

MINUTES
CHATHAM COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING, JANUARY 6, 1997

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 10:00 A.M. on January 6, 1997.

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

The meeting was called to order by the Chairman at 10:00 A.M.

AGENDA

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

Charlie Horne, County Manager, asked that Item #14, Appointment to the Orange-Person-Chatham Mental Health, Developmental Disabilities and Substance Abuse Authority (OPC) Committee be deferred until later date.

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

CONSENT AGENDA

- The Chairman directed the Clerk to the Board to read the Consent Agenda. Commissioner Wilson moved, seconded by Commissioner Holland, to approve the items listed on the Consent Agenda as read by the Clerk.

1. **Minutes:** Consideration of approval of Board Minutes for Regular Meeting held December 16, 1996

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

2. **Tax Releases:** Consideration of a request to approve Tax Releases, attached hereto and by reference made a part hereof.

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

3. **Solid Waste Disposal Fees and Regular Tax Bills Paid in Error:** Consideration of 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 five (5) to zero (0).

4. **Acceptance of Additional State Funds from the State Library and Library Services and Construction Act (LSCA) Funds:** Consideration of a request to accept \$16,445 additional State funds from the State Library and \$7,121 in Library Services and Construction Act (LSCA)

Funds, **Budget Amendment #10**, attached hereto and by reference made a part hereof.

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

5. **Resolution #97-1 for the Addition of a Road to the NC Secondary Road System:** Consideration of a resolution for the addition of Sycamore Lake Road in the Cedar Spring Subdivision to the North Carolina Secondary Road System, attached hereto and by reference made a part hereof.

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

6. **Resolution #97-2 to Support the Institute of Government Facilities Construction:** Consideration of a resolution to support the Institute of Government facilities construction, 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 present who wished to make public comment.

PLANNING AND ZONING

Presentation on the Development Of Impact Fees for School Construction: Presentation by Paul Tischler on the Development of Impact Fees for school construction

Paul Tischler, of Tischler & Associates, Inc., a fiscal, economic and planning consulting firm specializing in fiscal impact analysis and the development of impact fees, gave an overall view of impact fees stating that impact fees, which are a one-time payment to help fund the construction of public facilities needed to accommodate new development, were calculated based on the following methodology: First, demand generators were determined. In the case of public schools, demand generators are pupils per household by type of housing unit. Next, local level of service standards were documented. For schools, local service levels were based on the total building square feet and modular units per student by type of school. The third component was the calculation of the gross cost, before credits. The fourth component was the evaluation of applicable grants and credits. After credits were determined, the maximum supportable impact fees were calculated. Collection and expenditure zones to satisfy the rational nexus test of new development receiving a substantial benefit were then determined. Also, the total expenditures for new school construction to the year 2000 were calculated. Impact fees comprised about sixty-three percent of the total cost. One major reason for the amount being less than one hundred percent is the needed credit to allow

for future property tax payments and per capita sales tax revenues for existing school debt service by those paying impact fees.

Mr. Tischler answered questions from the Commissioners.

There was no action taken on this item.

Legal Action Necessary to Collect Over-Due Fines, Abate Violations and Prohibit Interference with Enforcement of the County Junk Yard Regulations: Consideration of a motion directing the County Attorney to take legal action necessary to collect over-due fines, abate violations and prohibit interference with enforcement of the County Junk Yard Regulations

Commissioner Wilson moved, seconded by Commissioner Grimes to authorize the County Attorney to take legal action necessary to collect over-due fines, abate violations, and prohibit interference with enforcement of the County Junk Yard Regulations. The motion carried five (5) to zero (0).

Ordinance Revision Establishing a Moratorium on the Erection of Off-Premise Outdoor Signs in Chatham County: Consideration of adoption of revised ordinance establishing a moratorium on the erection of off-premise outdoor advertising signs in Chatham County

Commissioner Wilson moved, seconded by Commissioner Holland that the moratorium be adopted as revised and to include the wording in Article IV "and maintained" in "Signs that are 40 square feet or smaller, and/or eight feet in height or less may be erected **and maintained** for a period not to exceed 30 calendar days." The motion carried five (5) to zero (0).

PUBLIC WORKS

"Outstanding Business Waste Reduction Partner" Recognition for 1996: Consideration of recognition of the "Outstanding Business Waste Reduction Partner" for 1996

Lynn Weller, Recycling Coordinator, stated that for making an extra commitment to waste reduction, Collins & Aikman are being recognized as the "Outstanding Business Waste Reduction Partner in Chatham County for 1996". She stated that prior to their current waste reduction efforts, Collins & Aikman (Mastercraft Division), a textile company in Siler City, contributed an average of 32 tons/month or 384 tons/year to the County's waste stream, making Collins & Aikman the third largest waste generator in the County; that their waste consisted mostly of textile waste, cones, paper, and plastic cards and cost Collins & Aikman approximately \$21,000 per year in disposal fees; that since 1992 when the plant set up a comprehensive recycling and waste reduction program, they have reduced their waste by 75%, sending only eight tons of waste to the landfill in 1996 which saved them \$154,509 in transportation and tipping fees and increased their revenue from the sale of recyclables from \$27,000 in 1992 to \$66,000 in 1996.

Commissioner Grimes moved, seconded by Commissioner Wilson to recognize Collins & Aikman's exemplary waste reduction efforts by awarding Collins & Aikman the "Outstanding Business Waste Reduction Partner for 1996. The motion carried five (5) to zero (0).

On behalf of the Chatham County Board of Commissioners, Chairman Pollard commended the efforts of Collins & Aikman and presented the award to David Bolton, plant engineer in charge of recycling and waste reduction representative of Collins & Aikman.

DEPARTMENT OF SOCIAL SERVICES

Child Care Networks Presentation: Consideration to increase the amount of the contract with Child Care Networks by \$20,800

Amy Rabb, Executive Director of Child Care Networks, stated that Child Care Networks has requested that they be allowed to use a portion of some newly available funds to help support delivery of Chatham County's child care subsidy program; that this program is provided under contract with the Department of Social Services; that Chatham County has received an increase of \$120,000 in its child care subsidy allocation; that for the first time there is an option to use up to \$50,000 of the allocation to offset administrative expenses; that it is recommended that Child Care Networks be allowed to use \$20,800 per year to prevent cuts in service delivery staff at this time when case loads are increasing due to welfare reform; that at this time, they have one worker whose

caseload is over 200; that the others are close to the recommended level; that with the expected increase in caseloads, all workers will have more than the recommended number of 150 cases; that changes in the service delivery system have raised income eligibility limits for families, which makes many more families eligible for subsidy; that increased parent fees, which are part of the new system mean that we will be able to serve more children than before with the same amount of money; that these changes lead to increased case loads for family services workers; that in the past two months, there have been vouchers issued for child care for sixty new children; that there are now fifty-five children waiting to be processed after purging the waiting list; that as advocates for children and families, they would prefer to see the \$29,200 remaining from the \$50,000 available for administration go to provide child care subsidy, but that they understand the needs of the County and support the recommendation of the staff.

Ms. Rabb asked that the Commissioners support Child Care Networks in continuing to offer high quality services.

Commissioner Wilson moved, seconded by Commissioner Holland, to approve increasing the amount of the contract with Child Care Networks to \$70,800 with the following conditions:

1. That Child Care Networks not turn to the County to make up cuts in other sources of funding
2. That Child Care Networks not receive an increase in funding next year

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

RECESS

Commissioner Grimes asked for a five minute recess.

FINANCE DEPARTMENT

1996 Comprehensive Annual Financial Report: Presentation of the 1996 Comprehensive Annual Financial Report

Vicki McConnell, Finance Director, reviewed items of special interest to the Commissioners and then introduced Mr. Bob Nelson, Certified Public Accountant with Dixon, Odom & Company who was in charge of conducting the independent audit.

Mr. Nelson discussed the 1996 Chatham County Comprehensive Annual Financial Report, specifics

of the audit, the County's internal control structure and operation of duties due to the County's growth and controls that will need to be put in place to eliminate non-compliance instances.

ECONOMIC DEVELOPMENT

County Participation to Fund Waterline Extension to Serve Triangle Brick Company in Merry Oaks: Consideration of a request for Chatham County participation in the funding of a waterline extension to serve Triangle Brick Company in Merry Oaks

Commissioner Grimes moved, seconded by Commissioner Holland to approve County funding in the amount of \$33,000 to extend a waterline to serve Triangle Brick Company on their property in Merry Oaks from the water capital reserve fund with the understanding that those funds be repaid back into the water capital reserve fund when the Finance Officer deems it appropriate to do so. The motion carried five(5) to zero (0).

BOARDS AND COMMITTEES

~~**Orange Person Chatham Mental Health, Developmental Disabilities and Substance Abuse Authority (OPC) Appointment:** Consideration to appoint member to the Orange Person Chatham Mental Health, Developmental Disabilities and Substance Abuse Authority (OPC)~~

-
This item was deferred until the next meeting.

MANAGER' S REPORTS

The County Manager informed the Commissioners of the following:

Commissioner/Strategic Plan Development Committee Meeting

The Manager informed the Commissioners that the regular Board meeting on January 23, 1997 will begin at 5:30 PM with a meeting with the Strategic Plan Development Committee. Sandwiches will be provided.

Meeting with Mayor of Chapel Hill

The Manager stated that there has been an interest expressed by the Mayor of Chapel Hill to our Chairman for a meeting to be held around March 10, 11, or 13, 1997 and the Board of Commissioners to discuss common interests in terms of growth around Chatham County's northern section and Orange County's southern section.

Intensive Livestock Public Hearings

-
The Intensive Livestock Public Hearings will be held as follows:

January 14, 1997	Siler City Town Hall	7:00 PM
January 16, 1997	Pittsboro District Courtroom	7:00 PM

Legislative Delegation Meeting

The meeting will be held on Wednesday, January 15, 1997 beginning with a reception at the home of Mr. R. B. Fitch at 5:30 PM followed by a dinner meeting at 6:30 PM at the Fearington House.

Board Retreat

- The Manager informed the Board that the Board work retreat will be held on January 16, 1997 from 9:00 AM - 5:00 PM to be held in the new Central Carolina Community College Conference Room.

Commissioners/Board of Education Meeting

- The meeting will be held on Thursday, February 13, 1997 at 9:00 AM at the Chatham County Board of Education Building Board Room.

Landuse Development Plan Kickoff

- The Manager explained that the Landuse Development Plan kickoff is scheduled for January 30, 1997 at 7:00 PM in the Agricultural Auditorium.

COMMISSIONER'S REPORTS

Commissioner Wilson stated that Commissioner Pollard and she would be attending the Legislative Goals Conference at the Research Triangle Park on Thursday, January 9, 1997 and asked if anyone had any goals or legislative agenda items on which they would like for them to vote.

LUNCH RECESS

Commissioner Grimes moved, seconded by Commissioner Wilson, to recess for lunch. The motion carried five (5) to zero, and the meeting was recessed at 11:58 AM.

PRESENTATION BY PROSPECTIVE ENGINEERING FIRMS

- The Chairman reconvened the meeting at 1:30 PM.

The Commissioners heard presentations from the following engineering firms:
W. K. Dickson, Finkbeiner, Pettis, and Strout, Inc., and Hobbs, Upchurch & Associates, P. A.

ADJOURNMENT

Commissioner Dunlap moved, seconded by Commissioner Wilson, that there being no further business to come before the Board, the meeting adjourned. The motion carried five (5) to zero (0), and the meeting was adjourned at 4:45 P.M.

Margaret Bryant Pollard, Chair

ATTEST:

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