

MINUTES
CHATHAM COUNTY BOARD OF COMMISSIONERS
BUDGET WORK SESSION, JUNE 12, 2001

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 6:00 PM on June 12, 2001.

Present: Chair Gary Phillips; Vice Chair Margaret Pollard, Commissioners Bob Atwater, Rick Givens, and Carl Outz; County Manager, Charlie Horne; County Attorney, Robert L. 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 6:10 PM.

Agenda

1. **Planning Issues**
2. **Revaluation – Kim Horton**
3. **Review of Anticipated Revenues**
4. **Review of Alternative Tax Rate Proposals**
5. **Next Steps**

PLANNING ISSUES

Keith Megginson, Planning Director, explained that five of the ten Chatham County Planning Board members' terms will expire on July 1, 2001; that three members are not eligible for reappointment since they have served two terms (Burnace Hancock, Jr., Floy Oldham, and Susan Strozier); that Mr. Hancock and Ms. Oldham were former Commissioner John Grimes' appointees, so they will be Commissioner Givens' appointments for terms of three years; that Ms. Strozier was Commissioner Betty Wilson's appointee so Commissioner Outz' will choose the next member; that two members are eligible to serve a second three-year term; that Clara Ephriam was appointed by Commissioner Pollard; that Bunkey Morgan was appointed by former Commissioner Uva Holland, so it will now be Commissioner Atwater's decision to reappoint Mr. Morgan or name a replacement; that he is unsure if the two members are willing to serve second terms; that the policy concerning Planning Board member appointments states that one of the Commissioner's two appointees is to live within the Commissioner's district and one may live outside the district; that members are appointed by a Commissioner and then confirmed by a vote of the entire Board of Commissioners; and that normally, Planning Board members continue to serve until a replacement has been named.

Planning Board Appointments:

Commissioner Givens moved, seconded by Commissioner Outz, to appoint Phil Edwards, 122 S. Chatham Avenue, PO Box 629, Siler City, NC, and Charles Eliason, 1754 W. Third Street, Siler City, NC, to the Chatham County Planning Board. The motion carried five (5) to zero (0).

Lot Size Change Deadline:

The Board of Commissioners previously set July 1, 2001 as the effective date for changing lot sizes to one and one half acres per lot size, depending on wells and septic systems, stating that it would be the Planning Department's interpretation of persons who had applied for lots with the Health Department prior to the Board of Commissioners' May 7, 2001 decision, to change the lot size to proceed through the permitting process.

Commissioner Pollard moved, seconded by Commissioner Givens, to grant approval to the people who applied to the Health Department prior to the Board of Commissioners' July 1, 2001 date to change lot sizes to one and one half acres per lot, to proceed with the process. The motion carried five (5) to zero (0).

REVALUATION

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Kim Horton, Tax Administrator, reviewed specifics of the County tax revaluation and the 2001 Sales Assessment Ratio Studies, stating that the Department of Revenue is required to conduct the studies in each county in the year of revaluation and in the fourth and seventh years thereafter; that the purpose of the studies is to adjust public service company values to achieve equalization; and that the percentage established in a year in which a ratio study is conducted will remain in effect until another study is required. She reviewed County sales comparisons and answered questions from the Board.

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Commissioner Pollard asked staff to develop a chart to clarify population, student population, General Fund Budget, percent increase, inflation percentage, tax collection percentage (real/personal/motor vehicle), tax rate, sales/assessment ration, and effective tax rate in Chatham County since 1994.

Commissioner Outz expressed concern with regard to fuel costs and the use of County credit cards issued to County employees (Fuel Man). He asked how Chatham County compares to surrounding counties in its use of county-owned and maintained vehicles, and asked staff to provide information with regard to the monthly cost of automobile fuel used and the policy governing them. He also asked about the parks survey for the County.

Commissioner Outz moved to put the "parks issue" before the citizens of the County in the form of a bond referendum.

The motion died for lack of a second.

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REVIEW OF ANTICIPATED REVENUE

The County Manager reviewed anticipated revenue.

ADJOURNMENT

Commissioner Givens moved, that there being no further business to come before the Board, the meeting be adjourned. Commissioner Outz seconded the motion, and the meeting was adjourned at 8:05 PM.

Gary Phillips, Chairman

ATTEST:

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