

MINUTES
CHATHAM COUNTY BOARD OF COMMISSIONERS
WORK SESSION
APRIL 21, 2003

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 2:00 PM on April 21, 2003.

Present: Chairman Tommy Emerson; Vice Chair Carl Outz; Commissioners Margaret Pollard, Bob Atwater, and Bunkey Morgan; 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. Sublett

The Chairman called the meeting to order at 2:07 PM.

Work Session Agenda

- 1.) Compact Communities
- 2.) Water Distribution System

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WATER DISTRIBUTION SYSTEM

- Fred Hobbs and Tim Carpenter, with Hobbs, Upchurch & Associates, P.A., gave updates on Chatham County Project Updates as follows:

Group "B" Projects (Figure 1):

- 1.) Pea Ridge Road Inter-connector – Design to be completed and submitted by August, 2003
- 2.) Interconnection with the Goldston-Gulf Sanitary District (GGSD) – Design to be completed and submitted by August, 2003
- 3.) Jordan Lake High Service Pump Station Upgrades – Design to be completed and submitted by August, 2003

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Future SRF Funding Cycle:

- 4.) One Million Gallon Elevated Tank in the North Chatham System (Manns Chapel Road) – Completion in 2005
- 5.) Raw Water Pump Station – Project completion by 2007 per contractual agreement with the Town of Cary

- Mr. Carpenter stated that the Group "B" Projects have been submitted to NCDENR – SRF for Low-interest Loan Funding and are currently the projects are on the agency's funding list; that funding list is

subject to the approval of the Federal funding component; and that the Environmental Assessment is in the final stages of completion and will be submitted to the funding agency for review by April 28, 2003

Chatham County Transmission Mains (Figures 2-4):

He stated that the transmission mains, as shown in figures 2-4 are mains that will be necessary to transmit water from the Jordan Lake Water Treatment Plant to the western half of Chatham County; that these transmission mains will be necessary to support the development of the proposed water districts. The Preliminary Cost Estimates are attached hereto and by reference made a part hereof.

Chatham County Water Districts (Figures 3 and 4):

Mr. Hobbs reminded the Board that his firm had previously presented to the Board of Commissioners the outline for the County water district; that in that presentation there were two districts presented (North District and a South District) as follows:

South District Townships:

- Cape Fear – Phase 1
- Haw River – Phase 1
- Oakland – Phase 1
- Gulf – Phase 1
- Bear Creek – Phase 2

He further stated that it is anticipated that the South District – Phase 1 could consist of approximately 62 miles and that Phase 2 could consist of approximately 50 miles of water mains; that given that the South District will support most of the transmission mains and a large portion of the transmission cost it is likely that the South District will be split into two phases; that USDA-RD typically funds projects that are a maximum of 6-7 million dollars.

North District Townships:

- Hickory Mountain – Phase 1
- Hadley - Phase 1
- Albright – Phase 1/Phase 2

He stated that it is anticipated that the North District could be funded and constructed in one phase, however, if the project costs are in excess of 6-7 million dollars, then USDA-RD may require that the project be split into two phases.

Mr. Hobbs recommended that, based on the Districts presented, that the County proceed with the South District first due to the fact that it was most accessible to a water source (Jordan Lake WTP) stating that this District would need to be developed from the east to the west.

He stated that at the time of the presentation to the Board of Commissioners, the feasibility analysis was based on a house-count generated by the County's aerial photography; that since that time, Hobbs, Upchurch & Associates has performed a windshield survey of each of the proposed District Study Area; that the results of the windshield survey were within 5% of the original house counts; that the results include total house counts with the length of the proposed water mains and house counts at an assumed 85% participation

rate; that the participation rate of 85% is preferred goal of USDA-Rural Development; that the feasibility of the project is based on the resultant density of the sign-ups per mile. The results of the windshield survey are attached hereto and by reference made a part hereof.

He stated that there is sufficient density to develop both districts; that the South District could result in a project which would include approximately 112 miles of water main; that the North District could result in a project that would include approximately 101 miles of water main; that from this point, Hobbs, Upchurch & Associates is in the process of developing construction cost estimates for both Districts in a phased approach; that based on this phased approach, Hobbs, Upchurch & Associates will develop Preliminary Engineering Reports to be submitted to USDA-Rural Development; that it is the recommendation of Hobbs, Upchurch & Associates that the Chatham County Board of Commissioners proceed with the formation of two Districts (North and South); that this be done prior to USDA-RD considering either project for funding; that the formation of the Districts must be done in accordance with GS 162A-86 and will involve public input and cooperation; that presenting the proposed Districts to the public is an important component to a successful project; and that the District formation will take approximately 90-120 days to complete.

Commissioner Pollard moved, seconded by Commissioner Atwater, to endorse the expansion of the County's water system to the western part of the County with the creation of trunk lines to allow the transportation of water from the County's Water Treatment Plant at Jordan Lake to southwest Chatham and Siler City, to authorize the formation of two water districts, North District and South District, and to authorize staff to seek funding from the US Department of Agriculture, Rural Development Administration to help develop the two districts. The motion carried five (5) to zero (0).

Ray Greenlaw, Chairman of the Chatham County Water Advisory Board, stated that he hoped that the Board would not make any irrevocable decisions to expand the water system until and unless they initiate a study that tells what should be done with the quadrant after it is used and bring culmination on a wastewater management system that will accommodate the extensions which have been talked about for approximately five years.

Copies of Group "B" Projects (Figure 1), Transmission Mains (Figure 2), North & South District Boundaries (Figure 3), and House Count Map (Figure 4) are attached hereto and by reference made a part hereof.

BREAK

The Chairman called for a five-minute break.

COMPACT COMMUNITIES

A discussion on Compact Communities continued. The attached document was distributed to the members of the Board on April 17th prior to the April 21st Work Session. The Board structured its discussion by examining the attached document page by page and offering comments and concerns prior to directing that the document be delivered to the Planning Board for its review.

The italicized notes under certain sections represent a summary of the Board's conversation. The Board requested that the Planning Board study these sections closely in their deliberations.

RECESS

- Commissioner Morgan moved, seconded by Commissioner Pollard, that the meeting be recessed for the regularly scheduled Board of Commissioners' meeting in the District Courtroom. The motion carried five (5) to zero (0), and the meeting was recessed at 5:48 PM.

Thomas J. Emerson, Chairman

ATTEST:

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