

**MINUTES**  
**CHATHAM COUNTY BOARD OF COMMISSIONERS**  
**WORK SESSION**  
**NOVEMBER 01, 2004**

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The Board of Commissioners (“the Board”) of the County of Chatham, North Carolina, met in the Agricultural Auditorium Building, 45 South Street, located in Pittsboro, North Carolina, at 9:30 AM on November 01, 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; and Clerk to the Board, Sandra B. Sublett

The meeting was called to order by the Chairman at 9:40 AM.

*Work Session*

1. **Status Report on Revaluation**
2. **Judicial Center Presentation**
3. **Water System Update**
4. **Discussion of Upcoming Board Retreat**

The County Manager reviewed the Work Session Agenda.

**BOARD OF COMMISSIONER’S SCHEDULE**

Commissioner Atwater moved to hold an additional meeting to accommodate Planning and Zoning issues on December 13, 2004.

After considerable discussion, Commissioner Atwater withdrew his motion.

Commissioner Morgan moved, seconded by Commissioner Outz, to hold the regularly scheduled Board of Commissioners’ meeting on December 6, 2004 as scheduled and then to begin the Board retreat with a Work Session to discuss any Planning and Zoning issues. The motion carried five (5) to zero (0).

**REVALUATION**

Kim Horton, Tax Administrator, updated the Board on the 2005 revaluation project.

Ms. Horton answered questions from the Board.

**JUDICIAL CENTER PRESENTATION**

Judge Buckner gave a brief overview of the needs of the judicial system, the steps previously taken in Orange County, and the progress and problems in surrounding facilities. He suggested that the Board appoint a committee consisting of: 1) Two Commissioners; 2) Senior Resident Judge; 3) Chief District Court Judge; 4) Representative from the District Attorney's Office; 4) Representative from the private bar; 5) Representative from an environmental concern; 6) Representative from the Historical Society; and 7) Professional staff. He further suggested that the first step is to hire an architect to travel with the committee to see and hear of the mistakes made and things they did correctly when building their new judicial centers; that "request-for-proposals" would take approximately four months; and that it would take a minimum of 14-18 months to begin the building process.

Judge Buckner answered questions from the Board.

Commissioner Atwater asked if the Board could go ahead with the establishment of the committee due to being able to travel with the Orange judicial committee.

Judge Buckner suggested that the architect be hired prior to the formation of the committee so that he would be able to travel with the committee.

Charlie Horne, County Manager stated that the advantage to forming the committee prior to the hiring of an architect would be so that the committee would have time, as a planning tool, to think about the things they wanted and to know which direction they are going as early as possible.

This matter will be further discussed at the December 6, 2004 Board of Commissioners' meeting.

## **SOLID WASTE**

The County Manager explained that "Requests-for-Proposals" (RFP's) are in for solid waste; that they have not been opened subject to what the Board desires; that it can be done at the day's meeting or deferred until the November 15, 2004 Board of Commissioner' meeting.

By consensus, the Board decided to analyze the proposals at their November 15, 2004 Board of Commissioners meeting.

### **Waste Management Contract:**

Commissioner Atwater moved, seconded by Commissioner Outz, to extend the contract with Waste Management for six months. The motion carried five (5) to zero (0).

## **WATER SYSTEM UPDATE**

Tim Carpenter, Hobbs, Upchurch & Associates, Engineer, reviewed the Chatham County water system update and stated that projects have been submitted to NCDENR – SRF for low-interest loan funding as follows:

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### **GROUP "B" PROJECTS**

#### **Pea Ridge Road Transmission Main:**

##### **Status:**

- Permits have been secured for the project.

- The Environmental Assessment has now been finalized and they are waiting the final authorization to advertise the project for bids.
- Rights-of-way for the project have been secured with the exception of one area in which rights-of-way will be secured over the next couple of weeks.

### **Jordan Lake High Service Pump Station Upgrades:**

#### **Status:**

- The project has been submitted for permits and they are awaiting the final permit approval.
- This project should not be constructed until the Pea Ridge Road Transmission Mains and the North Chatham Hydraulic Improvements are near completion. The reason for this is that once these improvements are in place, the operating conditions of the High Service Pump Station will change from the current operating parameters.

### **Western Transmission Mains Projects:**

#### **Status:**

- This project includes the construction of approximately 34 miles of 16" and 12" diameter transmission mains that will extend from NC Highway #15-501 west to the Southwest Chatham Water Systems. The project also includes the construction of a booster pump station and a 500,000 gallon elevated storage tank.
- The project design for this project is complete and the Environmental Assessment is being finalized for submission to the review agencies.
- The project was recently submitted to NCDENR-SRF section for low-interest loan funding.
- Rights-of-way and land interests: The land for the elevated storage tank has been purchased. Land for the booster pump station site has not been purchased but is being negotiated with the owner of that property.

### **North Chatham Hydraulic Improvements:**

#### **Status:**

- This project includes the construction of approximately one mile of 12" DIP transmission main along Lystra Road, one 0.50 MG elevated storage tank, one 1,200 GPM booster pump station near the intersection of Lystra Road and Jack Bennett Road, three pressure reducing stations at Fearington Village a control valve at rear entrance into the Governors Club. The project also includes the installation of an 8" main across the dam on Morehead Drive to replace the existing 12" main located in the toe of the slope of the dam.
- The project design for this project is complete. Plans and specifications have been sent to the state permitting agencies for review.
- Bid date could be as early as late November with construction starting in January, 2005

depending upon regulatory comments.

- All of the property interests for the site have been procured. The Board of Education had mentioned that they would prefer to have the timber removed from the site prior to construction. Upon his last visit to the site on October 29, 2004, the timber had not been removed.

### **Water Treatment Plant Improvement:**

#### **Status:**

- Major projects installed by contractor:
  - Plant instrumentation and chemical feed improvements (453 project)
  - Modifications to blowers (453 project)
  - Filters and filter control panel (453 project)
  - Spray irrigation system (new issue). NCDENR has issued violations for the spray irrigation system that services the domestic waste from the WTP. The extent of the violations were that Chatham County needed to install influent and effluent flow meters as well as to service the media in the filter beds and to make miscellaneous repairs to the system (Estimated cost of \$15,000)
  - Sludge storage lagoon (new issue): NCDENR has issued violations in the past for exceeding the discharge limits with regard to constituents of the discharge. It is well-known by the state agency that the volume of sludge in the sludge lagoon has and will continue to hinder the WTP's ability to meet the discharge limits from the effluent lagoon pump station. Hobbs, Upchurch & Associates has investigated the option of having the sludge in the lagoon pumped to a manageable level. They have received quotes from Synagro and Bio-Nomic Services who are residuals management companies.

Commissioner Morgan moved, seconded by Commissioner Outz, to approve spending for the Spray Irrigation System, not to exceed \$15,000. The motion carried five (5) to zero (0).

Commissioner Pollard moved, seconded by Commissioner Morgan, to approve the one-time removal option in the amount of \$189,400. The motion carried five (5) to zero (0).

### **Water Treatment Plant Improvements (continued):**

- As a result of these quotes, Synagro has provided a proposal based upon on-site investigations and laboratory analysis. From this investigation, Synagro provided a price proposal based upon their estimates of the total sludge volume. Bio-Nomics provided unit cost for their work with no estimate of the total project cost.
- Upon evaluation of the proposals, Synagro's price proposal is as follows:
  - Three year sludge removal option:
 

■ Mobilization:	\$ 14,800
■ Removal of 1/3 of the solids	\$ 61,900
■ Total annual cost (3 years)	\$ 76,700
■ Total cost of removal:	\$230,100
  - One-time removal option:
 

■ Mobilization:	\$ 14,800
■ Removal of all solids (estimated):	\$174,600
■ Total cost of removal:	\$189,400

**Net Savings:** \$ 40,700

**Water Treatment Plant Improvements (continued):**

**Status:**

- **Major projects installed by contractor:**
  - SCADA System Improvements: Upgrade existing SCADA software from Wonderware 7.0 to Wonderware 9.0. Integrate data from recent instrumentation upgrades into one overall system. Estimated price \$28,500 (maximum). If Chatham County was to supply the computer and purchase the software, these costs from the contractor could be reduced.
- **Safety and Security Issues:**
  - Tripod wench for the flash mix and lagoon pump station: \$1,400.
  - Chlorine leak detection equipment (453 project)
  - Video monitor for the WTP entrance gate: \$1,500
  - Air handling system for the filter effluent chamber: \$800

**Chatham County Water Districts:**

**Southeast Chatham Water District:**

- The Southeast Chatham Water District has been submitted to USDA-Rural Development for funding consideration.
- The project will include the construction of approximately 23 miles of 6” through 8” water distribution mains and one elevated storage tank.
- The current project could provide service to approximately 329 new customers based upon the sign-up rates along feasible road segments.
- The current total number of sign-ups in the Southeast Water District is approximately 390.

**Southwest Chatham Water District:**

- The Southwest Chatham Water District has been submitted to USDA-Rural Development for funding consideration.
- The project will include the construction of approximately 48 miles of 6” through 8” water distribution mains and one elevated storage tank and one booster pump station.
- The current project could provide service to approximately 541 new customers based upon the number of households along feasible road segments.
- The current total number of sign-ups in the Southwest Water District is approximately 331 for the entire district.
- The Southwest participation results are approximately 35% (or 230 sign-ups) along the proposed line segments.

**Northwest Chatham Water District:**

- The Northwest Chatham Water Bond Referendum will be up for voter consideration on the November 2<sup>nd</sup> election.
- If the bond referendum passes, then the next step would be to proceed with an evaluation of the sign-ups for the first phase of the Northwest Chatham Water District.
- The total number of sign-ups in the Northwest Water District is currently 265 (as of 10-28-04).

**Bynum Wastewater Treatment Plant:**

- Recently Chatham County received the results of an evaluation of the plant. The evaluation recommends much needed improvements to the wastewater treatment plant. These improvements include but are not limited to:
  - Chemical Feed System
  - Equalization
  - Aeration Blowers
  - Aeration Piping
  - Influent Screen
  - Clarifier Renovation
  - Sludge HandlingFor a total estimated modification cost of \$140,000.
- Including engineering, contingencies, construction and administration, the total project costs were estimated to be \$170,000.

**Bynum Wastewater Treatment Plant (continued):**

- Upon Chatham County's request to review the report, Hobbs, Upchurch & Associates suggests that in lieu of modifying the existing plant, it may be cost effective to investigate the opportunity to replace the plant with a new package treatment plant.
- After some investigation, a package plant of relatively the same size has been located. The plant is of steel construction and has been in service in a previous location. The owner has discontinued the use of this plant and is willing to sell the plant. They have had a contractor to provide a quote for relocating the system complete with new equipment and recoating the steel. The quote provided for installation of this plant is approximately \$125,000 as compared to \$140,000 for renovations of the existing plant.
- Possible limitations of this relocated plant are the existing site conditions.
- Due to the problems at the Bynum WWTP, it is important that Chatham County come to a decision as to the direction that needs to be pursued for the upgrade of this facility.

Commissioner Pollard moved, seconded by Commissioner Outz, to amend the revised July 28, 2004 Water Connection Policy for Subdivisions, changing the new non-residential footage requirement from 1,000 to 2,000 linear feet per unit. The motion carried five (5) to zero (0).

**AIR QUALITY GRANT**

The County Manager explained that the Congestion Mitigation and Air Quality's (CMAQ's)

primary purpose is to fund transportation projects and programs in non-attainment and maintenance areas which reduce transportation-related emissions; that in order to facilitate coordination and cooperation with the MPOs and RPOs, new guidelines for the CMAQ application and project selection process; and that these guidelines are subject to the approval of the Board of Transportation.

The guidelines for the CMAQ Project Selection Process are attached hereto and by reference made a part hereof.

### **BOARD RETREAT**

By consensus, the Board set December 14-15, 2004 as the dates on which to hold the annual Board work retreat. The location is to be determined.

### **STOCKYARD ROAD**

- Charlie Horne, County Manager stated that the agreement with Siler City was drafted and agreed upon; that it would be considered at the Siler City Board meeting; and that the issue would be revisited at a later date.

### **MILHOLEN GRANT**

The County Manager stated that the County and Siler City are working on a grant for economic development with The Basic Group owned by the Milholens.

### **INDUSTRIAL PARK**

Commissioner Outz asked for an update on the Industrial Park.

Chairman Emerson and Commissioner Morgan stated that work continues on having prospects for the site and that they are working with Siler City to bring infrastructure (water and sewer) to the site.

### **ADJOURNMENT**

Commissioner Morgan moved, seconded by Commissioner Outz, to adjourn the meeting. The motion carried five (5) to zero (0) and the meeting was adjourned at 1:33 PM.

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Thomas J. Emerson, Chairman

ATTEST:

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Sandra B. Sublett, CMC, Clerk to the Board

Chatham County Board of Commissioners