

**MINUTES
CHATHAM COUNTY BOARD OF COMMISSIONERS
WORK SESSION
AUGUST 20, 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 at 3:00 PM on August 20, 2012.

Present: Brian Bock, Chairman; Walter Petty, Vice Chair; Commissioners Mike Cross, Sally Kost, and Pamela Stewart

Staff Present: Charlie Horne, County Manager; Jep Rose, County Attorney; Renee Paschal, Assistant County Manager; Vicki McConnell, Finance Officer; and Carolyn Miller, Human Resources Director, Acting Clerk to the Board

Work Session

1. **Public Input**
2. **“Clean Jordan Lake” Update** by Mr. Fran DiGiano, “Clean Jordan Lake” President
3. **“Buy Chatham” Campaign Presentation and adoption of Resolution Proclaiming Support for the “Buy Chatham” Campaign:** Alyssa Stepusin will be asking the Board of Commissioners to consider encouraging County residents to purchase locally.
4. **Nursing Home and Adult Care Homes Committee Presentation:** Presentation briefing the Board of Commissioners on work performed by the Committee.
5. **Emergency Operations Presentation** by Tony Tucker, Chatham County EMS Director and Steve Powers, Area 8 Emergency Management Coordinator
6. **Chatham Parks, LLC Presentation:** Representatives of Chatham Parks, LLC will outline their interest in securing Extra Territorial Jurisdiction (ETJ) for their property.
7. **NCACC Legislative Goals:** Begin consideration of legislative goals for next session of the General Assembly.
8. **Closed Session to Discuss Matters within Attorney/Client Privilege**

CALL TO ORDER

The Vice Chairman called the meeting to order at 3:00 PM. He welcomed Commissioner Cross back after having been sick.

PUBLIC INPUT SESSION

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

The Chairman arrived at the meeting at 3:03 PM.

“CLEAN JORDAN LAKE” UPDATE

Fran DiGiano, “Clean Jordan Lake” President, thanked the Board of Commissioners for its support of their organization. He explained that the nonprofit’s mission was to clean up debris from the shoreline at Jordan Lake and to restore natural habitats. He presented a PowerPoint as follows:

INSERT POWERPOINT HERE

Commissioner Petty thanked Mr. DiGiano and stated that the Board appreciates what he is doing as it is quite a great impact on Jordan Lake.

Commissioner Stewart asked what kind of cooperation Mr. DiGiano was receiving from the other counties.

Mr. DiGiano stated that they have not developed to the point where they have approached them. He stated that he has had contact with Alamance County, but they do get participants from other counties and that is the direction in which they want to go.

Commissioner Stewart asked if we ever do to contact the other counties to speak with them from an official standpoint to get them involved.

Mr. DiGiano explained that the objective is to get the video documentary to take to the other counties to talk with officials and solicit their help.

Commissioner Petty stated that if he could share his PowerPoint presentation with them he felt it would help to raise awareness. He stated that they would try to be better partners and make sure those downstream don’t have to deal with what Chatham deals with.

SILER CITY HOSPITAL REUSE

Chairman Bock asked that a presentation on the old Siler City Hospital reuse by Tom Glendinning be added to the Work Session Agenda.

By consensus, the Board agreed.

“BUY CHATHAM CAMPAIGN”

Alyssa Stepusin, with the Chatham County Economic Development Corporation, explained that earlier in the year, they decided to start a “buy local” campaign. It is to be called “Buy Chatham”. Participants include the Pittsboro Merchants Association, Siler City Merchants Association, Chamber of Commerce, and the Chatham County Economic Development Corporation (EDC). She stated that they had developed a buy local image and made window clings. She presented a resolution asking the Board to formally support their initiative and to encourage people to buy locally in Chatham County as much as possible.

Commissioner Kost asked how the window clings would be distributed stating that they were a good idea and would be highly visible.

Ms. Stepusin explained that they started with five hundred clings and have distributed them equally among the four partner organizations. Each organization is working on their own to distribute to members or personally distribute them. She stated that north Chatham is one place in which they need to work. It is really a work in progress.

Commissioner Kost asked what else the campaign would entail other than raising awareness and other than passing a resolution, what are we doing to make this happen.

Ms. Stepusin replied that they have a few ideas. They are advertising, thinking about partnering with other businesses to do some cooperative advertising in the local media, Chatlist media space has been reserved to get the word out. She stated that they will continue a year-long, permanent push to get people thinking about buying locally.

Commissioner Kost stated that her observation is that people do not understand that they hurt their local community with regard to the sales tax formulas which means lost revenue for the County.

Ms. Stepusin stated that part of this is an education process. She stated that a few statistics are that Chatham residents spend approximately 64 cents of their dollars outside of Chatham County and approximately 7.7 million dollars are lost in annual sales tax revenue on that retail leakage. She stated that they hope to combat that and encourage people to think twice about going outside the County and support their local merchants.

Chairman Bock asked for a motion to approve the resolution.

Commissioner Petty moved, seconded by Commissioner Stewart, to adopt **Resolution Proclaiming Support for the “Buy Chatham Campaign”**, attached hereto and by reference made a part hereof. The motion carried five (5) to zero (0).

NURSING HOME AND ADULT CARE HOME COMMITTEE PRESENTATION

This presentation was delayed on the Agenda.

EMERGENCY OPERATIONS PRESENTATION

Tony Tucker, Chatham County Emergency Operations Director, explained that Steve Powers, Area 8 Emergency Management Coordinator, will have a presentation as mandated by the State of North Carolina for emergency funding.

Steve Powers, Area 8 Emergency Management Coordinator, expressed appreciation to the Board for allowing the presentation. He spoke about emergency management and services that the Division of Emergency Management offers Chatham County. He praised the efforts of Mr. Tucker and Janet Scott, Assistant Emergency Management Director, stating that they had built a strong program of preparedness over the years and the Board has a lot for which to be proud. He stated that they maintained a high state of preparedness, not only because they are professionals, but because of nearby Shearon Harris. He presented a PowerPoint presentation as follows:

INSERT POWERPOINT HERE

Chairman Bock asked if an emergency could be declared for the western half of the County that included a municipality.

Mr. Powers explained that if a tornado hits Moncure, but Pittsboro is fine, a state of emergency can be declared just for Moncure and have all the ordinances apply only to Moncure. Typically, in a state of emergency, it is up to the County and the County Attorney as to what applies for that given emergency and could include a suspension of alcohol sales, curfews, limiting the sale and transport of ammunition and firearms. There has been a recent ruling with the state courts that a county can still limit firearms, but you can only limit unlawful firearms. Concealed carry is still in effect. If anyone has a lawful gun when a state of emergency is called, they may lawfully keep their weapon. He encouraged everyone to contact their municipalities and get this worked out to make certain that when the County has a County-wide event, they will not get into trouble with their colleagues and municipalities.

He stated that a state of emergency triggers all of the emergency ordinances, plans, and operations. It is also necessary for state and federal aid. One of the first things the governor will ask is if the county has declared a state of emergency. Some of the typical mission requests they see are for generators, shelter assistance, food and water, law enforcement for security and traffic control, and contracts for debris removal.

Should the county be faced with a disaster, he stated that the initial response would be local funding which eats into Fund Balance. When there is a state declared disaster, it may or may not be available depending on the level of damages. All of that is spelled out in the law as to when the governor can authorize state assistance. Federal funding becomes available in federally declared disasters. The county would declare a state of disaster which would go through the governor up to the president. Two main types of funding assistance that the federal government can provide is through the Individual Assistance Grant Program which handles all of the human needs, medications, temporary housing, etc. Public assistance is for publically owned things such as roads, county-owned buildings, etc.

He stated that it is critical that facilities have generator capability or a quick connect, a public information officer (PIO) to get information out to the citizens, contracts for resources that need to be called upon, establish a receiving and distribution point (located behind the EMS base), and debris removal contracts. Managing volunteers can be a great asset. More important, family preparedness to be able to take care of one's own family for a minimum of three to five days is a must.

Commissioner Petty asked if there is a scoring system to tell the County how prepared it is based on his guidelines.

Mr. Powers stated that there is no scoring system. He feels confident that Chatham County is prepared as he uses it as a benchmark for a lot of things when he is talking with other counties.

Commissioner Petty stated that Chatham County Emergency Operations does a great job and is very much appreciated.

Mr. Powers stated that the feds give Chatham County high marks when they do their informal discussions and debriefings in after-action reviews for the Shearon Harris exercises.

Commissioner Stewart asked when the last emergency was declared in Chatham County.

Mr. Powers stated that it was during the ice storms in 2002-03 and prior to that, Hurricane Fran in 1996.

Commissioner Petty asked if we have a contract in place for debris removal.

Mr. Tucker replied, not for debris. He stated that they just hosted a week-long class on that. He stated that they would be working to have one in place that can be activated as needed.

Mr. Powers stated that NCDOT was pretty explicit about what they pick up on the side of the roads. They will not go onto private property. They typically pick up vegetative debris along their right-of-way along DOT system roads, but they do not pick up construction and demolition debris unless directed to do so by the governor.

The County Manager explained that during the post Hurricane Fran event, they had to get NCDOT permission for people to take their debris out to the roadside so that it could be picked up by DOT.

Commissioner Stewart asked how much something like that would cost the County.

The County Manager explained that the County usually pays up front; however, if it is declared a state of emergency, the governor can ask the president to declare a federal disaster to help with cleanup and reimbursement and he did not have the figures.

Mr. Powers stated that North Carolina was one of the few states that, through the Public Assistance Program, the federal government would pay up to 76% of the costs. He stated that he had been in this job for thirteen years, and the state has always picked up the non-federal share or the remaining 25%.

Commissioner Petty welcomed the Emergency Operations Director, Tony Tucker back to work after a recent illness.

Mr. Tucker stated that with regard to a state of emergency, all of the municipalities in Chatham County have signed off on the Emergency Management Ordinance several years ago which allows him to do his job. A city limit sign doesn't mean anything to him in a disaster as he can do the same thing inside a city as outside of it. In every state of emergency, he has never had an argument or disagreement with officials. They have always been onboard with it. He stated that they try to teach family preparedness to County employees in case they are absent for a few days which helps employees open shelters, etc. that have to be done during disasters. They give talks to churches, civic groups, schools, and the Council on Aging regarding preparedness. Recently they have purchased and revamped a backup 911 center/Emergency Operations Center (EOC) which is almost complete. The EOC is smaller than what they now have, but can fit approximately thirty people in it should the evacuation of the present EOC become necessary. It was completed with 911 funds and no county money. The draft Continuity of Operations Plan has just been completed to keep county functions and mandated operations running during disasters. A final plan will be forthcoming soon and will be updated yearly.

CHATHAM PARKS, LLC PRESENTATION

Phillip Culpepper, consulting planner for Chatham Parks, LLC, stated that Chatham Park is just over 7,000 acres of land. They acquired a 35 acre piece of land to the northern tip in the past week. They are approximately 7.5 miles from top to bottom. Chatham Parks' intention is to develop on municipal sewer and water within the Town of Pittsboro. He pointed out an area with Chatham County's jurisdiction that complicates their progress, as not all of the property is located within the Town's current extraterritorial jurisdiction (ETJ). He stated that they believe the Town and the project would be best served if the entire property was contained within Pittsboro's ETJ. In order for this to happen, the Town would need to request an extension of its current ETJU from the Chatham County Board of Commissioners. This request should be limited to include only those properties owned by Chatham Park Investors LLC. This area contains approximately 1,900 acres. He identified specific Chatham County parcel numbers. Because this change in the current limits of the Town's extraterritorial jurisdiction would allow for a more unified development plan for the project and for Pittsboro, he stated that he respectfully requests that the Town pursue approval of this extended ETJ from the Chatham County Board of Commissioners as soon as possible.

Commissioner Kost asked if Pittsboro had the kind of infrastructure that Mr. Culpepper is talking about.

Mr. Culpepper stated that he was certain they would be helping with a lot of the infrastructure.

The County Manager asked about a couple of holes in the area.

Mr. Culpepper stated that some of the area runs up to the Corps land. He stated that the Town will have to put initial zoning on the property. They will return in the near future with a single rezoning case for the entire area.

NC LEGISLATIVE GOALS

The County Manager explained that the NC Legislative Goals was a forthcoming discussion to begin thinking about what may be of interest for Chatham County.

Chairman Bock asked if there was a starting point at which the committee had arrived.

Commissioner Cross stated that the North Carolina Association of County Commissioners (NCACC) had several committees with starting points; however, at this point, they usually look at things that haven't been brought up which they feel would be good for all counties or if they want a local bill, it is time to start discussing it with our local legislators.

Commissioner Kost asked if staff had been asked if there are issues in which they have run into stating as they do their jobs, there are times they find state rules or laws that get in the way or are cumbersome. She asked if they had identified any areas that need to be addressed.

The County Manager stated that they had not at this point, but they will do that starting with the process today.

Commissioner Cross stated that the deadline was put in a letter, but he was uncertain as to the date. He stated that the committees have already started meeting, so if there is something to be addressed, it needs to be sent to them as soon as possible.

Commissioner Kost stated that there are a couple of areas which she has highlighted. She stated that she would like to be updated on the Homestead Exemption for seniors and whether we need to look at supporting increasing it. It means lost revenue for the County; however, we have to stay on top of those thresholds because they are set so low. Another area that they have talked about, she stated was the food sales tax. They are locked to the 1997 ratio which is something she feels they need to address to see if it is in their best interests to ask for it to be revised.

Ms. Paschal stated the problem is that she cannot get the data that shows whether the County would benefit more from that than we do from having Article 42 receiving all of the food sales tax including point of distribution.

Commissioner Kost stated that we have two more grocery stores in the County that we did not have before and the population has increased.

Ms. Paschal stated that she could not get the revenue from the Department of Revenue. She stated that the reports do not include any breakdowns of food sales tax. She stated that she would try to analyze the current reports; however, unless they can get the data, they are not sure whether they would win from getting the food sales tax distribution changed or in raising the issue of how they are currently distributing Article 42 as they are basing it on the same formula whereas they could be basing it on point of distribution.

Commissioner Kost stated that her instincts tell her that we would benefit. She asked if the State Department of Revenue would have those numbers.

Commissioner Cross stated that he thought that was one of the Tax and Finance Committee goals. There has been discussion as Chatham is not the only county that is not reaping sales tax from those who shop outside the County.

Commissioner Kost asked if there was local legislation required for the 421 Corridor.

Commissioner Cross stressed that the goals needed to be in to the Association by the first of October.

OLD CHATHAM HOSPITAL UPDATE

Tom Glendinning stated that his concept is to reuse the old Chatham hospital building for psychiatric inpatient, substance abuse, and homeless veteran's services. He presented a PowerPoint with pictures of a variety of psychiatric facilities and current pictures of the old Chatham Hospital. He detailed Glenclyff's services and model as follows:

Glenclyff Service

- Psychiatric inpatient
- Substance abuse recovery
- Homeless veteran recovery & training
- Outpatient services for all three

Glenclyff Model

- In year three, 43 employees
- Mean salary \$ 40,000
- Expendable salaries - \$ 1.7 million
- Training and service links to CCCC and business community
- Expandable as market demands

Glenclyff Benefits

- Highest and best use of vacant building
- Good jobs
- Needed services
- Renewal of downtown business
- Attraction of state, federal and private grant funds
- Valuable asset to the community

Glenclyff Ethics

- Highest quality services available
- Focus on recovery after inpatient stay
- Follow through on veteran progress
- Outpatient services match treatment & need
- Caring is our highest calling

Chairman Bock asked Mr. Glendinning what kind of support he might be looking for from the County.

Mr. Glendinning replied that the first stage would be letters of support as the grant agencies look for county support.

Chairman Bock asked to whom the letters would go.

Mr. Glendinning stated that for funds, The Golden Leaf, Department of Commerce, Kate B. Reynolds, and possibly others. With regard to the Certificate of Need, there is a section that requires letters of support.

Commissioner Kost asked who owns the hospital at this time.

Mr. Glendinning replied that Chatham Hospital owns it.

Commissioner Kost asked Mr. Glendinning if he had any type of contract with the hospital. Mr. Glendinning replied, no, that he saw no reason until he has completed more of the business.

Commissioner Cross stated that he was asked by Sam Adams, a member of the Economic Development Commission, to meet with a group of retired veterans who were discussing a similar venture with a developer out of Florida. He asked Mr. Glendinning if he had spoken with them or if it would be in competition with them.

Mr. Glendinning stated that the colonel had pulled out of that arrangement as he apparently found out some things about the organization and he is working with him at this time.

Mr. Glendinning stated that he had made the presentation to the Town of Siler City and Mr. Adams was in attendance.

CLOSED SESSION

Commissioner Petty moved, seconded by Commissioner Stewart, to go out of the Work Session 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) and matters related to personnel. The motion carried five (5) to zero (0).

WORK SESSION

Commissioner Cross moved, seconded by Commissioner Stewart, to adjourn the Closed Session and reconvene in the Work Session. The motion carried five (5) to zero (0).

Goldston Rescue Squad Contract:

Commissioner Kost moved, seconded by Commissioner Stewart, to cancel the Goldston Rescue contract. The motion carried five (5) to zero (0).

ADJOURNMENT

The Chairman adjourned the Work Session at 5:08 PM.

Brian Bock, Chairman

ATTEST:

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