the Board.

The changes were clarified as follows:

- 1) The bylaws should state: “In order to achieve geographical distribution, each Commissioner will nominate two members from the roster supplied by the Green Building Advisory Board.
- 2) Regular Meetings: “Regular meetings of the GBASE shall be held without other notice than this bylaw and requirements of the Open Meetings Law of North Carolina (North Carolina General Statutes 143-318.10-18)” be changed so that it doesn’t read that if extra advertising is done, that the bylaws are violated.
- 3) Strike the sentence: “Members may participate in meetings and vote via remote technologies.” and state: “Members may vote via the telephone.”

By consensus, the Board decided to return this issue to the Board of Commissioners February 15, 2010 meeting after the County Attorney has had a chance to review it.

Revision to the Chatham County Incentive Policy: Approval of a revision to the Chatham County Incentive Policy

Mr. Jason Jolly, Senior Research Director, UNC Center for Competitive Economics, reviewed the “Chatham County Economic Development Incentive Recommendations” and provided the following PowerPoint presentation:



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Incentives are Most Persuasive When ...

- Other location factors are relatively equal
- Prospects are highly mobile (and more are)
- Tailored to companies' specific priorities
- Benefits are front-loaded
- Combined with other assistance
- Before the auction starts

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Incentives Have The Greatest Economic Benefit When...

- Company employs local residents, minimizing public service outlays
- Company has catalytic effect on local suppliers
- Company is in growth mode with job creation upside
- Company is a headquarters in an export industry, creating local wealth

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Revise Existing Model

This prospective model approximates the following weights out of a 100 possible points:

1.	Jobs (Number, Quality, Wages, Hiring Residents):	50
2.	Capital Investment:	20
3.	Environmental Impact:	15
4.	Industry Cluster/Business Type:	15

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<u>Year</u>	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Level 4</u>	<u>Level 5</u>
<u>1</u>	<u>70%</u>	<u>75%</u>	<u>80%</u>	<u>90%</u>	<u>90%</u>
<u>2</u>	<u>60%</u>	<u>65%</u>	<u>70%</u>	<u>80%</u>	<u>80%</u>
<u>3</u>	<u>50%</u>	<u>55%</u>	<u>60%</u>	<u>70%</u>	<u>75%</u>
<u>4</u>	<u>40%</u>	<u>45%</u>	<u>50%</u>	<u>60%</u>	<u>75%</u>
<u>5</u>	<u>30%</u>	<u>35%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>
<u>Minimum Score</u>	<u>50</u>	<u>60</u>	<u>70</u>	<u>80</u>	<u>90</u>

Mr. Jolly stated that they took the model and presented it to the Economic Development Board; that the EDC took the model and put together a task force; that the EDC tweaked it where they placed more points for environmental impact and reduced the level of capital investment and the amount of points awarded to that criteria; that they feel that it is a very innovative model and a step in the right direction for Chatham County to say to companies who might wish to come to the County that might be looking for an economic development incentive, if they meet these criteria, then they are eligible; that this is not an entitlement but they would be eligible for an amount that would range from 30-90% depending on how they score.

Joe Glasson, Economic Development President, stated that working with the UNC Center for Competitive Economics that they looked at today and also historically as to what many other counties have done. They asked what kind of tools do they need in their toolbox to be able to put together a good incentive policy that balances the governmental entity in which the governmental and the business both benefit; that they have seen many companies come into North Carolina and many are no longer existent and/or they did not expand and a lot of the incentives were “front loaded”; that they have tried to avoid this; that this is a guideline for the Board of Commissioners to look at allowing them the opportunity to look at how they did it; that it gives the flexibility of modifying the plan if the Board of Commissioners so desire; that the Board needs a starting point in order to be able to ask how they arrived at the methodology, where it makes sense, and how does it benefit the County as well as the business.

Mr. Glasson reviewed the Resolution for a Revised Economic Development Incentive Policy, answered questions from the Board, and addressed the issue of clusters.

Jeffrey Starkweather, EDC Board member, stated the committee met and discussed policy issues; that they decided to make a list and submit it to the Board for approval; and that it would be placed on the web site defining what they were and included as soon as possible.

Commissioner Cross expressed concern with the number of County residents hired and asked if the number of points could be increased on the lower side of the hiring scale. He stated that he thinks some of the numbers need to be reassigned or borrow points from another column to add more weight to hiring existing residents.

Commissioner Thompson stated that he thinks when looking at wage levels for new jobs in Chatham County, that we need to make sure that they pay a living wage. He asked if they were going to talk about the number of existing jobs for County residents, that the number of points that are assigned to wage levels should be reviewed and consideration be given to a number higher than ten.

Mr. Glasson stated that their board went through series of adjustments regarding County residents and wages. A discussion ensued with regard to the perfect balance between the two criteria and State average jobs.

Mr. Starkweather said that they were working toward trying to get a JobLink Center and an Employment Security Commission Office in Chatham County.

Chair Kost asked that someone speak to the mechanics of all this including when the grants are going to be paid and who will verify the information.

Mr. Glasson said that they spent a lot of committee time working through “now that we’ve attracted the business, how do we assure that it is working and that the County is getting what it has paid for”. He explained the different “ points in the resolution and stated that they had not yet built into the system the report card of once the incentive is granted, how it is evaluated. This is their next step.

Commissioner Lucier expressed concern with regard to the old incentive policy where some method was calculated to give a property tax rebate which did not include a lot of the elements they now have with more criteria that is used to evaluate whether an incentive is justified and how much it should be.

Mr. Jolly explained the table in the PowerPoint, what has been done in other counties, and answered questions from the Board.

Commissioner Thompson stated that by having a JobLink Center in Chatham County, it would benefit the citizens of the County by testing individuals to make sure they are qualified to fill the work positions.

Mr. Starkweather stated that this issue had been addressed by the Triangle South Board (formerly the Work Force Development Board) and had made it clear that that was a priority for them.

Commissioner Thompson stated that they needed to emphasize to the Employment Security Commission that they need to work just as strongly with Chatham County as they do with other counties with which they are involved.

After further discussion, Commissioner Lucier moved, seconded by Commissioner Vanderbeck, to adopt the incentive policy as prepared by EDC with one condition that they get supplied to them as soon as possible a list of the clusters referred to in the document and to make the cluster list as expansive as possible and to adopt **Resolution #2010-09 for a Revised Economic Development Incentive Policy**, attached hereto and by reference made a part hereof. The motion carried five (5) to zero (0).

MANAGER' S REPORTS

The County Manager reported on the following:

Ethics Training:

The Board has to have two hours of ethics training prior to January 01, 2011. The Clerk distributed a flyer on locations and the Board is to advise when they would like to take the training.

Piedmont Food and Agriculture Processing Center:

Staff is continuing to work with Piedmont Food and Processing Center. The Managers met last Friday with participating counties. It will be operated by Orange County and transitioned into a 501 (c)(3). That it will be available in the near future.

Buildings and Grounds Staff:

Chair Kost expressed appreciation to the Buildings and Grounds Staff for taking care of clearing the parking lots and getting everything done due to the snowy weather. The Board concurred.

COMMISSIONERS' REPORTS

Highway Trash:

Commissioner Thompson expressed concern with regard to the amount of trash found on the highways from Bear Creek to Siler City to Randolph County Line, stating that there was an unusual amount of bagged trash. He asked that the Department of Transportation be contacted regarding cleanup.

Chair Kost reminded everyone of the County's Illegal Dumping Hotline (919-542-0502) and stated that if they are contacted, they will pick up the bagged trash, go through it, determine who it belongs to, and the problem is addressed.

Commissioner Thompson asked if a certain day could be designated as a day of clean-up in Chatham County. He stated that it goes along with tourism and economic development to present the County in a better light. He asked that the Board consider it for approval at a later time and that the County Manager report back to the Board regarding this matter.

Commissioner Vanderbeck stated that on Wednesday, February 10, 2010 there will be a "meet and greet" for a new representative to Division 8 with the NC Department of Transportation officials in Aberdeen; that he is planning to attend the meeting; and that he will raise the issue.

Interfaith Ministries:

Commissioner Thompson stated that as chair of the Interfaith Ministries, he wanted to provide details on fund raising efforts by the organization. That all day today, at the General Store, 10% of proceeds for anyone who comes by to have a meal is being donated to the Interfaith Ministries; and he is extending the invitation for all to attend.

Agriculture Advisory Board:

Commissioner Lucier said that the Cooperative Extension Service has developed and created an Agriculture Hall of Fame; that the celebration will be held on February 9, 2010 at an upcoming dinner; that it recognizes a lot of folks who have done wonderful things for agriculture in Chatham County over the years; and that he is glad to be a part of it through the Agriculture Advisory Board.

North Carolina Association of County Commissioners (NCACC):

Commissioner Lucier stated that he would be meeting with the North Carolina Association of County Commissioners (NCACC), Environment Steering Committee, on February 10, 2010; that if there is anything that the Board wishes brought forth for Chatham County, they need to let him know regarding any particular kinds of legislation, etc.

National Association of Counties:

Commissioner Cross stated that the National Association of Counties is meeting in Washington, DC next month; that he does not plan to attend this year since it is the short session; and that he will plan on attending next year.

Chatham Cary Joint Plan:

Chair Kost stated that the Chatham-Cary Joint Plan continues to move forward; that the next meeting will be held on Thursday, February 4, 2010 at 9:30 and that she will report back to the Board on the meeting.

Ethics Training:

Chair Kost asked the Board to check their calendars for the scheduled March 25, 2010 Ethics Training webinar date stating that it was probably the most convenient date possible and the most cost effective way to do it. She stated that the Board of Commissioners had passed their "Code of Ethics" (December 4, 2006) and asked the County Attorney whether the existing code meets the requirements or whether it needs to be amended or changed. The County Attorney is to look at it in conjunction with the General Statute.

Chair Kost stated that she would work with the Clerk to the Board in getting the webinar scheduled.

ADJOURNMENT

Commissioner Cross moved, seconded by Commissioner Lucier, to adjourn the meeting. The motion carried five (5) to zero (0), and the meeting adjourned at 2:08 PM.

Sally Kost, Chair

ATTEST:

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