

**MINUTES
CHATHAM COUNTY
BOARD OF COMMISSIONERS
WORK SESSION
JANUARY 18, 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 3:00 PM on January 18, 2005.

Present: Chairman Bunkey Morgan; Vice Chair Tommy Emerson; Commissioners Patrick Barnes, Mike Cross, and Carl Outz; 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 3:00 PM.

Work Session Agenda

1. **Goldston Veteran’s Memorial Presentation**
2. **Fiscal Year 2004 Community Development Block Grant Scattered Site Program Issues:** Consideration of a request to award contracts for rehabilitation of five houses
3. **Request by M. Gray Styers Jr. on Behalf of Briar Chapel for an Amendment to Section 6.1 of the Chatham County Compact Communities Ordinance:** No discussion nor action to be taken on this matter. Information to be distributed to the Board for consideration at their February 15, 2005 Board of Commissioners’ meeting.

2004 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) SCATTERED SITE PROGRAM ISSUES

Keith Megginson, Planning Director, stated that on a three-year cycle, Chatham County is awarded \$400,000 for housing rehabilitation throughout the County; that the federal money comes through the NC Department of Commerce, Division of Community Assistance; that there is no local money or in-kind services involved; that for a number of years Chatham County has hired outside consulting firms to administer the grant funds and has selected the firm through a “request-for-proposals” process; that the administrator’s services are paid from grant funds; that Hobbs, Upchurch & Associates is the present administrator of the Fiscal Year 2004 Scattered Site Housing Project; that the County has previously worked with them with regard to this program; that after the houses are selected for rehabilitation by a committee

using a points system, the work is advertised for bids; that sometimes portions of work are bid separately in an attempt to get lower costs on specific types of work, such as septic system installation or heating and air conditioning; that closed bids are received and following a review, a recommendation is made by staff about awarding of the bids; that normally nine or ten houses can be rehabilitated for the amount of money received; that the remainder of the grant funds are for administration and legal fees (such as title searches and deeds of trusts); that the State limits the amount spent on any one house to \$29,999, except for awards of what is called substantial rehabilitation; and that on November 15, 2004, bids were received for the rehabilitation of five houses and separate bids received for heating and air conditioning work on said houses.

After considerable discussion, Commissioner Emerson moved, seconded by Commissioner Cross, to accept staff recommendation and award the rehabilitation contracts as recommended in Hobbs, Upchurch & Associates, PA letter to the noted contractors as follows:

Unit #1 (Brewer)	\$23,000	Johnston Lee Harnett Community Action
Unit #2 (Washington/Bilal)	\$28,805	Glen King Construction
Unit #3 (Scotton)	\$29,934	Johnston Lee Harnett Community Action
Unit #4 (Murray)	\$22,400	Johnston Lee Harnett Community Action
Unit #5 (Matthews)	\$32,385	Glen King Construction

Bids for installation of heating systems:

Unit #1 (Brewer)	\$4,200	Davis Heating & Air Conditioning
Unit #2 (Washington/Bilal)	\$4,200	Davis Heating & Air Conditioning
Unit #3 (Scotton)	\$4,200	Davis Heating & Air Conditioning
Unit #4 (Murray)	\$4,200	Davis Heating & Air Conditioning
Unit #5 (Matthews)	\$4,200	Davis Heating & Air Conditioning

The motion carried five (5) to zero (0). A copy of Hobbs, Upchurch & Associates, P.A. letter and bids are attached hereto and by reference made a part hereof.

BRIAR CHAPEL MATERIAL

Mr. Megginson distributed an index of materials collected on Briar Chapel during and following the public hearings and advised the Board that all of the supporting documentation is available to them. A copy of the list with exhibit numbers is attached hereto and by reference made a part hereof.

GOLDSTON VETERAN'S MEMORIAL PRESENTATION

Mrs. Linda Harris, chairperson of the Goldston Veteran's Memorial, introduced members of the memorial committee. She reviewed the budget and explained specifics of the memorial to be located at the site of the Goldston Public Library. A copy of her presentation is attached hereto and by reference made a part hereof.

Commissioner Emerson moved, seconded by Commissioner Cross, to pay the monthly electrical maintenance and associated costs for the Goldston Veteran's Memorial. The motion carried five (5) to zero (0).

WATER UPDATE

Commissioner Emerson moved, seconded by Commissioner Barnes, to accept the Water Advisory Committee recommendation and approve supplying residents that reside along existing Chatham County water main taps at a cost of \$500 each with the following conditions:

- v Must reside within the Southeast and Southwest Water District boundaries
- v Must pay the \$500 tap fee within the specified time frame
- v For any taps that are larger than 5/8" x 3/4", the additional cost to install shall be the responsibility of the homeowner. (i.e.: If construction cost of a 2" tap is \$1,500, the customer shall be responsible for the additional \$1,000)
- v Residents that have signed up shall be notified by direct mailing.
- v A \$500 tap fee shall be paid by May 1, 2005.

The motion carried five (5) to zero (0).

Commissioner Emerson moved, seconded by Commissioner Cross, to approve all County funded water main extensions outside of any duly formed district tap fees would be reduced to half of the prevailing tap fee.

After further discussion with regard to County funding, Commissioner Emerson moved, seconded by Commissioner Outz, to delay implementation and return this issue to the Water Advisory Committee for further consideration. The motion carried four (4) to (1) with Commissioner Barnes opposing.

BOARD APPOINTMENTS OF COUNTY RESIDENTS

The County Manager informed the Board that staff had found nothing in writing stating (with the exception of the Planning Board) that all appointments to County boards must be residents of Chatham County. He asked if the Board would like to address this issue for future appointments.

Commissioner Cross moved, seconded by Commissioner Outz, to require all members of County boards to be Chatham County residents. The motion carried five (5) to zero (0).

AUDIT PRESENTATION

Vicki McConnell, Finance Officer, reviewed the 2004 Chatham County Comprehensive Annual Financial Report. A copy of the report is attached hereto and by reference made a part hereof.

Commissioner Outz asked for a revaluation map shown by districts.

BOARD OF COMMISSIONERS' MATTERS

Terrell vs. Chatham County:

Bob Gunn, County Attorney, updated the Board on Terrell vs. Chatham County and the conditional use permit issuance for storage of dirt and inert materials. The matter was set for hearing on the merits for February 3, 2005.

Endorsement of Land Transfer Fee:

By consensus, the Board endorsed Commissioner Cross' request to pursue the land transfer fee.

State Hospital:

Commissioner Emerson stated that it was his understanding that Butner is not going to be permitted to increase their sewage waste disposal plant; that if that is the case, then he wonders as to the status of the hospital; that he feels the Board should put out a feeler to see if the hospital's location is still up for decision; that he thinks that the Board should make its availability known.

SOLID WASTE ADVISORY COMMITTEE

Commissioner Cross moved, seconded by Commissioner Barnes, to appoint Gene Jeremiah, 17 Jordan Woods, Pittsboro, NC, to the Chatham County Water Advisory Committee. The motion carried five (5) to zero (0).

BOARD OF EQUALIZATION AND REVIEW

Commissioner Cross moved, seconded by Commissioner Outz, to appoint Evelyn Cross, 4964 Corinth Road, Moncure, NC, to the Chatham County Board of Equalization and Review. The motion carried five (5) to zero (0).

ADJOURNMENT

Chairman Morgan adjourned the meeting at 5:07 PM.

Bunkey Morgan, Chairman

ATTEST:

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