

MINUTES
CHATHAM COUNTY BOARD OF COMMISSIONERS
PUBLIC HEARING ON PROPOSED INDUSTRIAL PARK
MARCH 27, 2000

The Board of Commissioners (the "Board") of the County of Chatham, North Carolina, met in the Siler City Courtroom, 311 North Second Street, Siler City, North Carolina, at 10:00 AM on March 27, 2000 to receive public comments on the intended land acquisition for a proposed industrial park by Chatham County Board of Commissioners.

ATTENDANCE

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

The Chairman called the meeting to order at 10:04 AM.

AGENDA

Public Hearing on Purchase of Land for Proposed Industrial Park: Public hearing to receive public input on the intended acquisition of a fee simple interest in 16.607 acres of land from Cynthia B. Bray at a price of \$85,000.00 and approximately 441 acres from W. Howard Horney and wife, Margie C. Horney at a price of \$1,323,000.00. All parcels are located South of US Highway #64 and East of US Highway #421, in Matthews Township, Chatham County, North Carolina.

Public Hearing:

Bob Knight, 406 Chimney Rock Lane, Sanford, NC, stated that he was concerned with regard to the Rocky River; that most of the river pollution comes from industry and businesses and spillages from sewage systems; that the people who live on the river, take care of the river as best they can; and that he supports an industrial park, but feels that the Board should support a large fine on whomever pollutes the river.

Commissioner Pollard stated that one of the most appealing things about the proposed purchase is that the County will have enough land to develop for a sizable park and will have open space and a buffer by which the County can model river protection.

Commissioner Outz, stated that after having attended a forestry meeting, the Farm Bureau pointed out that farmers are blamed for 70% of pollution when they actually contribute only 5-6%; and that residential homes, use of too much fertilizer, over-flowing septic systems are never mentioned as viable concerns.

Commissioner Holland, stated that the Board will give thought as to how the industrial park is developed and will give specific attention to make sure that the concerns discussed do not develop; and that she feels that the things the industrial park will offer will be great for all of the people in the County.

Commissioner Phillips, stated that his greatest concern is that infrastructure must be provided for the

proposed site; that the site was chosen for very good reasons; that the Board has been talking about being proactive in diversifying the County's tax base; that this is a step in the right direction to do so; that there was a concern that the site might become a potential residential tract and would lose its potential as an industrial tract; that that was one of the reasons the Board acted to purchase the proposed site; that this is seen as an enterprise fund which is an enterprise investment and which means that they want it all to be repaid to the County; that this is intended to be a positive to the County, both on the cash flow and the long-term cash base; and that the Board is being fiscally responsible by taking a long-term view of the County; that the Board wants this type of business infrastructure in this part of the County; that they want to commit to this part of the County over a long period of time to provide businesses with jobs and a tax base that everyone needs; that he feels good about the process; that there is a lot of work to do yet; and that he hopes that those in attendance, representing a lot of interests, will be supportive of the County's efforts.

Chairman Givens, stated that he feels that the Board has the support of Siler City in this endeavor; that the decision was not made lightly; and that the proposed park will be great for the County.

Dave Watts, 207 W. Moore Street, Apex, NC, stated that he was supportive of the aggressive stance that the County has taken; that some times it takes this type of stance to get industrial recruitment started in the County or running at a stronger level; that he is a member of a group that has been working in the same direction for industrial development during the last year; that they are looking to develop their project in a campus-type setting with a variety of environmental built-in amenities including walking and riding trails around the boundaries, that there are several different types of environmental areas with regard to the river; that they are trying to balance environmental issues with the interests of the industrial users; that the project has already been rezoned heavy industrial; that it is an existing project, not a competitive one; that like-industries tend to group together; that they hope that in the future, they can expect some physical and staff support for their project and efforts similar to the support that will be extended by the Board for their project.

Commissioner Holland moved, seconded by Commissioner Pollard, to close the public hearing on the purchase of land for the proposed industrial park. The motion carried five (5) to zero (0).

Resolution Directing the Acquisition of Real Property for Economic Development Purposes

Commissioner Pollard moved, seconded by Commissioner Holland, to approve **Resolution #2000-10A Directing the Acquisition of Real Property for Economic Development Purposes**, attached hereto and by reference made a part hereof. The motion carried five (5) to zero (0).

Declaration of Official Intent to Reimburse

Commissioner Pollard moved, seconded by Commissioner Outz, to approve the **Declaration of Official Intent to Reimburse**, attached hereto and by reference made a part hereof. The motion carried five (5) to zero (0).

ADJOURNMENT

- Chairman Givens thanked those in attendance for their comments and support regarding the purchase of land for the proposed industrial park.

- Commissioner Outz moved that there being no further business to come before the Board, the meeting be adjourned. Commissioner Phillips seconded the motion. The motion carried five (5) to zero (0), and the meeting was adjourned at 10:29 AM.

Rick Givens, Chairman

ATTEST:

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