

MINUTES
CHATHAM COUNTY BOARD OF COMMISSIONERS
WORK SESSION, FEBRUARY 15, 1999

The Board of Commissioners (“the Board”) of the County of Chatham, North Carolina, met in the Henry H. Dunlap, Jr. Building Classroom, located in Pittsboro, North Carolina, at 4:00 P.M. on February 15, 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 4:05 PM.

Business Personal Property Audits:

Kim Horton, Tax Administrator, explained that under the provisions of NC General Statute 105-296(g), the assessor is charged with the responsibility to list and appraise all property located in his/her jurisdiction. She stated that the assessor cannot be certain that the property of business taxpayers is being listed properly unless the county has an audit program; that without an audit program, a county’s assessment of personal property may become a self-assessment system full of injustices and inequities; that auditing by the assessor’s office is used to ensure that personal property returns are filed accurately; that reasons to audit are as follows:

- Ø To ensure that the tax burden is distributed in a fair and equitable fashion
- Ø To encourage compliance by taxpayers
- Ø To discover unlisted and under listed personal property
- Ø To establish the County Assessor’s office as a professionally operated agency

Ms. Horton further explained that the Board may employ appraisal firms, mapping firms or other persons or firms having expertise in one or more of the duties of the assessor to assist him in the performance of such duties; that two firms were being considered: 1) Tax Management which charges 35% of total additional revenue assessed and collected by the County including taxes, penalties, and interest; and 2) County Tax Services whose compensation is based on 28% contingency fee of all taxes discovered including penalties and interest.

Commissioner Pollard moved, seconded by Commissioner Phillips, to accept the recommendation of the Tax Administrator and approve the hiring of County Tax Service to conduct audits on business personal property. The motion carried five (5) to zero (0).

Stockyard Road Sewer Project:

After considerable discussion, the Board asked that information on this item be redistributed and that it be discussed at a later date.

Work Session – March 15, 1999:

- It was decided, by consensus, that the next work session be scheduled for March 15, 1999 at 4:00 PM in the Henry H. Dunlap, Jr. Classroom.

Alston Landfill Project:

- It was decided, by consensus, that the Board meet with the Alston Family to discuss the issue of the closed/capped landfill request at their work session on March 15, 1999.

“Hire Chatham”:

- A discussion was held on the hiring of Chatham County employees who live within Chatham County. Mention was made to remind the Chatham County Chamber of Commerce to reactivate their “Hire Chatham” campaign.

Commissioner Reports:

- Commissioner Phillips asked that when a work session is scheduled before a Board meeting, that the Commissioners’ reports be presented in the work session.

Swine – Court Proceedings:

The County Attorney reported that the Superior Court, on February 15, 1999, heard the County’s motions to dismiss the portion of the law suit which attacks the validity of the zoning ordinance. He stated that a motion to dismiss the suit was based on 1) The Agri-Business Council had not properly filed with the Register of Deeds. 2) Tim Craig admitted in his answer that he was not affected by the ordinance. The Attorney stated that the remainder of the suit for summary judgement will be heard at a later date.

Boards and Committees:

Members of the Board discussed the various County boards on which they would like to serve. Appointments are to be made at a later date.

Special Meetings:

- The Chairman called for a motion for approval of any meeting, held separate from a Board of Commissioners’ meeting, to be considered as a “Special Meeting”.

Commissioner Outz moved, seconded by Commissioner Phillips, to approve any meeting held separate from a Board of Commissioners’ Meeting as a “Special Meeting” and as such, is subject to the \$75.00 stipend paid for special meetings. The motion carried five (5) to zero (0).

Recess:

- The Chairman recessed the work session at 6:40 PM to reconvene at 7:00 PM in the District Courtroom.

Rick Givens, Chairman

ATTEST:

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