

**MINUTES**  
**CHATHAM COUNTY BOARD OF COMMISSIONERS**  
**WORK SESSION**  
**SEPTEMBER 20, 2004**

---

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 3:30 PM on September 20, 2004.

Present: Chairman Tommy Emerson; Vice Chair Carl Outz; Commissioners Margaret Pollard, Bunkey Morgan, and Bob Atwater; County Manager, Charlie Horne; County Attorney, Robert L. Gunn; Assistant County Manager Renee Dickson; Finance Officer, Vicki McConnell; and Clerk to the Board, Sandra B. Sublett

The Chairman called the Work Session to order at 3:30 PM.

*Work Session Agenda*

1. E-911 Addressing Follow-Up
2. Water System Sign-up Update
3. Land Lease to Board of Education
4. Colvard Farms Raw Water Request
5. Briar Chapel Public Hearing Process/
6. Stockyard Road Connections
7. Grant for Bynum Rural Economic Development Center

**E-911 ADDRESSING ISSUE**

Tony Tucker, Emergency Operations Director, reviewed the history of the E-911 addressing system.

Mr. Tucker answered questions from the Board.

**WATER SYSTEM SIGN-UP UPDATE**

The County Manager reviewed water sign-ups by district. A copy of the map is attached hereto and by reference made a part hereof.

The Board asked for clarification with regard to the number of sign-ups in correlation to the dots on the map.

**LAND LEASE TO BOARD OF EDUCATION**

Renee Dickson, Assistant County Manager, explained that staff had received a request from the Chatham County Schools asking that the Board of Commissioners convey part of the Trageser property tract to them for construction of a soccer field; that the site is approximately three hundred feet north to south by one hundred fifty feet east to west on the southeast corner of the property; that after reviewing their long-range site utilization plans with Kurt Lent, architect, she is satisfied that the County could give the Board of Education this tract without adversely affecting long-range plans; that in order to preserve the County's future rights, she has proposed that the County lease it to the Board of Education for twenty-five years with the stipulation that no permanent structures be built on the site; that Paul Joyce has indicated that this seems reasonable to him; that the County Attorney has suggested that after five years, the County include the option to terminate the lease upon one year's notice; that she has not heard back from Mr. Joyce about whether this is acceptable; that General Statute 160A-274 permits the County to enter into a lease with the Board of Education by action of the Board of Commissioners; and that no other step is necessary.

Commissioner Morgan stated that he had no problem with the arrangement but would like to see the lease limited to a three-year term.

Commissioner Outz asked if the Trageser house could be rented for income.

After further discussion, Commissioner Morgan moved, seconded by Commissioner Outz, to instruct the County Attorney to draw up a three-year lease agreement with the Board of Education to allow them to use the property with no permanent structures to be built on the property and a one-year notice to terminate. The motion carried five (5) to zero (0).

## **DEPARTMENT OF SOCIAL SERVICES**

John Tanner, Chatham County Director of Social Services, advised the Board that during the recent session, the North Carolina General Assembly appropriated the sum of five million dollars for the purpose of providing aid to counties for child protective services; that the funds are a combination of TANF and State dollars and are distributed based on a formula that addresses the needs of counties that have high caseload per child protective services worker ratios; that it is the intent of the members of the General Assembly that these funds not be used to supplant any other source of funding for staff; that these funds can only be used to increase the number of child protective workers throughout the State; that in collaboration with the North Carolina Association of County Directors of Social Services, the division devised a formula for the dispersal of these funds to county departments of social services; that the formula takes into consideration child welfare standards for staffing levels at one CPS worker per twelve families for Investigative Assessments and Case Planning/Case Management cases in all counties; and that in addition, for the fifty-two Multiple Response Counties, considerations were given to attain a staffing ration of 1:10 for Investigative/Family Assessments and CP/CM cases. Chatham County Department of Social Services is designated as a Multiple Response County.

Mr. Tanner also explained that on September 3, 2004, the Division released a "Dear County Director" letter which provided the draft projections for allocating the funds appropriated during the recent session of the General Assembly; and that in addition, that letter referenced the need for counties receiving those funds to provide a plan detailing how counties will move forward to establish the positions and the time frames for doing so. He stated that the allocations have now been finalized. A copy of the Child Welfare Staffing Allocations, July, 2004, is attached hereto and by reference made a part hereof.

Mr. Tanner asked that approval to accept the funds be placed on the October 4, 2004 Board of Commissioners' agenda so that he will be able to add the additional positions in his department.

The County Manager posed the question of housing/placement for the additional employees.

### **COLVARD FARMS RAW WATER REQUEST**

The County Manager reviewed the proposed water withdrawal agreement between Colvard Farms Development Company and the County.

This issue will be revisited at the next Board of Commissioners' meeting.

### **BRIAR CHAPEL PUBLIC HEARING PROCESS**

Jeffrey Starkweather addressed the Board on the legality of the scheduled date for the Briar Chapel hearing to be held on October 7, 2004.

He asked that the Board reconsider their decision to hold the Briar Chapel hearing on October 7, 2004 and move the hearing to the last meeting in November.

The County Attorney explained that, in his opinion, the Board of Commissioners has the authority to hold public hearings at any time deemed necessary upon compliance with statutory notice requirements, but as a minimum, it should hold hearings at those times specified in the ordinance.

The Planning Director explained that there are three different parts to the Briar Chapel request:

1. A proposed amendment to the Compact Communities Ordinance clarifying where a compact community can be located
2. A change in the zoning district from RA-40 to Compact Community Conditional Use District
3. Conditional Use Permit request for site design of Briar Chapel

He stated that the first two are opinions only and that the last one is sworn testimony.

A discussion ensued regarding a follow-up meeting.

After considerable discussion, Commissioner Morgan reaffirmed his former motion that the public hearing be held on October 7, 2004. By consensus, the Board agreed.

By consensus, the Board agreed that if the business is not completed on October 7, 2004, a second meeting will held on October 19, 2004 at 6:30 PM.

The Board asked that the information regarding a possible additional meeting and the proposed date be placed on the web as soon as possible.

### **RECESS**

The Chairman called for a short recess.

### **GRANT FOR BYNUM RURAL ECONOMIC DEVELOPMENT CENTER**

The County Manager explained that the Bynum wastewater package plant is in need of repair and that there may be opportunities to secure some grant funds to off set some of the potential expenditures.

Commissioner Morgan moved, seconded by Commissioner Atwater, to give the County Manager the authority to look into options of repair versus new. The motion carried five (5) to zero (0).

### **STOCKYARD ROAD CONNECTIONS**

The County Manager informed the Board that there is approximately \$92,000 in designated funds to be used to connect additional homes in the Stockyard Road project; that approximately eight residents had expressed an interest in hooking on to the system; and that the available money will accommodate only two houses.

By consensus, the Board agreed to table this matter until a later date.

### **HEALTH DEPARTMENT ACCREDITATION**

Commissioner Morgan distributed a recommendation by the North Carolina Association of County Commissioners on health department accreditation, attached hereto and by reference made a part hereof.

Commissioner Morgan stated that he would prefer to find out more about this issue before supporting it.

By consensus, the Board will consider this issue at a later date.

-

-

### **TOWN OF PITTSBORO MINUTES**

Commissioner Morgan moved, seconded by Commissioner Outz, to include the October 13, 2003 Town of Pittsboro minutes regarding water service on Old Sanford and Chatham Church Roads in the official Board of Commissioners' record. The motion carried five (5) to zero (0). The minutes are attached hereto and by reference made a part hereof.

### **RECESS**

-

Commissioner Morgan moved, seconded by Commissioner Pollard, that the meeting be recessed to 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