

MINUTES
CHATHAM COUNTY BOARD OF COMMISSIONERS
WORK SESSION, JULY 09, 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 4:00 PM on July 09, 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 4:07 PM.

WORK SESSION

Tentative Work Session Agenda

- 1.) **Land Conservation and Development Plan**
 - A. **Schools**
 - B. **Transportation**
- 2.) **Critique of Budget Process**
 - A. **Things that were done well**
 - B. **Things to do differently**
- 3.) **CDBG Information**
- 4.) **Recreation update southwest Chatham feedback**
- 5.) **Things left from budget**
 - A. **Schools capital needs (current year)**
 - B. **Child Planning Conference**
 - C. **Board of Commissioner Expenses Discussion**
- 6.) **Miscellaneous**
 - A. **Hal House Proposal**
 - B. **Schools adjusted adjustment numbers**

LAND CONSERVATION AND DEVELOPMENT PLAN

Keith Megginson, Planning Director, discussed the four main considerations in an overview of the school section of the Land Conservation and Development Plan.

Schools Overview:

Mr. Megginson stated that Chatham County has three high schools and twelve elementary and middle schools with a rated capacity to serve 8,600 students; that 1997-98 membership was approximately 6,700

students; that three schools were operating above their rated capacity and five schools were using mobile classrooms; that projections of future membership vary in that the school system capital projects plan anticipate membership to grow to more than 7,200 students by 2002-03 while the 1996 public school impact fee report projected 9,500 students by 2005; that the Chatham School System has a capital projects plan for the years 1997-98 through 2003-04 for new construction, renovations, maintenance/repairs and technology that totals nearly \$69 million; and that current bond funds total \$7.4 million.

He stated that in order to maintain community-oriented schools and to ensure that cost-effective, high-quality facilities are available as growth occurs, the Chatham Plan supports the following:

- v Locating schools as an integral part of neighborhoods and encouraging new residential development near schools
- v Siting schools based on good road access, utility availability, and safety considerations
- v Considering impact fees or impact taxes on new development to help fund new school facilities
- v Pursuing joint school/community facilities

Transportation Overview:

The Planning Director further discussed an overview of the transportation section in the Land Conservation and Development Plan.

Mr. Megginson stated that, like other infrastructure elements such as water and sewer service, the transportation system should be designed to match the different development patterns proposed in the plan such as the existing towns, designated economic centers, compact communities, and rural areas and crossroads communities; that the transportation system should also minimize negative impacts on places that should be preserved, including existing communities and conservation areas.

He stated that in order to provide a balanced transportation system in the County, the Chatham Plan supports the following:

- v Completion of the current highway construction program in the County
- v A complete and detailed analysis of any additional proposed major roads and road widenings
- v Planning for transit service along major corridors as a complement to the development patterns proposed in the plan
- v Appropriate roadway design, including transit, pedestrian and bicycle facilities

He explained that three major issues will help define the Chatham County transportation system of the 21st century in that the County will be knit together with four-lane highways, roadway design standards will influence community character, and the pattern of development over the next several years could make transit service feasible in parts of the County; that most major roads in Chatham County are currently being widened to four-lanes or are scheduled for widening including: 1) US #64, including a bypass around Pittsboro; 2) US #15-501 from US #64 bypass north to Orange County; 3) US #1; 4) US #421; that once these projects are completed, most residents will be within a few miles of a four-lane road; that with the completion of these projects, the Chatham County Thoroughfare Plan study report issued by the NC Department of Transportation estimates that only two road segments will exceed their capacities by the Year 2020; and that these include US #15-501 south of Pittsboro and a portion of Manns Chapel Road adjacent to US #15-501 in Northern Chatham County.

Mr. Megginson completed his presentation by stating that people are going to either move closer to

their jobs or take jobs closer to their homes.

After considerable discussion, Commissioner Givens moved, seconded by Commissioner Pollard, to endorse the two sections of the Land Conservation and Development Plan for schools and transportation with changes as follows:

- 1) Change "considering" to "use" i.e.
 - v **Use impact fees or impact taxes on new development to help fund new school facilities.**
- 2) Insert "to the extent possible" i.e.
 - v **Locating schools as an integral part of neighborhoods to the extent possible and encouraging new residential development near schools.**
- 3) Update current information regarding membership with schools
- 4) Add the following language to transportation i.e.
 - v **The review will include both the potential for County-provided service and the potential for contracting for service from an existing public or private sector carrier and to encourage service by a self-supporting private carrier.**

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

COMMUNITY DEVELOPMENT BLOCK GRANT

The Planning Director explained that the agreement for services with local government to administer the Community Development Block Grant Scattered Site Program, approved in March, needs grant agreement, funding approval, and award of the contract to Benchmark, Inc. not to exceed \$50,000.

Commissioner Pollard moved, seconded by Commissioner Atwater, to allow the Chairman to sign the Community Development Block Grant (1) grant agreement, (2) funding approval, and (3) award of the contract to Benchmark, Inc. not to exceed \$50,000, attached hereto and by reference made a part hereof. The motion carried five (5) to zero (0).

CRITIQUE OF BUDGET PROCESS

The County Manager praised the efforts of the Board and staff during the arduous budget process.

The Board critiqued the process by defining areas that were done well and those that needed improvement as follows:

Things Done Well

- v Patience that Board showed in fielding budget comments from public
- v Staff flexibility and responsiveness in responding to Board's request for budget options
- v Information from staff was informative without being judgmental

Things To Do Differently

- v Know more about what priorities cost by item and in aggregates as well.
- v Be more specific with rate to be set; get consensus regarding tax rate.
- v Set priorities. Understand more about associated costs.
- v Monthly statement of accounts to Board
- v Create incentives/awards to individuals and departments regarding efficiencies and effectiveness

- v More structured County assessment of needs from community prior to retreat (i.e. Major issues document from departments) (Perhaps an advertisement in newspaper.)
- v School's accountability with budget (Moncure School performance)
- v Look at other counties that may have a good relationship with Board of Education (Ask Dr. Mabe to do the same.)
- v Creation of a school budget committee for next fiscal year

Chairman Phillips suggested holding a meeting with the Chatham County Board of Education in September to discuss issues of concern. Suggested topics for discussion at the joint meeting include:

- 1) Construction plans and time tables
- 2) Joint community school/recreation ventures
- 3) Capital needs this year; projected capital needs for next year
- 4) Budget process/joint process with the Board of Commissioners next year

RECREATION UPDATE SOUTHWEST CHATHAM FEEDBACK

A discussion ensued regarding the project that would authorize County staff to build a 25-acre community park adjacent to Chatham Central High School using a combination of grant funds, County funds, and community resources. The Board had asked for input as to whether citizens of the southwest area of the County would like to have a community park constructed, how it should be developed, what it should include, and if there would be an interest in caring for the park in the future.

Commissioner Givens stated that he had received only one telephone call with regard to placing the community park facility in the southwest area of the County after an announcement had been placed in the newspaper.

COUNTY REIMBURSEMENTS

- A discussion was held with regard to what constitutes a justifiable County reimbursement including special meetings, postage, copy expenses, meals, etc.
- The Board asked that staff check with other counties to see what their policies are regarding this issue.

MISCELLANEOUS

Hal House Proposal:

A discussion ensued with regard to finding an alternative to the wastewater problem at Chatham Central High School, contracting with Hal House with regard to the same situations at Bonlee, Bennett and Silk Hope Schools. The Manager reconfirmed with the Board their interest in pursuing two remaining proposals from Mr. House related to school facilities.

Commissioner Pollard moved, seconded by Commissioner Outz, to proceed with contracts research, submit plans, complete process for that phase of it.

After further discussion, Commissioner Pollard withdrew her motion.

By consensus, the Board decided to meet with Hal House at the Board of Commissioners' meeting on August 6, 2001 to discuss the issue.

Schools' Adjusted Teacher Supplements:

The Finance Officer stated that she thought that a mutual agreement had been reached with regard to the schools' adjusted supplements; that she had received an invoice that was \$31,952 above the previously agreed upon figure; that the new figure includes money that must be paid to the charter schools because of the increased teacher supplement; that there is no money available in their budget; that funds had been designated to support the ESL Program, Newcomers Program, teacher supplements, and regular appropriations.

This item is to be added to the list for discussion at the joint September, 2001 meeting.

RECESS

- Commissioner Atwater moved, seconded by Commissioner Outz, that the meeting be recessed to the regularly scheduled Board of Commissioners' meeting in the Superior Courtroom. The motion carried five (5) to zero (0), and the meeting was recessed at 6:45 PM.

Gary Phillips,
Chairman

ATTEST:

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