

**MINUTES**  
**CHATHAM COUNTY BOARD OF COMMISSIONERS**  
**BUDGET INPUT SESSION, JUNE 13, 1997**

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The Board of Commissioners (the "Board") of the County of Chatham, North Carolina, met in special session for the purpose of holding a budget workshop in the Bryd's Administrative Building, Bryd's Classroom, Pittsboro, North Carolina, at 9:00 AM on June 13, 1997.

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

The meeting was called to order by the Chairman at 9:05 A.M.

Commissioner Grimes entered the meeting at 9:14 A.M.

**Tax Administration**

- Ken Joyner, Tax Administrator, reviewed costs associated with the mailing of tax bills in letter and card forms. He asked that consideration be given to a computer generated post card bill and stated that graphs can be placed on regular bills but that a break-down of how the tax payers' tax dollar is spent could not be placed on a post card generated in-house.

**Water Rate Information**

Jeff Hughes, Public Works Director, reviewed area water rates and stated that Chatham County has the highest water rates of all the utilities surveyed; that most of the utilities surveyed have much larger and more developed systems than Chatham County; and that the larger more urban utilities are able to supply water at a much lower cost. He addressed three areas of concern as follows: 1) Equality - fair rates to users; 2) Actual Costs - rates to cover actual water costs; 3) Affordability - affordable rates; that costs change depending on density; that Chatham County bases apartment billing on the number of units and charges households in apartments the same amount as households living in single family residences; that on average, the monthly bill per household in apartment buildings is 7% less than for households living in single family homes; that the proposed policy change would result in a per household bill for apartment buildings that is 40% lower than the household bill for single family residences; that the Governors Village Apartment project, as designed, should have some positive effects on the utility by providing more customers in a high-density area; that there does not appear to be a purely technical justification for supplying the project water at rates 40% lower than single-family customers; that a policy change of this magnitude would have significant financial and equity implications for the County; and that he recommends modifications such as these be incorporated in an overall study of the County's water rates.

**Facilities Study**

- Kurt Lent, Architect, reviewed design services and construction cost estimates for County renovation projects.

## **Capital Improvements Plan**

Commissioner Wilson moved, seconded by Commissioner Holland, to approve Planning Year One, eliminating Item #3 and adding \$10,000 to Item #9 of the Capital

Improvements Plan, attached hereto and by reference made a part hereof. . The motion carried five (5) to zero (0).

Commissioner Grimes moved, seconded by Commissioner Holland, to adopt the Capital Improvements Plan, for planning purposes only. The motion carried five (5) to zero (0).

## **Education**

The Manager reviewed a series of questions asked of the school system regarding their budget and asked for direction to proceed from the Commissioners.

Commissioners asked that the Superintendent, Chairman of the School Board, and the Finance Officer for the Chatham County Schools be asked to attend the next budget work session to be held on June 19, 1997.

## **Community Development Block Grant (CDBG)**

Keith Megginson, Planning Director, stated that income verifications have been reviewed and preliminary inspections have been made of seven homes; that a recommendation is being made that title opinions be obtained for seven applicants; that the purpose of the legal work will be to obtain an opinion that the applicants possess an ownership interest in the property; that they would also like to proceed with preparation of work write-ups and contractor outreach and bid solicitation for the seven units; and that they will continue to review applications for income eligible families and homes that meet NCHFA and County guidelines and expect to have a recommendation on the final three units in July or August.

Commissioner Grimes moved, seconded by Commissioner Holland, to approve the Community Development Block Grant Signatory Resolution, attached hereto and by reference made a part hereof. The motion carried five (5) to zero (0).

Commissioner Wilson moved, seconded by Commissioner Holland to approve the Community Development Block Grant (CDBG), Grant Project Ordinance, attached hereto and by reference made a part hereof. The motion carried five (5) to zero (0).

Community Wilson moved, seconded by Commissioner Holland, to authorize the County Attorney to proceed with the title searches on the property as soon as the State releases the administration funds. The motion carried five (5) to zero (0).

Commissioner Wilson moved, seconded by Commissioner Holland, to authorize the County Attorney to proceed with the title work on the homes as follows:

- 1) Margaret Fields Off SR #2175, Bear Creek area
- 2) Dorothy Moeller SR #1006, Bear Creek area
- 3) John/Annie Palmer SR #2154, Bear Creek area
- 4) Myrtle Beal 646 Beal Road, Goldston area
- 5) Norma Olinger SR #1972, New Hill area

- 6) James/Pearlie Brooks 109 Ponderosa, Siler City area
- 7) Willie Johnson SR #1175, Siler City area

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

### JOCCA

Commissioner Grimes moved, seconded by Commissioner Dunlap, to not fund JOCCA for the coming year due to their qualified audit report. The motion failed three (3) to two (2) with Commissioners Wilson, Pollard, and Holland opposing.

Commissioner Wilson moved, seconded by Commissioner Holland, to approve JOCCA funding, with \$8600 earmarked for the local CBA match but to withhold the transfer of revenue until the County has received an audit and the Board is satisfied that any problems cited in the audit have been corrected. The motion carried five (5) to zero (0).

### Travel and Tourism

Commissioner Wilson moved, seconded by Commissioner Holland, to honor the recommendations of the Travel and Tourism Committee and approve the contracting with Geiger and Associates and the Chamber of Commerce. The motion carried five (5) to zero (0).

### OPC Outreach Program

Vicki McConnell, Finance Officer, explained that this outreach program was started approximately two years ago, funds were appropriated but were not distributed. She stated that the program is now up and running and that OPC is asking for the appropriated funds and for continued funding for the program.

Commissioner Grimes moved, seconded by Commissioner Wilson, to approve the \$15,000 appropriation in the Fiscal Year 1996-97 budget for the OPC Outreach Program. The motion carried five (5) to zero (0).

### Economic Development Commission as Non-Profit

Renee Dickson, Assistant County Manager, explained that in order to make the transition of the Economic Development Commission (EDC) into a private, non-profit entity, there are additional responsibilities, costs, and actions required. She stated that the Economic Development Commission Director, Olivier Devaud, asked that the costs be funded through the County budget process; that the requests are made with the understanding that the EDC will continue to be located in appropriate space in the Courthouse Annex in Pittsboro; that all costs of occupying space, auto and office contents, and insurance will be paid by the County from other sources besides the EDC budget; that all equipment, computers, furniture, and vehicle now assigned to EDC staff or purchased on their behalf, will remain County property and be dedicated for exclusive use by the non-profit EDC; that additional funding necessary is required to facilitate the transition and expense of non-profit status; that the intent is to use the non-profit 501(c)3 status as a tool

to facilitate additional investments and partnerships to benefit economic and industrial development; that the County will still be asked to participate in funding utility extensions and other projects eligible through the Business Assistance policy; and that other opportunities such as speculative building partnerships will also be proposed.

Oli Devaud, Economic Development Director, explained his department request for funds for additional Internet account and World Wide Web (WWW) access. He stated that EDC funding for e-mail and WWW access is being reduced by 50% by the Research Triangle Regional Partnership (\$420); that in addition, the Chatham County WWW site has grown to the size that it is advantageous to create a searching method for the users to best represent Chatham County resources in the amount of \$2,000.

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**Water Rates**

- Jeff Hughes, Public Works Director, explained the overall cost of Chatham County water, the method of billing apartment buildings, and reduced charges for apartment buildings.

Commissioner Dunlap moved, seconded by Commissioner Grimes, to approve a 10% discount reduction in multi-family rates to Governors Club over single-family dwelling units to be effective January 2, 1998.

After further discussion, Commissioner Grimes withdrew his second to the motion and Commissioner Dunlap withdraw his motion.

**RECESS**

- Commissioner Grimes moved, seconded by Commissioner Holland, to recess the meeting. The motion carried five (5) to zero (0), and the meeting was recessed at 6:46 PM.

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Margaret Bryant Pollard, Chair

ATTEST:

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

