

**MINUTES
CHATHAM COUNTY
BOARD OF COMMISSIONERS
BOARD RETREAT
JANUARY 06, 2005**

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 8:30 AM on January 06, 2005.

Present: Chairman Bunkey Morgan; Vice Chairman Tommy Emerson; Commissioners Patrick Barnes, Mike Cross, and Carl Outz; County Manager, Charlie Horne; County Attorney, Robert L. Gunn; Assistant County Manager, Renee Dickson; and Finance Officer, Vicki McConnell

Tentative Agenda

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January 06, 2005

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1. Industrial Park Update and Consideration
 2. School Bond
 3. Board Time
 3. Board Priorities
 - a. CIP
 - b. Fiscal Year 2006 Budget
 - c. Other
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The Chairman called the Board Retreat to order at 8:30 AM and announced the need for a short Closed Session at 1:00 PM.

BRIAR CHAPEL SPECIAL MEETING

- Chairman Morgan moved, seconded by Commissioner Cross, to schedule a special meeting on Briar Chapel on February 15, 2005 at 7:00 PM, with location to be determined. The motion carried five (5) to zero (0).

CENTRAL CAROLINA COMMUNITY COLLEGE

Dr. Matt Garrett, Central Carolina Community College President, presented on the needs of the community college.

Requesting 5.6 million bond referendum for 20,000 square foot Industrial and Adult Education Center

on County's property in Siler City and 20,000 square foot facility for Pittsboro Campus to be built with a joint library.

The Board discussed at length the need to proceed with development and infrastructure for the County's industrial site.

The Board requested that the Finance Officer obtain various estimates and financing options for a \$10,000,000 and a \$6,000,000 loan to cover amounts needed for the CIP.

The Board directed the Finance Officer to develop a strategy for funding the community college, library, social services, and judicial facility for the February 7, 2005 Board of Commissioners' meeting.

CAPITAL IMPROVEMENTS PLAN (CIP)

The Board discussed the CIP and made the following changes:

- Hold the American Tobacco Trail project until questions can be answered.
- Commit no more funding to Southwest Park until community fundraising is encouraged.
- Proceed with working to obtain grants for community parks, but not approving proposed schedule.
- Keep Mobile Health Unit on the schedule, but address how the schools will be involved.
- Hold the Pittsboro tennis courts, pending a joint meeting with the Town of Pittsboro.
- Keep voice over IP on schedule, put provide documented cost savings prior to implementation.

Chairman Morgan moved, seconded by Commissioner Emerson, to approve the Capital Improvements Plan with the changes discussed. The motion carried five (5) to zero (0).

LUNCH RECESS

The Board recessed for lunch at 12:00 PM.

RECONVENE

The Board reconvened at 12:55 PM.

CLOSED SESSION

Commissioner Morgan moved, seconded by Commissioner Outz, to go out of Regular Session and convene in Closed Session for the purpose of discussing possible litigation and land acquisition. The motion carried five (5) to zero (0).

REGULAR SESSION

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

The Board discussed allocating two cents of property tax toward new projects approved in the CIP: community college, library, judicial facility, and social services.

It was discussed to take 3.5 to 4 million from fund balance to go toward these capital projects to reduce debt service.

Chairman Morgan proposed “the equivalent” of a 3-cent tax increase for capital improvements and operating over the revenue-neutral tax rate. By consensus, the Board that this is the direction to be given to the County Manager for preparation of the recommended budget.

Priorities discussed by the Board include:

- v Adequately staffing the water department
- v No jail nurse as full time employee; explore other options
- v Present additional information on sedimentation and erosion control program

The Board discussed providing health insurance for the County’s paid firemen. The Board decided to pursue forming a group so that the firemen could get insurance through the group. The Human Resources Manager and Fire Marshal agreed to pursue that and other options and report back to the Board at a later date.

Meeting with General Assembly Delegation:

Commissioner Outz suggested that the Board also meet with Congressmen Etheridge and Price.

February 10th, 17th, and 24th were suggested as possible General Assembly delegation dates.

Issues to present:

- v Being a Tier V county; How can the County get more money?
- v Medicaid relief
- v 1% land transfer tax; Would like to exclude transfers between immediate family members.
- v Work with commerce department and governor to promote the County for economic development
- v State jobs coming to Chatham County
- v Mandates
- v Assistance with programs for immigrant population
- v Regional wastewater facility
- v Maintain/enhance current school funding

Commissioner Cross discussed the long bus route from the Harnett County line to Moncure, Horton, and Northwood. The Board agreed to support the request and to raise it at the joint meeting with the school board.

ADJOURNMENT

Commissioner Cross moved, seconded by Commissioner Emerson, to adjourn the meeting. The motion carried five (5) to zero (0), and the meeting was adjourned at 2:50 PM.

Bunkey Morgan, Chairman

ATTEST:

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