

**MINUTES  
CHATHAM COUNTY  
BOARD OF COMMISSIONERS  
WORK SESSION  
AUGUST 15, 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 200 PM on August 15, 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 2:00 PM.

*Work Session Agenda*

1. **Hospital**
2. **Free Clinic Presentation**
3. **USDA Rural Development Update by Jackie McLamb**
4. **Lynn Mann Tax Appeal**
5. **Highway Art**
6. **Acceptance of Funds (Finance)**

The County Manager reviewed the Work Session Agenda.

**HOSPITAL AGREEMENT**

Chairman Morgan asked for approval to extend the option on the hospital agreement for an additional sixty (60) days through the month of December.

Commissioner Emerson moved, seconded by Commissioner Outz, to extend the hospital option to purchase Tract #7 in the Chatham County Business Park until December 31, 2005. The motion carried five (5) to zero (0). The agreement is attached hereto and by reference made a part hereof.

**HIGHWAY ART**

Mary McClure stated that her idea is to showcase the artistic aspect of the County at its border and entryways by means of “welcoming” art. She stated that Chatham County is the home to a highly successful venture, the North Carolina Arts Incubator, Inc. located in Siler City; that by placing dramatic art at entries,

the County could distinguish itself as a place for the creative and talented; that in order to create such art, Chatham would hold a judged competition to select the designs; that the committee would submit their recommendations to the Board of Commissioners for final choices; that funds would be sought from federal, state, and local philanthropic sources; that this is a three-four year project; and that it would generate a lot of publicity for the County.

Commissioner Emerson asked if Ms. McClure would head the select team to report back to the Board.

Commissioner Cross asked that Ms. McClure look to the schools for talent.

The County Attorney asked that she research the NC Department of Transportation for guidelines and regulations.

## **TRANSPORTATION**

Jason Sullivan, Chatham County Planner, reviewed the Regional Priority List for transportation projects through the Transportation Improvement Program (TIP) for 2007-2013. He stated that the Regional Priority List is a compilation and prioritization of transportation projects requested by members of the Durham Chapel Hill Carrboro Metropolitan Planning Organization (DCHC MPO); that the DCHC MPO boundaries include a portion of the northeast corner of the County; and that the Regional Priority List does not include projects that were requested by the Commissioners through the Triangle Area Rural Planning Organization. He further stated that the DCHC MPO Transportation Advisory Committee (TAC), of which Commissioner Cross is a member, reviewed the list at their meeting last week and requested that member jurisdictions review the Regional Priority List and forward any comments by September 6, 2005.

The Board briefly discussed the issue and agreed by consensus that no further action was needed.

## **FREE PHARMACY CLINIC**

Dr. Lucey gave a brief presentation on the Chatham Cares Community Pharmacy. He stated that Chatham Cares community is a nonprofit community-based organization committed to reducing health disparities by providing access to quality pharmacy services for the low-income, uninsured residents of Chatham County; that there are three ways to get medications (1) On-Site Pharmacy, (2) Medication Assistance Program, and (3) Voucher system; that the On-Site Pharmacy would be shelves stocked with generic drugs, samples donated by physicians and drug reps, and from area nursing homes; that there would be no controlled substances; that the voucher System would be for patients needing medications that are not kept on-site; that they will be given a voucher to obtain their medications from a local pharmacy; that the Medication Assistance Program would allow patients to get their medications free from drug companies; that all patients would enroll in a Medicaid Assistance Program; that this is labor intensive and would require full-time employees; that this organization was incorporated March 16, 2005; that the location of the pharmacy will be located inside the new senior center at the Chatham County Business Park in Siler City; that they will be opening during the fall of 2005; that another office will be opened in Pittsboro, but will not be an On-Site Pharmacy; that plans are to apply for grants, obtain funds from local agencies, churches, businesses, and individuals; and that the next step would be to secure a 501C3 status to begin.

The Health Director is scheduled to have a meeting with Dr. Lucey during the next week.

Commissioner Emerson applauded the program and stated that there were a lot of "poverty pockets" located in the County.

## **USDA RURAL DEVELOPMENT**

Jackie McLamb presented the Board with a number of funding possibilities for various projects the County may be investigating in the future. He explained Rural Housing Service (Community Facility Guaranteed Loans, Community Facility Direct Loans, Rural Rental Housing Loans, Guaranteed Rural Rental Housing Loans, Housing Preservation Grants, Farm Labor Housing Loans and Grants, Direct Single-Family Housing Loans, Guaranteed Single-Family Housing Loans, Single Family Housing Repair Loans and Grants, Rural Housing Site Loans, Self-Help Technical Assistance Grants), Rural Business-Cooperative Service (Business and Industry Loan Guarantees, Intermediary Relending Program, Rural Business Enterprise Grants, Rural business Opportunity Grants, Rural Cooperative Development Grants, Rural Economic Development Loans and Grants, Cooperative Services Technical Assistance, Value-Added Producer Grants, Renewable Energy), Rural Utilities Service (Distant Learning and Telemedicine Loans and Grants, Water and Waste Disposal Loans and Grants, Technical Assistance and Training Grants, Emergency community Water and Assistance Grants, Solid Waste Management Grants).

The USDA Rural Development, North Carolina Program Reference Guide (Focused on Rural America, is attached hereto and by reference made a part hereof.

The Board thanked Mr. McLamb for his presentation and for attending the meeting.

### **BREAK**

The Chairman called for a ten-minute break.

### **HONEYWELL UPDATE**

Kim Horton, Tax Administrator, briefed the Board on the status of the Honeywell matter.

The Property Tax Commission has tentatively scheduled the Honeywell case to be heard in March, 2006.

### **TAX APPEAL**

The Tax Administrator explained that on July 28, 2005, an audit was completed on the business personal property of Jesse Lynn Mann; that at that time, it was discovered that their business listing had been understated for the tax years 1999-2004; that under General Statute 105-312(h), the Assessor is required to list and assess all property not properly listed during the regular listing period and to impose an additional 10% penalty for each year the property was not correctly listed. She asked that the Mann's request be denied for the release of discovery penalty and the penalty imposed be upheld according to the General Statutes.

Mr. Mann explained that he did not realize that the listing form had changed; that he admitted incorrectly listing his taxes; and that he felt it was within his rights to appeal the assessed penalty.

The Board asked that this matter be placed on the Agenda for discussion in September since Mr. Mann would not accrue further penalties.

Commissioner Emerson praised the efforts of the Tax Administrator and her staff.

Ms. Horton stated that her office was working on a new farm form which she hoped would eliminate some past problems.

Chairman Morgan asked that the form be reviewed by the Farm Bureau prior to distribution.

Ms. Horton stated that the form would also be reviewed by the Cooperative Extension Service and the Ag Advisory Board.

The Chairman asked, due to extra time, that any non-controversial issue on the night's Agenda be addressed during the Work Session.

### **WATER DISTRICT MATTERS**

Commissioner Emerson moved, seconded by Commissioner Cross, to recess as the Chatham County Board of Commissioners. The motion carried five (5) to zero (0).

**See minutes of the Southeast Water District Board for action taken.**

**See minutes of the Southwest Water District Board for action taken.**

Commissioner Outz moved, seconded by Commissioner Emerson, to reconvene as the Chatham County Board of Commissioners. The motion carried five (5) to zero (0).

### **PLANNING AND ZONING**

**Amendment to the Chatham County Communications Tower Ordinance:** Consideration of a proposed amendment to the Chatham County Communications Tower Ordinance Article III, Section 3-2 to reflect "Towers may be allowed in area #2 and #3 up to 300 feet when proposed by a governmental agency and a public benefit is substantiated."

As per the Planning Department and Planning Board recommendation, Commissioner Emerson moved, seconded by Commissioner Cross, to approve the text change. The motion carried five (5) to zero (0).

**Construction of Self-Supporting Communications Tower:** Consideration of a request by Tony S. Tucker, Chatham County Emergency Operations Director, on behalf of Chatham County to construct a 300 foot self supporting lattice communications tower on a one (1) acre portion of property owned by Beatrice Teague, parcel #3977 consisting of a total of 5.84 acres, located off SR #1006, Siler City-Glendon Road in Bear Creek Township

As per the Planning Department and Planning Board recommendation, Commissioner Cross moved, seconded by Commissioner Barnes, that the request be approved as submitted. The motion carried five (5) to zero (0).

**Award of Bid for Harpers Crossroads Communication Tower:** Consideration of a request to award bid to Sabre Communications Corporation for materials and erection of the communication tower at Harpers Crossroads

Commissioner Cross moved, seconded by Commissioner Outz, to award the bid for construction of the communications tower at harpers Crossroads to Sabre Communication Corporation. The motion carried five (5) to zero (0). A copy of the bid tabulation is attached hereto and by reference made a part hereof.

### **BOARD OF COMMISSIONERS' MATTERS**

**Ron Aycock Scholarship Fund:**

A discussion ensued with regard to the Board making a donation to the Ron Aycock Scholarship Fund.

Commissioner Cross moved, seconded by Commissioner Outz, to give a \$500 donation to the Ron Aycock Scholarship Fund. The motion carried five (5) to zero (0).

**Additional Water Board Members:**

Commissioner Barnes asked that the Board consider additional appointments to the Water Board. He also asked that the Water Board be divided into two units, one to study storm water drainage and the other for the Water Advisory Committee.

After considerable discussion, Commissioner Emerson moved, seconded by Commissioner Outz, to consider action on this matter at the September 19, 2005 Board of Commissioners' meeting. The motion carried five (5) to zero (0).

Ray Greenlaw stated that the Planning Department had always taken care of the storm water issues. He discussed the Chatham County Water Advisory Committee Bylaws and the Utility Advisory Committee Purpose and Function Sheet.

**Amberly and Forest Oaks Annexation:**

Commissioner Barnes voiced concern with regard to the annexation by the Town of Cary. He referred to an article in the *News and Observer* which stated that Chatham County residents went to a Town of Cary Council meeting. He stated that it was time that both boards met to discuss pertinent issues and that he would like to see staff make time for this matter.

Commissioner Emerson applauded the efforts of Commissioners Barnes and Cross on talking with and attending meetings with Cary officials.

**Impact Fees:**

Staff is to return with recommendations to the Board regarding Impact Fees at their September 19, 2005 Board of Commissioners' meeting.

**Chapel Ridge:**

Chairman Morgan asked that the Chapel Ridge violations be placed on the next Agenda for discussion.

**BOARDS AND COMMITTEES**

**Human Relations Committee:** Consideration of a request to appoint a member to the Human Relations Committee by Chairman Morgan

An appointment to the Human Relations Committee was deferred until a later date.

**RECESS**

Commissioner Emerson moved, seconded by Commissioner Outz, 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 5:05 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