

**MINUTES**  
**CHATHAM COUNTY BOARD OF COMMISSIONERS**  
**REGULAR MEETING AND WORK SESSION**  
**OCTOBER 04, 1999**

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The Board of Commissioners (“the Board”) of the County of Chatham, North Carolina, met in the District Courtroom, located in Pittsboro, North Carolina, at 10:00 AM on October 04, 1999.

Present: Chair Rick Givens; Vice Chair Uva Holland;  
Commissioners Margaret Pollard, Carl Outz,  
and Gary Phillips; County Manager, Charlie  
Horne; County Attorney, Robert L. Gunn;  
Finance Officer, Vicki McConnell; and  
Clerk to the Board, Sandra B. Lee

The meeting was called to order by the Chairman at 10:07 AM.

**AGENDA**

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

The County Manager asked that a Closed Session, for the purpose of discussing personnel matters, be added to the Agenda following the end of the meeting.

The Chairman asked that the Commissioners’ Reports session be moved to the end of the Work Session for the day’s meeting.

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

**CONSENT AGENDA**

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

1. **Minutes:** Consideration of approval of Board Minutes for Regular Meeting held October 04, 1999 and Work Session held October 04, 1999

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

2. **Resolution Recognizing the Contributions of Chatham County Employees During Hurricane Floyd:** Consideration of a request for approval of **Resolution #99-26 Recognizing the Contributions of Chatham County Employees During Hurricane Floyd**, attached hereto and by reference made a part hereof.

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

3. **Resolution Recognizing the Contributions of Chatham County Board of Education and Staff of the Chatham County School System During Hurricane Floyd:** Consideration of a request for approval of **Resolution #99-27 Recognizing the Contributions of Chatham County Board of Education and Staff of the Chatham County School System During Hurricane Floyd**, attached hereto and by reference made a part hereof.

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

4. **Preliminary Design Approval of "Monterrane Subdivision, Phase Two & Three":** Consideration of a request by C. A. Keisler, developer, for subdivision preliminary design approval of **"Monterrane Subdivision, Phase Two & Three"** consisting of 33 lots on approximately 159 acres off SR #1700 (Mt. Gilead Church Road)

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

5. **Chatham County Recreation Fee Increase:** Consideration of a request for approval to establish an increased registration fee from \$15.00 to \$30.00 for out-of-county citizens to participate in the Chatham County youth basketball program

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

#### **END OF CONSENT AGENDA**

#### **PUBLIC INPUT SESSION**

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

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#### **TAX DEPARTMENT**

**Triangle Land Conservancy Property Tax Exemption Request:** Consideration of a request to approve late application for property tax exemption for Triangle Land Conservancy

Commissioner Phillips moved to approve the request for property tax exemption for Triangle Land Conservancy.

The motion died for lack of a second.

Commissioner Givens moved, seconded by Commissioner Outz, to deny the request for property tax exemption for Triangle Land Conservancy. The motion carried four (4) to one (1), with Commissioner Phillips dissenting.

#### **BOARDS AND COMMITTEES**

**Economic Development Committee Appointment:** Consideration of a request to appoint a member to fill an unexpired term to the Economic Development Committee by Commissioner Givens

Commissioner Givens moved to appoint Jerry Harris, 975 Will Brown Road, Siler City, to the Economic Development Committee. Commissioner Outz seconded the motion, and the motion carried five (5) to zero (0).

## **MANAGER' S REPORTS**

The County Manager explained that there were a couple of additions regarding Community Block Grants Housing that needed to be addressed as follows:

1) Keith Megginson, Planning Director, stated that informal bids were received on Friday, October 1, 1999 in his office for the housing rehabilitation of the remaining unit in the Chatham County Scattered Site CDBG project; that bids were received by three contractors for the housing unit owned by Mr. Cleophus Headen ranging from a low bid of \$11,100 to a high bid of \$16,000; that the low bid was submitted by Locklear Home Improvements; and that Locklear Home Improvements has completed similar housing rehabilitation projects in conjunction with

the CDBG program and is very familiar with the grant rules and regulations.

Commissioner Pollard moved, seconded by Commissioner Holland, to award the contract for the Cleophus Headen unit to Locklear Home Improvements in the bid amount of \$11,100. The motion carried five (5) to zero (0).

Commissioner Pollard moved, seconded by Commissioner Holland, to approve **Resolution #99-28 Establishing Policy for Optional Relocation Assistance**, attached hereto and by reference made a part hereof. The motion carried five (5) to zero (0).

The Planning Director, in an update on impact fees, stated that to date, a total of \$204,000 had been collected in impact fees in four months.

## **CLOSED SESSION**

Commissioner Holland moved, seconded by Commissioner Outz, to go out of Regular Session and into Closed Session for the purpose of discussing personnel performance. The motion carried five (5) to zero (0).

## **REGULAR SESSION**

Commissioner Outz moved, seconded by Commissioner Holland, to go out of Closed Session and reconvene in Regular Session. The motion carried five (5) to zero (0).

## **WORK SESSION**

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## **WORK SESSION AGENDA:**

(District Courtroom)

- 1) **Evaluation of Chatham County Governmental Center for Multiple Office Expansion – Kurt Lent**
- 2) **Landfill Monitoring Project Update – Bob Holden**
- 3) **Immigrant Issues – Hispanic Task Force**

- 4) **Smart Start Presentation – Jenny Megginson**
- 5) **HSMM Recreation Master Plan Presentation – David Malcolm**
- 6) **Chatham Trails Presentation**

### **Evaluation of Chatham County Governmental Center for Multiple Office Expansion:**

Kurt Lent, Architect, reviewed the “Evaluation of Chatham County Governmental Center for Multiple Office Expansion” stating that inadequate space exists in several of the offices currently located in the Chatham County Governmental/Judicial Building located on the south side of the traffic circle in Pittsboro. He further stated that the 1998 renovations in the west wings expanded the offices there and the spaces are not satisfactory for varying amounts of time into the future; that the offices located in the east wings have not been able to expand during the fifteen years that they have occupied their area; that most severely hampered by inadequate space are the offices of the Clerk of Court and Register of Deeds; that this evaluation determines schematic arrangements and costs for expanding the east wing offices areas by adding to the existing building, and projects the number of years that allowable building additions will be satisfactory for their purpose; that in order to quantify current and future space needs, the staff and area predictions determined for the 1996 Chatham County Facilities Study have been re-evaluated by interviewing each department head and have been updated where necessary; that because the figures extending to the year 2016 are readily available, they have been employed; that in order to extend the space predictions to the typically-employed twenty-year point, further departmental evaluation or at least extrapolation of the current numbers is necessary; that in addition to evaluating the potential of expanding the Governmental Center building, analysis has been given to renovating the Agricultural Building for other purposes in that it may serve to enhance the usefulness of the Governmental Center building areas; and that in order to use the Agricultural Building for this purpose, a new facility would have to be constructed to house the agricultural –related offices currently located in it.

### **Landfill Monitoring Project Update:**

Bob Holden, Solid Waste Manager, presented a preliminary map created by Smith & Smith Surveyors showing the County’s capped landfill, adjacent property owners, and two boundaries, one representing a 250 ft. compliance boundary and the other a 500 ft. boundary in which no potable drinking water wells can be located.

The discussion regarding these two boundaries led to the Board’s decision to investigate beyond the original three properties discussed.

Commissioner Phillips moved, seconded by Commissioner Pollard, to have the Solid Waste Department return to the Board of Commissioners with options to amend the project ordinance to take care of the well monitoring at the old landfill as opposed to the new landfill. The motion carried five (5) to zero (0).

Commissioner Pollard moved, seconded by Commissioner Holland to authorize the County Manager to approach OWASA regarding their property on Jordan Lake. The motion carried five (5) to zero (0). The letter is attached hereto and by reference made a part hereof.

### **LUNCH RECESS**

Commissioner Pollard moved, seconded by Commissioner Outz, to recess for lunch. The motion

carried five (5) to zero (0), and the Board recessed for lunch at 12:05 PM.

### **RECONVENE WORK SESSION**

Commissioner Phillips moved, seconded by Commissioner Holland, to reconvene the work session. The motion carried five (5) to zero (0), and the work session was reconvened in the Henry H. Dunlap, Jr. Classroom.

#### **Immigrant Issues – Hispanic Task Force**

The Hispanic Task Force spoke to the Board with regard to their interest in working to make Chatham County a welcome place for immigrants.

Andrea Hickle, speaking on behalf of the Task Force, acknowledged the strains and opportunities of the rapid influx of Latinos, as well as positive steps the Board of Commissioners has taken with regard to this matter. She emphasized their important role, together with all sectors of the community, in meeting the challenge.

Millie Ravenel, Executive Director, and Winifred Ernst, Latino Initiative Coordinator for the NC Center for International Understanding, spoke about their international exchange program and offered the Board the opportunity to participate in the Latino Initiative, including traveling to Mexico, which they stated, would provide the Board with additional knowledge and tools for decision-making that affects all of Chatham County.

#### **Smart Start Presentation**

Jenny Megginson, Executive Director of the Partnership for Children, explained that the Moncure Daycare project is one of first projects to address the need for more and better childcare; that a special audit was requested because the daycare has yet to be opened even though over \$65,000 has been spent on the project; that the auditors questioned the spent funds because the center is not yet open; that most of the money was spent on the renovation and the purchase of materials; that the building is nearly ready for operation; and that leadership is now needed to get the program off the ground.

The Board expressed an interest in visiting the daycare site. Ms. Megginson extended an invitation to visit other Smart Start projects as well to view how and to what extent Smart Start is having an impact on the County.

#### **HSMM Recreation Master Plan Presentation**

David Malcolm presented an overview of the 100% Chatham County Parks and Recreation Comprehensive Master Plan. He stated that a public hearing will be held at the Commissioners' October 18<sup>th</sup> meeting, the action plan will be discussed, and a recommendation will be made at that time.

#### **Chatham Trails Presentation**

Barb Osland and Bill Bussey with Chatham Trails updated the Board with regard to the Department of Transportation (DOT) efforts to help in the pursuit of the continuation of the American Tobacco Trail. They informed the Board of the Recreational Leasing Requirements and asked that a resolution be passed in support of the trail.

**ADJOURNMENT**

- Commissioner Outz moved, seconded by Commissioner Holland, that there being no further business to come before the Board, the meeting be adjourned. The motion carried five (5) to zero (0), and the meeting was adjourned at 3:47 PM.

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Rick Givens, Chairman

ATTEST:

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