

# MINUTES

## CHATHAM COUNTY BOARD OF COMMISSIONERS

### WORK SESSION, APRIL 02, 2001

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The Board of Commissioners (“the Board”) of the County of Chatham, North Carolina, met at RAFI, USA, Pittsboro Elementary School Road, Pittsboro, North Carolina, at 12:00 PM on April 02, 2001.

Present: Chairman, Gary Phillips; Vice Chair, Margaret Pollard; Commissioners Bob Atwater, Rick Givens, and Carl Outz, County Manager, Charlie Horne; County Attorney, Robert Gunn; Assistant County Manager, Paul Spruill; Finance Officer, Vicki McConnell; and Clerk to the Board, Sandra B. Lee

The meeting was called to order by the Chairman at 12:49 PM.

#### Work Session Agenda:

- I. Presentation by Jessica Smith, “Threat of Involuntary Annexation by Out-of-County Municipalities”
- II. Teacher Supplement
- III. Building Permit Fees
- IV. Land Use Review
- V. Protection of Surface and Ground Water Resources
- VI. Bell’s Landing OMP

#### PRESENTATION

Jessica Smith, co-organizer of GLIM, outlined undeniable and imminent development pressures to the County, stating that if the County does not take steps to protect its unincorporated areas, it will relinquish control over the orderly and planned growth and development in the County, vesting authority for those important decision with out-of-county municipalities with very different interests and priorities.

#### TEACHER SUPPLEMENT

Dr. Larry Mabe, Superintendent of Chatham County Schools, Paul Joyce, Assistant Superintendent (vocational educational), and Tammy Stromko, Finance Officer, reviewed specifics of additional funding requested to pay teacher supplements not included in the County’s original appropriation. According to school officials, these supplements include employees who have teachers’ certifications but aren’t necessarily classroom teachers.

A discrepancy in the figures between the finance officers for the County and the School was noted due to the inclusion of non classroom teachers and new hires in the schools figures. At the direction of the Board of Commissioners, both finance officers are to meet to work out details.

#### BUILDING PERMIT FEES

Keith Megginson, Planning Director, explained that inspection fees for swimming pools and signs are currently set at a flat fee of \$60; that the inspections normally take two trips, including one for footings and one for electrical; that the County presently charges no additional fees if a contractor begins a building

without a permit; that other jurisdictions double the fee. He recommended that the Chatham County building inspection fee also be doubled.

Commissioner Pollard moved, seconded by Commissioner Atwater, to support staff recommendation and double the building inspection fee for those who do not comply with the law by getting a permit before starting construction. The motion carried four (4) to one (1) with Commissioner Outz dissenting.

### **RECREATION MASTER PLAN (BELL'S LANDING OMP)**

After considerable discussion, Commissioner Pollard moved, seconded by Givens, to approve the Bell's Landing Master Plan (Operational Management Plan). The motion carried four (4) to one (1), with Commissioner Outz dissenting.

### **LAND USE REVIEW**

Review of the Land Use Plan was delayed until Gary Anderson, Planning Board Chairman and the Agricultural Advisory Committee can meet with the Board of Commissioners to address specifics of the Land Use Plan.

As per the County Manager, this item will return to the Board in late May or after.

As per the Planning Director, it has been requested by the Planning Department and the Planning Board to have the Planning Board review and make recommendations on the watershed regulations, on how it can be improved, and to begin a study of the ordinance as to how it can be made more comprehensive to allow businesses within the watershed area.

### **CONCERNS**

The County Manager updated the Board on the following:

#### **Bynum Mills:**

The County Manager stated that cleanup on the old Bynum Mill that was destroyed by fire is being approached very cautiously; that ground water contamination was a concern; that if there is contaminated soil from leakage, cleanup will be extremely expensive; that liens may be placed on the property, but law requires underground tanks to be removed; that two tanks have already been removed, but that proper State closure forms were not completed; and that another, smaller tank was discovered in the underbrush during the fire.

#### **Excessive Sedimentation at The Preserve:**

By consensus, the Board asked that a letter be sent to The Preserve and the Division of Water Quality stating that there appears to be excessive erosion and that the Board respectfully asks them to make amends.

#### **Cary Water Agreement:**

The County Manager stated that the Cary Water Agreement had been returned to Cary; that it will go before their Operations Committee to be placed on their consent agenda on Thursday, April 5, 2001; and that if approved by the Operations Committee, the agreement will then go before the Cary Town Board for approval on April 12, 2001.

### **ADJOURNMENT**

Commissioner Atwater moved, seconded by Commissioner Givens, 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 3:55 PM.

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Gary Phillips, Chairman

ATTEST:

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