

**MINUTES
CHATHAM COUNTY BOARD OF COMMISSIONERS
SPECIAL MEETING
NOVEMBER 05, 2012**

The Board of Commissioners (“the Board”) of the County of Chatham, North Carolina, met in the Agricultural Building Auditorium, 45 South Street, Pittsboro, North Carolina, 6:00 PM on November 05, 2012.

Present: Brian Bock, Chairman; Commissioners Mike Cross, Sally Kost, and Pamela Stewart

Absent: Vice Chairman Walter Petty

Staff Present: Charlie Horne, County Manager; Jep Rose, County Attorney; Renee Paschal, Assistant County Manager; Vicki McConnell, Finance Officer; and Sandra B. Sublett, Clerk to the Board; and Lindsay Ray, Deputy Clerk to the Board

PLEDGE OF ALLEGIANCE AND INVOCATION

Commissioner Cross delivered the invocation after which the Chairman invited everyone present to stand and recite the Pledge of Allegiance.

CALL TO ORDER

Chairman Bock welcomed those in attendance and called the meeting to order at 6:04 PM.

Agenda

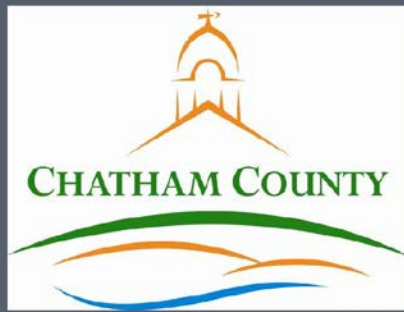
- **Capital Improvements Program**

PUBLIC INPUT SESSION

There was no one present who wished to make public comments.

CAPITAL IMPROVEMENTS PROGRAM

Renee Paschal, Assistant County Manager, reviewed the Recommended FY 2014-2020 Capital Improvements Program and presented a PowerPoint as follows:



2014-2020 RECOMMENDED CAPITAL IMPROVEMENTS PROGRAM (CIP)

5 November 2012 Presentation

County's Process



- County staff presenting a recommended capital improvements program (CIP) today
- **Public input is an important goal** of the Board of Commissioners, so that is the **first step** in reviewing the plan and the purpose of the public hearing; the public hearing has been set for **November 19 at 6 pm**; document will be available tomorrow in county's 3 libraries and on the website
- Following public input, Commissioners will hold a work session (scheduled for **November 20**) to review plan in detail
- Staff's goal is an adopted **revised** plan in **December** and a published document shortly afterwards



Why the hurry?

- The operating budget process starts in early January, leaving staff little time to prepare an adopted CIP document
- **Commissioners can opt to spend more time reviewing the capital budget;** staff would recommend additional work sessions in late November and early December
- By following this schedule last year, staff was able to produce an **approved CIP document** prior to beginning work on the operating budget



New Projects

- Agriculture Center [\$12.2 million]; recommended for 2019; requires additional ¼ cent contribution to debt reserve
- Schools (in priority order)
 - Additional school roof replacements [additional \$4.5 requested, \$2.7 recommended]
 - Joint county/bus garage [\$7.1 million]; still recommended as a future project because we lack a funding source; exploring options for reducing costs
 - Renovation of high school locker rooms [\$400K]; requested in 2020, recommended as future project
- Replacement of Solid Waste & Recycling Office [\$1.7 million]; recommended for 2018 from WM fund balance
- Recreation Center; not recommended; no cost data or funding source

New Projects



- ▣ Next Generation 911; recommended as future project; technology still not available
- ▣ Emergency Radio System Replacement; recommended as future project; technology and regulations are still evolving

Other Future Projects (still)



- ▣ Animal Shelter Expansion and Renovation
- ▣ Northeast Library*
- ▣ Public Health Building—recommend establishment of a capital reserve from excess Medicaid cost settlement funds*
- ▣ Renovation of former jail
- ▣ Schools - Chatham Middle Expansion*
- ▣ Schools - New Northeast Elementary School*
- ▣ Schools - Replace Gymnasiums at Bennett, Silk Hope, Bonlee*
- ▣ Water District - Southwest Water District Distribution Lines Construction

*These projects require debt financing & impact the debt model



Funding Strategy

- Fund large, needed facilities through debt:
 - ▣ School debt to be repaid from impact fees, lottery proceeds, debt reserve, and restricted sales tax
 - ▣ Water debt to be repaid from water capital reserve
 - ▣ Other debt to be repaid from **5.75** cents on tax rate going into reserve [increase of \$0.25 cents for Agriculture Center]
 - ▣ Debt model is based on these funding sources
- Fund smaller needs through fund balance/capital reserve, as this source is available; schedule in CIP should be considered tentative



Funding Strategy

- Maximize grant opportunities (parks)
- Fund parks through grants, recreation fee, and capital reserve
- Fund northeast solid waste collection center through capital reserve



Fund Balance

- ▣ Board adopted new policy to transfer undesignated fund balance greater than 22% into capital reserve to fund CIP
- ▣ Currently, with FY 2013 appropriation, undesignated fund balance is 19.6%--so none available to transfer
- ▣ This problem will reoccur with the level of fund balance appropriation
- ▣ We will discuss during the Nov. 20 work session

Board of Education Priorities

	Project	Requested FY	Recommendation
1	Replacement of school roofs	2014-2020	4 additional roofs recommended; 5 already done thru QSCBs; 2 already scheduled in CIP; leaving 10 not addressed (4 are < \$100K)
2	Joint county/bus garage	2020	Future, fund when \$ allows (capital reserve?)
3	High school locker rooms	2020	Future, fund when \$ allows

- ▣ All existing projects stay on schedule, including the NE High School, opening in 2017



Next Steps

- Questions?
- Feel free to send questions or requests for additional information to Lisa/Renee
- Next Steps:
 - ▣ Public hearing on November 19
 - ▣ Work session on November 20

Ms. Paschal answered questions from the Board.

BREAK

The Chairman called for a short break.

CLOSED SESSION

Commissioner Cross moved, seconded by Commissioner Stewart, to go out of the Special Meeting and convene in Closed Session for the purpose of consulting with the County Attorney on matters within the attorney/client privilege under GS 143-318 11(a) (3). The motion carried four (4) to zero (0).

SPECIAL SESSION

Commissioner Cross moved, seconded by Commissioner Stewart, to adjourn the Closed Session and reconvene in the Special Meeting. The motion carried four (4) to zero (0).

MANAGER'S REPORTS

The County Manager had no reports.

COMMISSIONERS' REPORTS

Commissioner Cross stated that he was hoping to have his surgery scheduled for Monday, November 19, 2012 and if it takes place, he will miss the next Board of Commissioners' meeting.

ADJOURNMENT

Commissioner Cross moved, seconded by Commissioner Stewart, to adjourn the meeting. The motion carried four (4) to zero (0), and the meeting adjourned at 6:41 PM.

Brian Bock, Chairman

ATTEST:

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