

MINUTES
CHATHAM COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING
OCTOBER 03, 2005

The Board of Commissioners ("the Board") of the County of Chatham, North Carolina, met in the Agricultural Auditorium Building, 45 South Street, located in Pittsboro, North Carolina, at 9:00 AM on October 03, 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 meeting was called to order by the Chairman at 9:00 AM.

PLEDGE OF ALLEGIANCE AND INVOCATION

Chairman Morgan invited everyone present to stand and recite the Pledge of Allegiance after which he delivered the invocation.

AGENDA AND CONSENT AGENDA

The Chairman asked if there were additions, deletions, or corrections to the Agenda and Consent Agenda.

Commissioner Emerson moved, seconded by Commissioner Cross to approve the Agenda and Consent Agenda. The motion carried five (5) to zero (0).

1. **Minutes:** Consideration of a request for approval of Board Minutes for regular meeting held September 6, 2005, work session held September 19, 2005 and regular meeting held September 19, 2005

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

2. **Road Names:** Consideration of a request from citizens to approve the naming of private roads in Chatham County as follows:

- | | |
|-------------------------|-------------------|
| A. Rocky Top Trail | B. Farmers Drive |
| C. Abdulaville Lane | D. Salih Circle |
| E. Tripp Cottages Drive | F. John Henry Way |
| G. Miss Jane Way | H. Cerasi Circle |

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

3. **Tax Releases and Refunds:** Consideration of a request to approve tax releases and refunds,

attached hereto and by reference made a part hereof.

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

END OF CONSENT AGENDA

PUBLIC INPUT SESSION

Bob Knight, 406 Chimney Rock Lane, Sanford, NC, stated that the attack of the Board at their September 19, 2005 Board of Commissioners' Public Input Session prompted him to speak; that he simply had to get his comments off his chest; that he is sick of people claiming to speak for the Chatham County citizens; that they do not speak for him; that he doubts that the Chatham Citizens for Effective Communities members number three thousand as they boast; that there are no more than twenty-five to thirty Chathamites in the group; that most of them moved to the county from other areas and have sucked the County for all they can; that before they came, there was a lovely rural county with dairy farms, cropland, and low taxes; that once the development monster started, it caused property values to rise which raised taxes to the point that local people had to sell; that this caused even more development; that it is a vicious circle and now there is no way that the monster can ever be beheaded; that if those people are so unhappy, he suggests that they either live with the situation they helped create or move on; and that would please a lot of people.

He stated that infrastructure for development in the eastern part of Chatham County has been paid for by taxing all Chatham County citizens; that now that they have theirs, some of those people want a moratorium put on development; that the time a moratorium should have been put in place was before the first development was built; that as to their demands for a moratorium on development until the infrastructure is built, these same people opposed the water districts, one of which was defeated; that he has come to accept the inevitable reality of growth in Chatham County and that the real growth is just beginning; and that he likes the idea of having large developers help to pay for the infrastructure needed for that growth.

He further stated that the way some folks speak to the Board is, in his opinion, reprehensible; that he has his suspicions as to why some folks act the way that they do; that by demanding things, the way those folks did, should awaken every voter in the County as to what they and their group stand for; that he hopes that come election time, their actions cause an automatic "no" vote for whomever they endorse; that Commissioners Morgan, Emerson, and Outz who have been targeted by CCEC for defeat in the next election would have nothing to lose by approving every upscale development that comes before them; that he recommends that they do this because upscale development will increase the tax base and create jobs; that not everyone agrees with all the decisions the Commissioners make, including himself; that they are, however, the County's elected officials and deserve more respect than the CCEC group has shown; and that the fact that the crowd left after the public input session shows that they are only interested in their own selfish goals and not the rest of Chatham County. He apologized if he had ever been rude and harsh and thanked the Board for their time.

Loyse Hurley, 16 Matchwood, Pittsboro, NC, stated that on behalf of CCEC, she would like to say that she agrees with some of Mr. Knight's comments; that she does believe, as the speaker for CCEC, some of his comments were inaccurate; that CCEC has never been disrespectful to the Board; that they have never opposed development but made suggestions for improvements; that at the September 19, 2005 meeting, there were, and still are, some concerns about the commercial corridor; that they basically did not oppose the water districts; that they do have 3,000 members and they are growing daily; that some are newcomers but some of their representatives have been residents of Chatham County all of their life; that one of the reasons newcomers have come is how Chatham handles growth and all of its delights and joys; that CCEC is not endorsing any candidates; that individual members of the group may make endorsements; and that she does

not feel that they are selfish.

BOARD OF EDUCATION

Purchase of Property by Board of Education: Consideration of a request by the Chatham County Board of Education to purchase 4.48 acres of land adjacent to the Chatham Central High School; and Consideration of a request to purchase a modular unit for Perry Harrison School

Paul Joyce, Assistant Superintendent of Chatham County Schools, explained that the Chatham County Board of Education has been approached concerning the purchase of 4.48 acres of land adjacent to Chatham County High School. He stated that the land is located on the east side of the bus parking lot; that the landowner has asked for an independent appraisal of the property to set a fair market price; and that the Board of Education requests the Board of Commissioners' permission to seek an appraisal or pursue the purchase of this property.

Commissioner Emerson moved, seconded by Commissioner Barnes, to grant approval to seek an appraisal for the 4.48 acres of land adjacent to Chatham County High School. The motion carried five (5) to zero (0).

Mr. Joyce, stated that the Chatham County Board of Education requests the release of approximately \$30,000 from Impact Fees for the purchase of one (1) mobile unit to be placed at Perry W. Harris School. He explained that since the beginning of school, the enrollment of first and second grade students has exceeded the maximum allowed class size set by the State of North Carolina; that if they do not meet the State requirements, they will receive an audit exception; that with the addition of another mobile unit, they will have sufficient space for three (3) kindergarten classes of twenty-one students each; and that it is their understanding that the space for additional growth could be funded from Impact Fees.

Commissioner Emerson moved, seconded by Commissioner Outz, to approve the purchase of the mobile unit to be placed at Perry W. Harrison School. The motion carried five (5) to zero (0).

***See amendment to above motion on the October 3, 2005 Work Session Minutes.**

COMMUNITY DEVELOPMENT BLOCK GRANT

Public Hearing:

Community Development Block Grant (CDBG): Public hearing to receive public comments on a Community Development Block Grant (CDBG) change from rehabilitation to demolition

Keith Megginson, Chatham County Planning Director, explained that when the State approved the County's Community Development Block Grant (CDBG), the rehabilitation houses have to be identified as one of the requirements. He stated that there were ten houses approved in the project; that since that time, one of the houses has burned; that the damage was so extensive that it now needs to be changed from a rehab project to a demolition project; and that the purpose of the public hearing is to receive comments about the proposed application to the State.

Conrad Wrencher, Rehabilitation Specialist with Hobbs, Upchurch & Associates Rehabilitation Specialist, stated that Mrs. Siler, the homeowner, requested that the house be demolished. He stated that the home was so old that she did not plan to repair it as she now lives in another house.

The floor was opened for public comments.

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

The Chairman closed the public comments session.

BOARD AND COMMITTEES

- **Appearance Commission:** Consideration of a request to appoint a member to the Appearance Commission by Commissioner Outz

Commissioner Outz deferred his appointment to the Appearance Commission until a later date.

Recreation Advisory Board: Consideration of a request to appoint two members to the Recreation Advisory Board by Commissioner Emerson (1) and Commissioner Barnes (1)

Commissioner Emerson and Commissioner Barnes deferred their appointments to the Recreation Advisory Board until a later date.

MANAGER' S REPORTS

The County Manager asked for a closed session during the work session to discuss property acquisition and potential litigation.

COMMISSIONERS' REPORTS

Siler City Water:

Chairman Morgan stated that Siler City is approaching critical water shortage. He stated that they are talking about activating their lines up Highway #421; that they are desperate for relief if no rain is received; that he would like to discuss the possibility of taking the County's western line that will be connected to the Group B; that expectation for this project is November 1, 2005; and that funding has been approved but final bids have not been received; that he would like for the Board to entertain the idea of looking at the possibility of Siler City hooking on to the western line.

Chairman Morgan asked for an update from Hobbs Upchurch for cost on the western line.

Soil Survey:

Commissioner Outz thanked the County Manager and staff for work on making the soil survey available by compact disk within a year.

Bynum Sewage Plant:

Commissioner Outz stated that he had received a telephone call regarding the noise and odor of the sewage plant at Bynum.

The County Manager stated that this problem had been resolved, but that he would recheck the

situation.

School Funds:

Commissioner Outz stated that he had received e-mails regarding who controls the funds for the building of schools, cafeterias, etc.

The County Manager stated that once the building process begins (Capital Improvements Program), the Finance Officer will be part of the school's advisory committee on construction.

Taxes:

Commissioner Outz asked about taxing farm property.

The County Attorney explained that the County is subject to State laws; that there are advisories received from the Property Tax Commission that the law is not clear; that it is covered by the Machinery Act which is found in Chapter 105 of the General Statutes. He stated that the problem is that if taxes are waived for one citizen and not for another, in addition to creating legal problems, it is terrible from a political standpoint. He stated that the position that the Board has taken over the years has served well.

Water Taps:

Commissioner Cross asked if water taps would include the meter.

The County Manager stated that this issue would be addressed at the work session.

Early Sign-Ups:

Commissioner Cross asked about having a second early sign-up in the County.

ADJOURNMENT

Commissioner Outz moved, seconded by Commissioner Cross, to adjourn the regular meeting to the scheduled work session. The motion carried five (5) to zero (0), and the meeting was adjourned at 9:40 AM.

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Bunkey Morgan, Chairman

ATTEST:

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