

**MINUTES  
CHATHAM COUNTY  
BOARD OF COMMISSIONERS  
WORK SESSION  
MARCH 21, 2005**

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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 2:00 PM on March 21, 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; Finance Officer, Vicki McConnell; and Clerk to the Board, Sandra B. Sublett

The Chairman called the work session to order at 2:00 PM.

*Work Session Agenda*

1. **Capital Projects**
2. **Water Committee Recommendation**
3. **Siler City Business Park Presentation**
4. **Planning Items**
5. **Pittsboro Project**

The County Manager reviewed the Work Session Agenda.

**CAPITAL PROJECTS**

Vicki McConnell, Finance Officer, reviewed the 2006-2009 Capital Projects and Borrowing Schedule as developed by staff.

The Board looked at both the County's and the proposed school capital projects. Given the size of the project, the Board decided that the County's projects was desirable.

By consensus, the Board's number one capital project priority was listed as the Department of Social Services followed by the economic development infrastructure work proposed at the County's Business Park

The Board also highlighted the desirability of the community college project within the Business Park.

**Schools Proposed Needs:**

The Board discussed several possibilities including having a bond referendum for all the projects and

other financing options.

After considerable discussion regarding the merits of projects and the high cost associated with the proposed schedule, the Board decided to have a follow-up meeting on March 28, 2005 beginning at 9:00 AM.

### **Council on Aging:**

Commissioner Emerson moved, seconded by Commissioner Outz, to revise the agreement with the Council on Aging regarding the Siler City Senior Center. The motion carried five (5) to zero (0).

### **BREAK**

The Chairman called for a five-minute break.

### **BUSINESS/INDUSTRIAL PARK**

Fred Hobbs, P.E., President of Hobbs, Upchurch & Associates, PA, reviewed an executive summary of the Chatham County Business/Industrial Park. He explained the options to access the project area, the Phase 1 main roadway into the park, Phase 2 additional lots and roadway, water and sewer systems, wetlands, survey, and buffers. He explained the project costs by the current Hobbs Upchurch & Associates team that were estimated on a "worst-case scenario" basis, typical design constraints, and modified cost estimates. He summarized Phase 1 and Phase 2 project costs including Water System Estimates, Sewer System Estimates, and Roadway Estimates.

Commissioner Barnes moved, seconded by Commissioner Emerson, to start design permitting for the Business/Industrial Park Phase I. The motion carried five (5) to zero (0).

Commissioner Cross moved, seconded by Commissioner Barnes, to declare the mobile home located on the Business/Industrial Park property as surplus. The motion carried five (5) to zero (0).

### **WATER ADVISORY COMMITTEE**

Will Baker, Utilities Director, stated that the Water Advisory Committee met on Thursday, March 10, 2005 and that the Water Advisory Committee requested that he and Commissioner Barnes approach the Board of Commissioners with the following which had received a unanimous vote:

1. Request for the Commissioners to approve the design and installation of Chatham County's own raw water pump station (located on the Cary Intake Site).
2. Request that the Chatham County Board of Commissioners (with the County taking the lead) continue to support and work towards a regional intake on the West Side of Jordan Lake.
3. Request that the Chatham County Board of Commissioners approve initiating design and installation of upgrades to the water plant to increase its production capabilities.

### **Raw Water Pump Station:**

Commissioner Barnes moved, seconded by Commissioner Cross, to approve the design and installation of Chatham County's own raw water pump station (located on the Cary Intake Site). The motion

carried five (5) to zero (0).

**Regional Intake on West Side of Jordan Lake:**

Commissioner Emerson moved, seconded by Commissioner Outz, to reaffirm support and work towards a regional intake on the West side of Jordan Lake. The motion carried five (5) to zero (0).

**Initiate Design and Installation of Upgrades to Water Plant:**

Hobbs Upchurch is to begin working on the expansion of the water plant to increase capacity.

By consensus, the Board agreed to seek assistance from Governor Easley, Senator Atwater, and Representative Hackney to intervene on the County's behalf with regard to placing an intake on the west side of Jordan Lake.

**WILLIAMS POND**

Keith Megginson, Planning Director, presented a pictorial review to more clearly define the stream buffers on Williams Pond.

**RECESS**

Commissioner Cross moved, seconded by Commissioner Emerson, that the meeting be recessed to the regularly scheduled Board of Commissioners' meeting in the District Courtroom. The motion carried five (5) to zero (0), and the meeting was recessed at 4:58 PM.

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Bunkey Morgan, Chairman

ATTEST:

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