

**MINUTES
CHATHAM COUNTY BOARD OF COMMISSIONERS
WORK SESSION
OCTOBER 21, 2013**

The Board of Commissioners (“the Board”) of the County of Chatham, North Carolina, met in the Historic Courthouse Courtroom, 9 Hillsboro Street, Pittsboro, North Carolina, 3:00 PM on October 21, 2013.

Present: Chairman Walter Petty; Vice Chair Brian Bock;
Commissioners Mike Cross, Sally Kost, and Pamela Stewart

Staff Present: Charlie Horne, County Manager; Jep Rose, County Attorney; Renee Paschal, Assistant County Manager; Vicki McConnell, Finance Officer, Sandra B. Sublett, Clerk to the Board; and Lindsay Ray, Deputy Clerk to the Board

Work Session

1. **Public Input Session**
2. **Employee of the Third Quarter 2013**
3. **Appointment of Local Health Director**
4. **Budget Critique for Fiscal 2013-2014 Budget**
5. **Mining and Energy Commission Discussion**
6. **Consider a request the 9/11 Memorial nonprofit group to use the property next to the Justice Center, formerly known as the Bryant Property.**
7. **Discuss whether to postpone the revaluation for two years or continue as scheduled.**
8. **Request from staff to review and provide a recommendation to the Triangle Area Regional Planning Organization (TARPO) on the ranked list of transportation projects for the Chatham County TARPO area, as required for the next round of NCDOT Project Prioritization, or “SPOT 3.0”.**
9. **Closed Session**

CALL TO ORDER

Chairman Petty welcomed those in attendance and called the meeting to order at 3:00 PM.

PUBLIC INPUT SESSION

Dacia Labounty, Market Development Manager at Centurylink, stated CenturyLink proudly provides Chatham County with telecommunications and high speed data services for both business and residential customers. Chatham is one of 67 counties in North Carolina in

which we provide local telecommunications and broadband services. We provide business services to all 100 counties in the state. In addition, we have a strong national and international presence and are the 3rd largest telecommunications company in the country. We have been in business for over 100 years, and we're looking forward to continuing to provide quality service in the years ahead.

We understand some county residents have expressed concern about broadband coverage – either lack of coverage or slower speeds. We understand those concerns are always looking for opportunities to expand our coverage and improve the speeds of the coverage that we have.

We pursue partnership opportunities that allow us to provide broadband coverage in the more rural, sparsely populated portions of our service territory. For example, during the past decade, we have received matching grant funds from the NC Department of Commerce and its predecessor agencies (the eNC Authority and the Rural Internet Access Authority) to expand our broadband coverage.

In addition, we responded to a Request for Proposal last year from Person County on the county's efforts to expand broadband coverage there.

Also, recently we have accepted matching federal financial support from the Connect America Fund (CAF) to expand our broadband footprint in North Carolina and throughout the United States.

We would like to thank the efforts of Chatham County EDC and the Chatham County Chamber who have played a vital role in helping CenturyLink champion the growing of business partnerships for sustainable development in Chatham County.

We would be happy to talk to Chatham County officials about partnerships that could help us offer services in some of the more rural portions of the county.

Commissioner Kost asked about an area east of the lake where CenturyLink and AT&T have dual coverage. She stated AT&T is servicing it but she doesn't think AT&T is expanding their internet and she gets a lot of complaints. She asked Ms. Labounty if Centurylink is considering providing any service in that area. Ms. Labounty stated she would have to talk with the network and engineers to find out what the plans are but she would be more than happy to get that information. Commissioner Kost stated she would like to have an answer to that because Ms. Labounty is telling the Board that CenturyLink is trying to provide broadband coverage and Commissioner Kost is hearing that AT&T is not doing a whole lot right now.

Commissioner Petty stated that people are aware that there are trunk lines in their area that transmit the data but they can't tap into those lines. He asked Ms. Labounty if she could have someone within her organization to explain to the Board why there can be one of those lines in an area but not be able to tap into it. He stated this information would be very helpful.

Commissioner Kost stated that down Highway 751 there is fiber optic line run and no one in Chatham County can tap in to it. What she has been told is it is because it is a backup system provided for Cary.

Commissioner Petty stated a lot of carriers are doing their expanding through cellular service. He stated 90 percent of what he does is through cell now. It would be helpful if we had expended coverage through expanded cellular service. For a corporation obviously you need more than cell coverage. He stated the Board would love to hear more.

Ms. Labounty stated she would set up a meeting.

Commissioner Stewart stated she would like to know where CenturyLink's broadband service is now and what their plan is for the future. The southern and western

parts of the county have no options and no coverage at all. She stated the people in those parts of the County would telecommute if they had good broadband service.

BOARD PRIORITIES

13-0563 Employee of the Third Quarter 2013

Carolyn Miller presented the Employee of the Quarter to Linda Williams from the Maintenance and Facilities Department.

She stated that Ms. Williams is a shining example of what it means to be employee of the quarter. She has worked with the county for 31 years, and in her time, has brightened the day of many, many employees. She is always willing to offer a smile and help in any way she can. Overall, she exemplifies an excellent employee. Specifically, while working in the Chatham County Annex Building, she cleaned and set up the balcony on the second floor so that it may be used by employees for lunch and breaks.

We offer congratulations and thanks to Linda for a job well done!

13-0564 Appointment of Local Health Director

Carolyn Miller discussed the Board of Health's recommended appointment of Layton Long for the Local Health Director.

Commissioner Cross moved, seconded by Commissioner Stewart, to approve the appointment of Layton Long as the local Chatham County Health Director. The motion carried by the following vote:

Aye: 5 - Chairman Petty, Vice Chair Bock, Commissioner Cross,
Commissioner Kost and Commissioner Stewart

13-0471 Budget Critique for Fiscal 2013-2014 Budget

Renee Paschal, Assistant County Manager, asked the Commissioners for feedback regarding the 2014 Budget.

Commissioner Petty stated last year went really well and staff did a good job.

Commissioner Kost stated she thought the budget message was the best in her five years on the board. However, because they look at the budget incrementally, she would like to see in the highlighted sections on each page for example "this includes a capital project for software upgrades in the FY 14 year."

Ms. Paschal stated they do include in the expansion section all capital projects and all new capital.

Commissioner Kost stated it does not say if it is in the base year. She also stated she would like to see some of the summaries in the back moved to their places in the document with their departments. She also asked if the changes she recommended for last year would be incorporated next year.

Ms. Paschal clarified that Commissioner Kost's recommendations were to have more description for the non profits and the fire departments.

Commissioner Kost also asked that next year an all fund summary be included because it is a GFOA requirement.

Ms. Paschal stated the County is not applying for a GFOA this year but the goal going forward will be to prepare a GFOA document and it will include an all fund summary.

Commissioner Kost stated that for her it is not just about the numbers. It is also about

what the county is doing. She believes the Board cannot go through the budget all in one day and she would like to see this board have more dialogue about the operations of the county.

Commissioner Cross stated that he Commissioner Kost had some good suggestions. He also stated the staff did a great job and they put a lot of hard work in to it.

Ms. Paschal thanked the Board and stated that we can always improve.

13-0548 Mining and Energy Commission Discussion

Commissioner Petty stated Commissioner Kost asked that this item be added to the agenda.

Commissioner Kost asked if staff was going to make a presentation. Commissioner Petty stated from the email everyone received from Commissioner Kost he thought she had some questions that she wanted to discuss with the Board.

Commissioner Kost stated the reason she asked for this item to be put on the agenda is because there is a subcommittee report that talks about the impact fees for local governments and the procedure for applying for reimbursements for expenses that could be incurred by the County or our fire departments for hydraulic fracking and she wanted to get staff's viewpoint on this and whether our impact fee is going to be adequate. The way I view this is it is going to make it very difficult for our fire departments to get the training and the equipment that they need to be prepared to address any potential problems. They have to be in response mode and this process seems like it would be very cumbersome for public safety. Are our fire departments going to be ready for this? It was a public safety concern that I had. I am sorry that I wasn't clear about my expectation.

Chairman Petty stated that the report was pretty lengthy and pretty detailed. It gave several other areas that were affected and their response to it and three different scenarios and it looked like they pretty well covered it and all the angles that were of concern. It is just a matter of choosing which way we want to go. He stated that at this point, until they get a little closer, it is premature to decide how we are going to handle it when it is not a problem yet.

Commissioner Kost stated that the reason I wanted to go over it now is so that we could let the Mining and Energy Commission know our concerns. The way that this is structured is that the impact fee is set aside, the impact fee is put in a big pot and then us and Lee County, Moore County, Stokes County, Durham County, whichever counties have been impacted then have to apply for the money. What if there is not enough money. I wanted it to be addressed from a public safety and fiscal responsibility concern.

Commissioner Petty stated that based on the study, it appeared there are enough funds to take care of any concerns based on past performances. Commissioner Kost asked how do we know that. Commissioner Petty stated we don't know. Commissioner Kost stated we don't know. We want to make sure the citizens are not going to be responsible for the payout for this. Maybe staff can put this on the next agenda and let us know any issues they have with this.

Commissioner Cross stated that maybe if they could contact Lee and Moore County, the emergency folks and the Register of Deeds first and hear from those three groups, have them come up with a dollar figure of what they would expect for training, etc.

The County Manager stated staff could give numbers, but at this point everything they give the Board is going to be pretty speculative. To give a presentation they have to give the Board some basic info on why they think x, y and z. A subcommittee of the three counties might be a good way to get at it. The bulk of the drilling is going to be in Lee County. Commissioner Kost stated we don't know that. The County Manager agreed which is why it is all speculative.

Commissioner Kost stated her concern was the process of collecting the impact fees, putting it into a pot, and then requiring local governments to apply for it

Commissioner Cross stated he doesn't want someone in Raleigh who doesn't know the needs of Chatham, Lee or Moore County deciding what kind of fund we need and whether they are going to tax them enough to provide for this fund.

Commissioner Petty stated it looks like the studies were based on somewhere where there has been activity. Commissioner Bock stated that a subcommittee could look at that and determine what is different about this area and those areas and make adjustments either more or less.

Commissioner Cross stated because we have basically been taken out of the leadership role in this it would make sense to have all three counties on the same page. Commissioner Bock stated he didn't think we could do a subcommittee by the next meeting.

Commissioner Kost stated that was a good suggestion.

Commissioner Stewart asked if we are going to have to increase staff for this. Are we going to be the ones to provide the emergency response and hazmat teams?

Commissioner Cross stated that is part of what this committee can find out.

The County Manager stated the likelihood is that would be the case. Right now we have people who come from Greensboro or Raleigh who help with hazmat issues.

Commissioner Cross stated it involves all fire departments. They could tell us their best estimates better than we could tell them. Get a committee together first, then forward the results of that study to the commission, then have them come to us.

By consensus, the Board agreed to move forward with forming a subcommittee.

13-0566 Consideration of a Request from the 9/11 Memorial Nonprofit Group to Use the Property Next to the Justice Center (formerly known as the Bryant Property)

The County Manager addressed the Board regarding the land. He stated that the 911 Memorial Group is now an official 501-3(c) nonprofit. They have looked in some detail about where the site may be and have come full circle and have requested the County consider the lease or purchase the property on the corner of the Justice Center.

Commissioner Cross stated he believes leasing the property is better.

Commissioner Kost stated she is not willing to give it away but would support selling the property. She asked if staff knew what the property was worth.

Commissioner Cross stated a 501-3(c) has the responsibility to build it so he would suggest a low fee lease so that they can get on about their business.

Commissioner Petty suggested a 99-year lease that had covenants specifying they had to build it for certain purposes only.

Commissioner Kost stated again she would rather sell the property.

Commissioner Stewart stated the value of the property right now is based on what you can put on it. You are not going to be able to put any kind of building on it.

Commissioner Bock stated when this is done it is a Chatham County first responders memorial so he does not have a problem leasing it to them for a very good deal.

Commissioner Cross made the motion for a 99 year lease to the 501-3(c) memorial

group for \$1 a year, Commissioner Bock seconded.

Commissioner Kost stated she would be voting against the motion because it is better to sell it so that the County is completely out of it. If it is leased it will be a county memorial instead of a nonprofit memorial.

Commissioner Petty stated the by putting the covenants in the agreement the County is protected.

Commissioner Bock stated the lease also needs to say it is to be used as a 911 memorial with the artifact.

The County Manager stated the lease agreement should also include a site plan so you know some progress is being made.

Commissioner Stewart stated the memorial group has to have a confirmation from a fundraising standpoint.

Commissioner Bock stated six months may be perfectly fine to have a site plan.

Commissioner Cross stated the memorial group already has preliminary drawings and if they can't do it in six months they can tell us.

Commissioner Stewart stated they are ready to move the project along.

Commissioner Cross moved, seconded by Commissioner Stewart, that the Bryant Property be leased to the 911 Memorial 501-3(c) nonprofit group for 99-years at \$1.00 per year. The motion carried by the following vote:

Aye: 4 - Chairman Petty, Vice Chair Bock, Commissioner Cross
and Commissioner Stewart

No: 1 - Commissioner Kost

13-0568 Discuss Whether to Postpone the Revaluation for Two Years or Continue as Scheduled

Frances Wilson, Chatham County Tax Collector, stated staff continues to run the sales ratio studies and they continue to see that sales ratio drop. They think they can postpone the revaluation to 2017 because they don't feel like there will be enough gain to maintain the expense.

Commissioner Petty asked what the ratio has been. Ms. Wilson said it was 1.06 in 2011. Commissioner Bock asked what the ratio was presently.

Commissioner Kost asked what the range was across the County stating that the reason for revaluation is for equity issues. She stated that the longer you wait the more inequitable things can become; that she is more concerned that things are fair; that that does not mean the sales ratio being more than one; and that it means one isn't out of kilter more than the other.

Karen Jones, Tax Assessor, went through all thirteen townships and gave their ratio for a one year period:

Albright 1.15
Baldwin 1.0
Bear Creek 1.12
Cape Fear 1.21
Center 1.16
Gulf 0.97

Hadley 1.76
Haw River 0.98
Hickory Mountain 1.09
Matthews 1.0
New Hope 1.06
Oakland 0.88
Williams 1.03

Commissioner Bock stated that most of the townships were where they should be.

Commissioner Petty asked what it would cost to do the revaluation. Ms. Wilson stated it would cost over \$500,000.

After discussion, the Commissioners agreed that the revaluation has to be completed by 2017, eight years from the last revaluation. They decided to postpone the revaluation for two more years.

Commissioner Bock stated the idea of postponing the revaluation in 2011 for two years was that the market would take care of it and it looks like that has happened.

Ms. Wilson stated that certain areas would be equalized. Commissioner Kost stated that while she didn't support postponing the revaluation in 2011 she could support postponing it for two more years now.

The Commissioners asked for reasons the County should not do the revaluation now.

Ms. Jones said doing the revaluation at this late date could produce work that was not quality work. There could also be an additional expense for the additional staff that would be required at this late date.

Commissioner Cross motioned to delay revaluation two years, Commissioner Bock seconded, there was discussion.

The Commissioners asked if a house was valued at 1.76 and was revaluated to get to 1.0. what does that mean to the taxpayer? Staff said they would have to go back and work the numbers.

Commissioner Kost asked if staff could come back with a chart showing the Board what this means to the taxpayer.

Ms. Wilson stated staff could run reports for that.

Commissioner Cross stated it would be a bad idea for us to go into a revaluation when we have already been told it would be rushed and we are understaffed.

Ms. Jones used Chapel Ridge as an example. Lots were valued at \$120,000 during 2006, 2007, and 2008. Those lots now are being valued at \$40,000.

Commissioner Stewart stated the Board needs the information so they can explain it to the citizens.

The County Manager stated staff could get those numbers for the Board by tonight's meeting. If we delay another month and the Board decides to vote for the revaluation it could hurt.

The motion was withdrawn

13-0533 Request from Staff to Review and Provide a Recommendation to the Triangle Area Regional Planning Organization (TARPO) on the Ranked List of Transportation Projects for the Chatham County TARPO Area, as required for the

next round of NC DOT Project Prioritization, or “SPOT 3.0”.

Hillary Pace, Planner with Chatham County and Matt Day, Sr. Planner with TARPO reviewed the project list provided in the commissioners’ packets.

Ms. Pace stated TARPO has requested input for approval by late November.

Mr. Day said he would be happy to answer questions. He stated that the RPO consists of four counties. Last year they submitted 50 projects, and they only got one highway project and two bicycle projects funded. Commissioner Stewart asked why so few projects were funded. Mr. Day stated there just isn't enough money out there.

Commissioner Bock asked how many full time people are involved in putting these lists together. Mr. Day stated there is one person from Siler City, one person from Pittsboro, one person from Chatham Transit, as well as Mr. Day.

Commissioner Kost moved, seconded by Vice Chair Bock, to approve the recommended ranking project list for the SPOT 3.0. The motion carried by the following vote:

Aye: 5 - Chairman Petty, Vice Chair Bock, Commissioner Cross,
Commissioner Kost and Commissioner Stewart

CLOSED SESSION

Commissioner Bock moved, seconded by Commissioner Cross, to go out of the Work Session and convene in Closed Session to discuss personnel and matters within the attorney/client privilege. The motion carried five (5) to zero (0).

WORK SESSION

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

Sprott Center:

Commissioner Cross updated the Board on the Sprott Center project. He stated back taxes were paid this year because they were unaware that even if a nonprofit facility is non-operational you still have to pay taxes on it. They have to move a telephone pole out of the middle of the driveway right of way they are working with Duke Energy on that. They have to move the water meters because they are within 100 ft. of where the new septic field has to go. Once that is complete they can install the septic tank and they have the permit for that. They filed for the building permit on Friday and should have a building permit in a couple of weeks.

Commissioner Cross stated that the total expenditures have been less than \$3,000. They have done tree clearing and dirt moving and all the sub-contractors are lined up. He stated that \$2,300 was for three laborers they hired and former Commissioner Barnes did not charge any labor for himself nor for the use of his equipment therefore probably saving the County \$5,000 to \$6,000.

ADJOURNMENT

Commissioner Cross moved, seconded by Commissioner Stewart, to adjourn the meeting. The motion carried five (5) to zero (0), and the meeting adjourned at 4:52 PM.

Walter Petty, Chairman

ATTEST:

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

MINUTES
CHATHAM COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING
OCTOBER 21, 2013

The Board of Commissioners (“the Board”) of the County of Chatham, North Carolina, met in the Historic Courthouse, 1 Hillsboro Street, Pittsboro, North Carolina, 6:00 PM on October 21, 2013.

Present: Chairman Walter Petty; Vice Chairman Brian Bock;
Commissioners Mike Cross, Sally Kost, and Pamela Stewart

Staff Present: Charlie Horne, County Manager; Jep Rose, County Attorney; Renee Paschal, Assistant County Manager; Vicki McConnell, Finance Officer, Sandra B. Sublett, Clerk to the Board; and Lindsay Ray, Deputy Clerk to the Board

INVOCATION AND PLEDGE OF ALLEGIANCE

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

CALL TO ORDER

Chairman Petty welcomed those in attendance and called the meeting to order at 6:00d PM.

APPROVAL OF AGENDA and CONSENT AGENDA

Commissioner Kost asked that the BOC Meeting Schedule and 2014 Employee Holiday Schedule be pulled from the Consent Agenda and added to the Regular Agenda following the Public Input Session.

Chairman Petty asked that the Planning Department be allowed to add an item regarding Strata Solar to the Planning & Zoning part of the agenda.

Chairman Petty asked that the Town of Pittsboro be allowed to make a request immediately following the Public Input Session.

Chairman Petty asked that the Revaluation Discussion held over from the Work Session be added immediately following the approval of the consent agenda.

Chairman Petty stated that the Corridor Zoning item listed under Board Priorities would be postponed until the November 18, 2013 Board of Commissioners’ Meeting.

Commissioner Kost moved, seconded by Commissioner Cross, to approve the Agenda and Consent Agenda with the noted requests as follows:

13-0551 Minutes: Request to approve the August 19, 2013 Work Session Minutes, August 19, 2013 Regular Session Minutes, the September 16, 2013 Regular Session Minutes and the October 3, 2013 Special Meeting Minutes

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

13-0509 Pregnancy Care Management Funds Reduction: Vote on a request to accept Pregnancy Care Management Funds Reduction of \$5,023.

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

- 13-0510 Maternal Health Funds Reduction:** Vote on a request to accept Pregnancy Care Management Funds Reduction of \$2,106.

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

- 13-0513 Family Planning Funds Reduction:** Vote on a request for Family Planning Funds Reduction \$1,445

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

- 13-0514 Health Department Debt Write-Off:** Vote on a request to approve the Debt Write-Off in the amount of \$54,275.95 for the period of July 1, 2011 through June 30, 2012.

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

- 13-0521 LSTA Strategic Planning Grant:** Vote on a request to approve Chatham County Libraries' receipt of an LSTA Strategic Planning Grant of \$20,000

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

- 13-0523 Pyrotechnics Display at the Bennett Baptist Church:** Vote on a request to allow a pyrotechnics display at the Bennett Baptist Church, 68 Bonlee Street, Bennett, NC on October 26, 2013

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

- 13-0522 Request for Public Hearing for Renaming of State Maintained Road:** Vote on a request to set November 18, 2013 as the date on which to hold a public hearing to receive public comments on the renaming of one (1) State-maintained road in Chatham County

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

- 13-0524 Naming of Private Road:** Vote on a request from citizens for the naming of private road in Chatham County: Holland Road

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

- 13-0531 Tax Releases and Refunds:** Vote on 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).

- 13-0534 Preliminary Plat Approval:** Vote on a request by Sears Design Group, P. A., on behalf of Fitch Creations, Inc. for subdivision preliminary plat review of Fearrington PUD - Section X, Area "A": Burke Place, consisting of 12 lots on 12.38 acres, located off SR #1817, Millcroft, Williams Township

As per the Planning Board and Planning Department (by unanimous vote – 8 members present) recommendation, approval was granted for the road name "Burke Place" and the request for preliminary plat of *Fearrington P.U.D. – Section X, Area "A": Burke Place* as submitted.

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

- 13-0535 Final Plat Approval:** Vote on a request by Fitch Creations, Inc. for subdivision final plat approval of Rutherford Close at Fearington, Section X, Area K, consisting of 12 lots on 3.3 acres, located off SR #1813, East Camden, Williams Township, Parcel #18998

As per the Planning Department and the Planning Board (by unanimous vote – 8 members present) recommendation, final plat approval of *Rutherford Close at Fearington, Section X, Area K* was granted, and approval of the request for a financial guarantee was granted with the following condition:

1. The plat not be recorded until the county attorney has approved the form of the financial guarantee and the contract.

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

- 13-0538 Community Development Block Grant (CDBG) Scattered Site Housing (2010) and Community Development Block Grant (CDBG) Economic Recovery (2010) Monthly Reports** Vote on a request to approve the Community Development Block Grant (CDBG) Scattered Site Housing (2010) and Community Development Block Grant (CDBG) Economic Recovery (2010) Monthly Reports

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

- 13-0474 Revision to Existing Conditional Use Permit:** Vote on a request by Scott Schultz for a revision to an existing conditional use permit on Parcel #84022, located at 6545 NC 87 N, currently approved for a boarding kennel, to modify Condition #9 by granting an extension of two years to begin construction

As per the Planning Board recommendation, approval of a time extension to begin construction of the boarding kennel was granted and Condition #9 was changed to read:

“A building permit to construct the first building shall be secured within two (2) years from the date of the conditional use permit revision approval. The building permit shall remain valid at all times or the conditional use permit becomes void.”

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

- 13-0549** Vote on a request to adopt **Proclamation #2013-_____ Proclaiming November as Chatham County Arbor Month**, attached hereto and by reference made a part hereof.

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

- 13-0550 Appointment to the Community Advisory Committee:** Vote on a request to re-appoint Naomi Minter to the Joint Nursing Home and Adult Care Home Committee, by the full board, to a three-year term expiring on November 16, 2016

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

- 13-0555** Vote on a request to adopt **Resolution #2013-_____ Proclaiming October, 2013 as Domestic Violence Awareness Month in Chatham County**, attached hereto and by reference made a part hereof.

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

- 13-0557 Re-Appointment to the Jury Commission:** Vote on a request to approve the

re-appointment of Emily R. Foushee to the Jury Commission for Chatham County

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

13-0565 Rural Operating Assistance Program Grant: Vote on a request to approve corrected Rural Operating Assistance Program Grant Funds

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

~~**13-0554 2014 BOC Meeting Schedule and 2014 Employee Holiday Calendar:** Vote on a request to approve the **Resolution # Setting the time and place for meetings of the Chatham County Board of Commissioners for the Calendar Year 2014** and also approve the 2014 County Employee Holiday Calendar.~~

This item was removed from the Consent Agenda and placed on the Regular Agenda for discussion.

END OF CONSENT AGENDA

13-0570 Revaluation Discussion:

Commissioner Kost stated the Board asked Staff to go back and look at the twelve different townships to see how the values compare across the County because revaluation is done for equity reasons.

Vicki McConnell, Finance Officer, stated staff looked at Hadley Township, and when they took out Chapel Ridge, the ratio came down to 1.18. Commissioner Petty stated that the ratio then became down to where the other townships were. Ms. McConnell agreed.

Ms. McConnell stated that on a \$100,000 house, the current taxes would be \$621.90; Hadley with Chapel Ridge would drop to \$353 and without would drop to \$527

Ms. McConnell stated that some reasons for postponing the revaluation for two years is that the County is really in a time crunch and would have to contract some of the work out, and it would cost \$500,000. She also stated Staff hasn't had time to use some of the pictometry and are just training on it now. If it is delayed for two years, it will cost less because people will be trained.

Commissioner Cross moved, seconded by Vice Chairman Bock, that the revaluation be postponed two years until the year 2017. The motion carried by the following vote:

Aye: 5 - Chairman Petty, Vice Chair Bock, Commissioner Cross, Commissioner Kost and Commissioner Stewart

SPECIAL PRESENTATION

13-0560 Request to Adopt a Resolution Proclaiming November as PTA Thrift Shop Month.

Commissioner Petty presented to Diane Brooks the Resolution Recognizing November as PTA Thrift Shop Month in Chatham County. Ms. Brooks, the PTA Thrift Shop Board and the PTA Thrift Shop Managers were all present to receive the resolution. Members of the Chatham County Board of Education were also present.

Vice Chairman Bock moved, seconded by Commissioner Kost, to adopt **Resolution #2013-___ Recognizing November as PTA Thrift Shop Month**, attached hereto and by reference made a part hereof. The motion carried by the following vote:

Aye: 5 - Chairman Petty, Vice Chair Bock, Commissioner Cross,
Commissioner Kost and Commissioner Stewart

PUBLIC INPUT SESSION

Marian Norton, Highway 902, Pittsboro, NC, stated it should be a non-issue in our County, but many do not have broadband service or have inadequate service. She stated that their provider, CenturyLink, has continued to pass on to us the universal service fee which funds the connect America fund even though they claim they have no plan to serve them and cannot make a business case to profit in their rural area. She stated that she has identified an area from the Rocky River to Moroneys Church and all the crossroads between as well as Alex Watson Road and Glover's Grove as completely un-served. Meanwhile a service hub is under construction on Dewitt Smith Road to provide service to those in the same census block that she lives in all because they have Pittsboro numbers and are not on the Bonlee exchange. She stated that she thinks this second class treatment of their exchange is inexcusable. It could be true that CenturyLink cannot make a business case to serve her area when they can charge \$19.84 for a basic phone line plus taxes and fees bringing it to a total of \$32.00 for a dial-up line. They advertise DSL for \$19. No, they are not going to make any money off of them with DSL. Meanwhile, they continue to be held hostage to a dial tone. She asked the County Commissioners to advocate for them and read the email she distributed from Cindy Wilkinson who has been advocating for them through Renee Elmer's Office in Washington, DC. Donna Sullivan from NC Broadband is here today and she has been advocating for them on the State level. She stated that they need service, competition, and they need the monopoly to go away.

13-0554 Request to approve the Resolution Setting the Time and Place for Meetings of the Chatham County Board of Commissioners for the Calendar Year 2014 and also approve the 2014 County Employee Holiday Calendar. The resolution is attached hereto and by reference made a part hereof.

Commissioner Kost asked to change December 16th to December 15th and also change the January 2014 regular meeting to January 2015. Commissioner Kost also asked the Board to discuss the Retreat Dates in January. After discussion, the Board agreed to let Staff know which dates in January they would be available.

Commissioner Kost moved, seconded by Commissioner Stewart, to adopt **Resolution # 2013-_____ Setting the Time and Place for Public Meetings of the Chatham County Board of Commissioners for the Calendar Year 2014 and the 2014 Employee Holiday Calendar.** The motion carried by the following vote:

Aye: 5 - Chairman Petty, Vice Chair Bock, Commissioner Cross,
Commissioner Kost and Commissioner Stewart

13-0571 Request from Town of Pittsboro

Town Manager, Bryan Gruesbeck, discussed the recent improvements made in Pittsboro including the Hillsboro Street water main.

Mr. Gruesbeck stated the Town is in need of crosswalks around town, including the traffic circle. Crosswalks can be stamped with paint or created with a thermal plastic tape. The tape would add a brick looking feature without actually adding brick. The tape is costly and would cost approximately \$96,000.

Mr. Gruesbeck stated his Town Board requested that he approach the Commissioners and ask for help with the crosswalks. He stated crosswalks are not only a safety feature, but are also a way to identify people have arrived downtown.

Commissioner Bock asked what was currently on the crosswalk space. Mr. Gruesbeck stated the Town is currently working with the NCDOT, and they have thermal plastic borders or spray painted placeholders.

Commissioner Bock asked what was included in the Town's original contract. Mr. Gruesbeck stated it in their contract that NCDOT handles the white borders of the crosswalks.

Commissioner Bock asked if the NCDOT does that without any contribution of the Town and Mr. Gruesbeck said that was correct.

Commissioner Kost asked what the life of the thermal plastic tape usually averages. Mr. Gruesbeck said an aggressive estimate is seven to nine years. He also stated with the stamping the color fades and with bricks there is still maintenance.

Commissioner Kost asked if he brought any pictures. He said he did not, but he could send them.

Commissioner Petty asked how many crosswalks are needed. Mr. Gruesbeck stated two or three intersections and four spots around the circle.

Commissioner Cross asked if the town was requesting the full \$96,000. Mr. Gruesbeck said they were not. Commissioner Cross asked how much they were requesting.

Commissioner Petty stated the Board has to be careful, because they can't give to one municipality and not another.

Commissioner Kost stated she would like to see more from the safety aspect of it. Mr. Gruesbeck stated he would have to go back and get that information.

Commissioner Bock stated some studies say marking doesn't increase safety unless you add signage and add lighting, etc. He stated that for him it comes down to just a cosmetic issue.

Commissioner Cross stated that the Mayor and a couple of the Town Commissioners brought this up to him back in September and as far as the needs of the County goes, there are not many citizens that think this is important to the County.

Mr. Gruesbeck stated they are not only looking at safety but the visual aspect as well.

Commissioner Kost stated her concern is only safety. It would be worth half the cost if someone could give her data saying it makes it safer to get into the historic courthouse in the circle.

Commissioner Bock stated there is no question it would look better; however, it would be a County taxpayer issue.

Mr. Gruesbeck thanked the Board for their time and for hearing the request on such short notice. He stated he would send the information requested.

Commissioner Petty stated it was a city issue.

Commissioner Kost stated the Historic Courthouse is a County building, they want to strengthen the towns, and that this could be a good example to do it.

PLANNING AND ZONING

13-0572 Strata Solar A request by Strata Solar for a Conditional Use Permit to Locate a 5MW Solar Farm on Parcel #5767, on Approximately 28.32 Acres Out of the 87.1 Acre Tract, Located at 3905 Corinth Road, Cape Fear Township

Angela Birchett, Zoning Administrator, thanked the Board for adding this item to the agenda on short notice. Ms. Birchett reviewed the specifics of the request. She stated the Planning Board recommended approval of the item.

Commissioner Kost moved, seconded by Commissioner Cross, to approve the request by Strata Solar for a Conditional Use Permit to locate a 5MW solar farm on Parcel # 5767, on approximately 28.32 acres out of the 87.1 acre tract, located at 3905 Corinth Road, Cape Fear Township. The motion carried by the following vote:

Aye: 5 - Chairman Petty, Vice Chair Bock, Commissioner Cross, Commissioner Kost and Commissioner Stewart

13-0536 Request by Nicolas P. Robinson, Attorney-at-Law on behalf of Swain Land & Timber, LLC, Chatham II, LLC, and Chatham Partners, LLC for a Modification of Plat Deadlines and a Unified Development Schedule for The Estates at Laurel Ridge, The Bluffs, Shively/Banner, The Glens, and Harris Subdivision to Allow a Unified Development Schedule to Extend the Final Plat Submittal Deadline for Each Subdivision to June 30, 2020

Lynn Richardson, Land Use Administrator, reviewed the specifics of the request. She explained that all five of these items were approved under the old 2008 regulations.

Ms. Richardson stated the first part of the request is to allow a unified development schedule to extend the final plat submittal deadline for each subdivision to June 30, 2020. The second part of request is for there not to be a preliminary plat approval deadline.

Nick Robinson, Attorney, spoke on behalf of the applicant. He stated that the Planning Board approved this request with only one vote against it. Mr. Robinson explained each one of these five subdivisions is on its own schedule and has its own phases. These developments did not file bankruptcy like others. They have continued to pay taxes and maintain properties.

DEVELOPMENT	# of LOTS	ORIGINAL APPROVAL DATE	CURRENT PLAT EXTENSION	# of ALLOWED DEVELOPMENT YEARS	Avg. # of months/lot
Cattail Creek	72	11/2004	11/2015	11 Years	1.83 months/lot
Legend Oaks	60	04/2005	07/2015	10.25 Years (approx.)	2.0 months/lot
Cooper	43	03/2006	6/2015	9.25 Years (approx.)	2.6 months/lot
Cedar Mountain	65	07/2006	1/2016	9.5 Years (approx.)	1.75 Months/lot

Average: 2.0 months/lot

Current Polk Sullivan request essentially seeks a 14 year development period for 308 Lots. Most of these lots were originally approved in mid-2006. This amounts to only .54 months per lot.

Information compiled from County website in August 2013.

Mr. Robinson requested the Commissioners approve the Planning Board's recommendation.

Commissioner Kost stated she was on the planning board when some of these were approved and she thought they were too long then. She asked what has changed.

Mr. Robinson stated nothing has changed except there was a real estate market crash. Another reason is when one develops a subdivision, it is phased because one can't sell all six hundred houses at one time. There are now requirements that say what a subdivision should contain.

Commissioner Kost asked for clarification about whether or not there was a Notice of

Violation with these projects. Mr. Robinson stated there was one issue that occurred in The Bluffs with a timber road, but they did it where there was a road for the subdivision. Commissioner Kost asked about Chapel Ridge. Mr. Robinson stated that is was a completely different owner and had nothing to do with these people or these developments.

Commissioner Petty clarified that the applicant is asking for an extension so that things can happen naturally based on the market and not based on forced deadlines.

Commission Bock stated he likes the idea of basing it on the market.

Vice Chairman Bock moved, seconded by Commissioner Stewart, to approve the modification of plat deadlines and a unified development schedule for The Estates at Laurel Ridge, The Bluffs, Shively/Banner, The Glens, and Harris Subdivision to allow a unified development schedule to extend the final plat submittal deadline for each subdivision to June 30, 2020. The motion carried by the following vote:

Aye: 4 - Chairman Petty, Vice Chair Bock, Commissioner Cross
and Commissioner Stewart
No: 1 - Commissioner Kost

PUBLIC HEARINGS

13-0540 Public Hearing to Receive Public Comments on the Close-out of the 2010 Community Development Block Grant (CDBG) Economic Recovery Program

Tony Patnode stated the public hearing was required by the North Carolina Department of Commerce Division of Community Assistance.

The Chairman opened the floor for public comments.

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

The Chairman closed the public hearing.

13-0541 Public Hearing to Receive Public Comments on the Close-out of the 2010 Community Development Block Grant (CDBG) Scattered Site Housing Program

Tony Patnode stated the public hearing was required by the North Carolina Department of Commerce Division of Community Assistance.

The Chairman opened up the floor for public comments.

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

The Chairman closed the public hearing.

13-0542 Public Hearing Request by Todd and Suzanne Yanders for Conditional District Rezoning for a Landscaping Design Business with Outdoor Storage of Materials on Parcel #17352, Located at 190 Hatley Road

Angela Birchett, Zoning Administrator, explained the specifics of the request.

The Chairman opened up the floor for public comments.

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

The Chairman closed the hearing and referred the item to the Planning Board.

13-0505 Public hearing request by Gunn and Messick, LLP on behalf of the North Chatham Fire Department to adopt an ordinance permanently closing a portion of

Morris Road, formerly known as SR #1527.

Hillary Pace, Planner, explained the specifics of the request.

Attorney Paul Messick spoke on behalf of the Fire Department and asked the Board of Commissioners to adopt the ordinance attached to the agenda.

Vice Chairman Bock moved, seconded by Commissioner Cross, to adopt the **Ordinance Permanently Closing a Portion of Morris Road, Formerly Known as SR #1527**, attached hereto and by reference made a part hereof. The motion carried by the following vote:

Aye: 5 - Chairman Petty, Vice Chair Bock, Commissioner Cross, Commissioner Kost and Commissioner Stewart

13-0332 Public Hearing Request by the Board of Commissioners on the Proposed New Wireless Telecommunications Facilities Ordinance

Hillary Pace, Planner, reviewed the specifics of the request and distributed two items to the Clerk and to the Board, a letter of support from the Chatham Chamber of Commerce and a comment letter on behalf of AT&T Mobility. She reviewed the specifics of the request. She also showed a map with the wildlife areas in Chatham County that the Board requested at the last meeting.

Commissioner Bock stated that the question wasn't where the wildlife areas were, but rather why those areas were not suitable for cell towers.

Ms. Pace stated she could not find information as to why it was determined cell towers could not go in those areas.

Ms. Pace continued with her presentation as follows:



Wireless Telecommunications Facilities Ordinance

Chatham Planning Department
October 21, 2103

Old Ordinance



- **Search Ring Process**
 - No review/approval of towers outside approved search ring
- **Out of date from legal perspective**
 - N.C.G.S. 160A-400.52 (d) **timelines for review/approval**
 - Middle Class Tax Relief and Job Creation Act 2012=
Substantial modification
- **Towers processed as Conditional Zonings**

Why Update?

- Legislation Requirements
- Streamlined Customer Service
- Better Review of facilities



How Did We Do It?

- Spoke with technical professionals
- Researched other ordinances

New Ordinance



- NC League of Municipalities Model Ordinance

- Towers over 199' required setback of 50% of tower height and 50' or engineered fall zone from ROW.

- Towers up to 199' must have 50' setback or engineered fall zone, whichever is greater.

- BOC DIRECTION: Should all tower have setback of 100% of tower height.

- BOC DIRECTION: Line of sight is simulation, require Balloon Test too?

than residential or those unzoned areas coded as residential

- Substantial modifications and collocations

BOC Action

- Receive input from public hearing
- Provide guidance on
 - Balloon test requirement
 - Setbacks of 100% of tower height
- Defer to Planning Board

The Chairman opened up the floor for public comments.

Larry Ballas, 139 Indian Creek Lane, Apex, NC, stated that he supports this type of ordinance, not only for people in the town but also outside of the town. He stated that he would like for the farmers outside the area to be able to have cell service and wireless service to communicate with their customers.

He stated Wifi is being put in schools to help kids. It is also a safety issue with kids. He stated one can tap into the phones to find out where their kids are. One has to look at the

good versus the bad. He stated that Chatham County needs to keep up with the surrounding counties. He stated that he wants Chatham to be first in the State along with County development. He stated that the Board should make sure the towers are put in the right places so that there is maximum coverage.

Liz Hill of American Tower Corporation, Chair of Carolina's Wireless Association, stated that she wanted to address a couple of issues brought up tonight. She stated that wildlife areas are part of their review process at the federal level now under the National Environmental Protection Act. The balloon test is a typical process, but if it is a heavily wooded area, a balloon test is not practical. She stated as far as far as a tower safety issue, that a catastrophic failure is extremely rare, and she wasn't sure where that information came from. Ms. Hill stated that the CWA is supportive of this ordinance.

Commissioner Bock asked Ms. Hill whether or not she was supportive of the 100% tower height setback. Ms. Hill stated that it was not necessary.

Steven Howard, with AT&T, thanked the staff for getting the ordinance together. He stated there was an initial requirement that required a licensed carrier to be a co-applicant.

Commissioner Kost stated she would like the Planning Board to discuss the issue first.

The Chairman closed the hearing and referred the item to the Planning Board

13-0539 Public hearing request by the Chatham County Board of Commissioners to consider amendments to Section 12.3 Housing of the Compact Communities Ordinance to Modify the Allowable Uses for Funds Provided Through the Payment-in-lieu of Providing Lots for Affordable Housing Option

Hillary Pace, Planner, read the proposed text amendment into the record.

The Chairman opened up the floor for public comments.

Nora Esthimer, presented her comments to the Board and provided them in their entirety for the record as follows:

"Ladies and gentlemen,

When you created the payment-in-lieu option in the Compact Community Ordinance last year, you created an opportunity for Chatham County to help many families for decades to come.

In our county, there are many hardworking families that earn less than 80% of this area's median income. They are people you encounter every day, everywhere you go in the county. They are people who are both unrecognized and who are in plain sight.

You earmarked money to come from payment-in-lieu to help those families find decent and affordable housing.

By now you know that affordable housing is a complicated issue. It takes time, effort from many people, creativity, and a blend of government, non-profit, and for-profit interests to solve the problems. In 2012, you committed Chatham County to take its role in finding solutions.

I have heard repeatedly that the \$900,000 paid by the Briar Chapel developer will be all of the money the county can ever expect to have to put toward affordable housing. For that reason, it is critical that you stand firm with your decision of 2012. Keep that money dedicated to its original purpose.

There are many deserving agencies that do wonderful work in our community and they all deserve more funding than they are likely to have.

However, housing is a special case. It takes government taking the moral lead and encouraging the market place to help fill gaps, especially when it comes to decent rental housing for our lower income neighbors.

If we are not likely to see more than this \$900,000, then it must be used to provide incentive and to engage in partnership with developers and non-profits that can help meet the need.

I hope to appeal to your understanding of the need. I also want to appeal to your sense of what good governance is.

You all appreciate the importance of openness and transparency in good governance. By abruptly and arbitrarily deciding on distribution of the \$900,000, you leave yourselves open to the criticism that you have been anything but open and transparent with this sum of money that belongs to the people of Chatham County. This is bad governance and bad faith.

I ask you to defeat the proposed amendment and to rededicate the money to building up the inventory of decent affordable housing. You will be proud of the results if you will make the effort.”

John Graybeal, presented his comments to the Board and provided them in their entirety for the record as follows:

“The handling of the affordable housing issue in Chatham County by this Board of Commissioners ("BOC") has become a disaster. That disaster will grow even larger if the BOC takes the action that is anticipated tonight.

When the Compact Community Ordinance ("CCO") was adopted in 2004, it required that Briar Chapel set aside 120 lots for affordable housing. If the proposed amendment to the CCO under consideration tonight is adopted, the final result will be that only one of those 120 lots in Briar Chapel will have been used for affordable housing. It will also mean that only 60% of the "in-lieu" funds Briar Chapel has paid and will pay will be dedicated to affordable housing purposes. To put it as mildly as possible, this is a very sad and unfortunate outcome.

Instead of providing the additional 119 lots, Briar Chapel will have made in-lieu payments of \$2 million of which only \$1.2 million or 60%, will have gone or will go to Habitat for Humanity for affordable housing purposes. The remaining 40% --- \$800,000 --- will not be dedicated to the support of affordable housing. This result represents a major undermining of the original affordable housing provisions of the Compact Community Ordinance.

Contrary to some confusion earlier expressed by some members of this Board, affordable housing programs are not designed to cure the separate problem of homelessness. And, it is not as though the need for affordable housing has evaporated. To the contrary, given the shabby treatment of school teachers by our current state government and the ever-growing list of fast food and other employers like Wal-Mart who pay wholly inadequate wages, the need for affordable housing ---- including the need in northeast Chatham ---- has continued to grow.

Although the original CCO required Briar Chapel to set aside the 120 lots, Briar Chapel's conditional use permit reduced that number to 60 and allowed an in-lieu payment of \$1.1 million in exchange for the other 60 lots. As of November 16, 2012, \$352,237 of this amount had been paid and had been transferred to Habitat for Humanity to support its affordable housing program. Apparently the remaining \$747,763 has not yet been paid.

Last year, noticing that only one of the 60 remaining lots in Briar Chapel had been dedicated to affordable housing, this Board acted to relieve Briar Chapel of any obligation to dedicate the lots to affordable housing by amending the CCO so that it no longer

requires any compact community affordable housing lots in the future. As a result, any future developer could simply make a payment that is "agreeable to the County" so long as it is used to fund construction of affordable housing or land to be used for affordable housing. But the failure of the lots to move faster afforded no basis for this amendment of the CCO. Only 19 of the 60 lots had been made available and the depressed housing market had hindered their sale. Nevertheless, the County and Briar Chapel agreed on an in-lieu payment of \$900,000 and those funds were delivered in December 2012. The pending question is how those funds are to be used.

It should be pointed out that when these changes were made last year, Briar Chapel was not pressing for them but told this Board that it was willing to continue with efforts to sell the 60 lots for affordable housing. Of course, it was also willing to implement the payment plan that was adopted.

At its August 2013 Work Session, the BOC received recommendations from the Affordable Housing Advisory Committee regarding entities that could receive these funds and dedicate them to affordable housing needs. It then proceeded to ignore those recommendations. Instead, it passed by a 4-1 vote a motion of Commissioner Bock that \$450,000 of the funds go to the Family Violence/Rape Crisis Center and, at the instance of Commissioner Cross, that \$350,000 go to Chatham Trades with the balance to Chatham Habitat. The problem with that motion was that it was in violation of the CCO, which even after the 2012 amendment required in-lieu funds to be used for affordable housing. The Family Violence/Rape Crisis Center and Chatham Trades are not involved in providing affordable housing.

The entire amount of \$900,000 should be used for affordable housing. The amendment to the CCO that is under consideration tonight should be rejected. The Family Violence/Rape Crisis Center and Chatham Trades are extremely important organizations deserving of Chatham County support. But affordable housing needs are also great and the original affordable housing objectives of the CCO will be subverted if these funds are not dedicated to the purpose for which they were originally intended. I have heard no justification, much less a compelling justification, for the demolition of this important program.”

Kathy Hodges, 101 Stonestrow, Pittsboro, NC, presented her comments to the Board and provided them in their entirety for the record as follows:

“Hello, my name is Kathy Hodges, and I live at 101 Stonestrow in Chatham County. I’m the ED of Family Violence & Rape Crisis Services. I’m here tonight to speak about what the Briar Chapel “in lieu of” funds mean to my agency and the people we serve. In August, the board of commissioners voted to grant FVRC \$450,000 of these funds to construct a new domestic violence shelter for women and children. We were already in the initial planning phase for a new shelter, and these funds will help us make this dream a reality.

Domestic violence is a major contributing factor to homelessness of women and children. One study in Massachusetts found that 92% of homeless women had experienced severe physical or sexual assault at some point in their lives, and 63% had been victims of violence by an intimate partner. Long wait lists at homeless shelters, when they’re available – there aren’t any in Chatham, mean that women with children are often turned away. Many women must choose between life on the streets or life with physical and emotional abuse at home. The National Coalition for Homeless recognizes domestic violence shelters as a first and necessary step to meeting the needs of women rendered homeless because of domestic violence.

Most of the families who come to us for shelter are low-income. Many have faced long-term poverty or extreme financial control as a part of the abuse they’ve suffered. Even when the family has money, the women often flee with no access to these funds. Coming to

the shelter means starting over – finding a job, finding childcare, finding transportation, and finding housing. We work with them through this process.

We've been in our current shelter for 20 years. It's a much-loved single family home built in the 1940s, and it's no longer meeting our county's needs. It has been a safe refuge and truly a life-saver for so many women and children. We are able to shelter an average of 8 people per night, and we stay full. We served 76 in our shelter last year, but we had to turn away more than 100 because we are so often at capacity. Our new shelter will house up to 16 at a time, with flex space for 4 more beds in the future or as needed. This will allow us to serve at least 80 more women and children per year. Within ten years, your investment in the shelter will have made it possible for at least 1,600 people to escape violence and work on becoming self-sufficient members of the community.

Patricia came to the shelter after years of abuse. She had moved away from her abuser to a temporary living situation where the emotional abuse continued. She sought our advocacy services and then moved into our shelter. While at the shelter, she worked with advocates to find permanent housing that she could afford with her disability income. She's maintained this housing on her own now for 6 months and we continue to provide emotional support. Patricia is one of many women we have helped find safe housing this past year. In fact, 75% of our shelter residents move onto safe housing, and not back to their abuser or into homelessness.

Thank you for helping us meet the critical safety needs of some of the most vulnerable members of our community. Your support will help ensure that these services are available in Chatham for years to come."

Tracy Lynn, 57 Thelma Sugg Lane, Pittsboro, NC, stated that she serves as Program Coordinator for the Chatham Community Development Corporation. She stated that the mission of the CDC, established in 2009, is expanding the capacity for Chatham residents to build prosperous and sustainable futures through education, skills building, entrepreneurial support, leadership development and job creation.

Some of our program strengths are leadership development for youth, housing advocacy for all income groups, as well as energy education and simple weatherization training.

She stated that they salute the Commissioners in their efforts to ensure that the demand for housing is met in the parts of the County that are growing the fastest and attracting affluent residents. The CDC is very aware of the concerns expressed by those individuals and organizations who have vocalized the growing disparity that naturally occurs with housing growth.

In this new economic reality where there is declining public sector investment in housing that reaches the very low income, low income, and moderate income, a policy like the Compact Community Ordinance is the primary legal instrument that provides housing for a diverse labor force. Good housing bolsters the economy by helping attract and retain businesses who know that they'll be able to hold on to good employees because those employees can afford to live within a reasonable commuting distance of their jobs.

Clearly, the Compact Communities Ordinance must continue to serve market demand for housing. The Briar Chapel experiment was a lesson in learning. The Chatham CDC wants to make sure that, as the County continues to grow, that the CCO can be fine-tuned so that it will be efficient for developers, and eliminate headaches to the county. It needs to be a tool that will work for everyone and work well. She stated that their organization brings to the Commissioners, substantial expertise in the housing and planning industry. They represent everyone from no income to workforce housing as well as unsubsidized moderate income housing. They would like to offer our services to the County as they move forward, particularly with the Chatham Park and Chatham- Randolph Mega-site and the housing pressures that these developments

will have. They can effectively bridge capital and bond agencies who seek to match housing needs for the clients they represent. She thanked the Board for their consideration.

Arnold G. Bray, Retired Brigadier General, stated that he was looking at Chatham County as a place to possibly reside. He stated that he has been a friend of Gene Davis's and was made aware of a project that involved the possibility of trying to find affordable housing for needy people including veterans. He stated that he saw what was presented, and he saw what was going to be made available from the ridge area. He stated that he thought it might be a good opportunity to talk about a concept for needy Veterans and for a place to do rehabilitative work. He stated that if the window is still open, there is a concept and a vision that Gene Davis, who has lived here for awhile, is trying to get a group of people in a community that can build and rehabilitate them by providing both the vision of affordable housing, education, a job and the transportation to those jobs. He formerly called it Project 20, and at the time, there was a grant of about 25 acres that was being made available for him or for these people. Unfortunately, that land was deemed unusable at about a 90% standard. He stated that these funds could reinvigorate that vision for both a worthy project and this vision.

Thava Mahadeven, Director of Operations with UNC Department of Psychiatry and Executive Director of a small non-profit that moved to Chatham County about five years ago, stated that they are on forty acres in Baldwin District. They call it the Farm at Penny Lane. He stated that he is also a formerly homeless person. He stated that housing is medicine, it is treatment, it is everything for people, especially affordable housing. He stated that they serve over 2,000 people through UNC, and they want to build on the forty acres they already have. They work with people with psychiatric disabilities, and want to work with veterans. One of their goals is to build about twenty affordable housing units. When they heard about the 900k, they called the North Carolina Housing Finance Agency and invited them to come and look at their property. They were willing to leverage these funds to be able to bring in another one million dollars to be able to build more supportive housing. He asked the Board to please think about this opportunity for Chatham County and the opportunity to expand affordable housing for people with disabilities.

Laura Laufler, 350 Moon Meadow Lane, Pittsboro, NC, stated that when Briar Chapel came to Chatham County, many of them were concerned that they would lose the spirit of our community and that it would be a gated community with no affordable housing. Many of them worked a long time to make sure this would be a community that would be welcoming to our teachers, firemen, policeman, etc. But as Mr. Graybeal indicated, over the years, the affordable housing in Briar Chapel has slowly been chipped away. She stated that they don't have any affordable housing in Briar Chapel' that she is thrilled that the Family Violence and Rape Crisis (FVRC) are going to be able to build a new women's shelter. It obviously fits in with this model. But for the Board of Commissioners to change the Compact Communities Ordinance forever is not right. She stated that they don't want to make this a permanent part of Chatham County for when new developers come to town. She urged the Board to consider what the Affordable Housing Task Force had to say. They are community volunteers that worked many hours upon the Board's direction to come up with an alternative plan and that plan was not considered. She stated that they hear about open government and small government and letting the people have a part in the process, and the people did not have a part in this process. She stated that she supports every agency that the Board has awarded funds to as they are fantastic agencies. But that is not the spirit of this ordinance. She encouraged the Board to reconsider, especially something that is going to be permanent to other communities in Chatham.

William Leroy stated that he has lived in Chatham County for seven years and has been involved in the Affordable Housing Committee and Task Force and the overwhelming demand in Chatham County is for affordable rental housing. He stated that they are talking about affordable home ownership in the range of 30-50 percent of median household income. There is an ample supply of affordable housing for 80 percent primarily in areas that are economically disadvantaged. They recently have been looking at homelessness as well. He stated that \$900,000 doesn't sound like a lot of money, but that money can be leveraged. He

recommended going back to the course the Board was on before with the committee stating that they had a plan for selection and lets be open about it.

The Chairman closed the hearing and referred the item to the Planning Board.

13-0546 Quasi-Judicial Public Hearing to Receive Sworn Testimony on the Proposed Amendment to the Payment-in-Lieu Contract between NNP Briar Chapel and the County

The County Attorney stated if the ordinance is amended, then the contract must be amended. The funds may be used for any purpose the ordinance permits. He also pointed out these funds can still be used for affordable housing and other purposes as well.

The Chairman opened up the floor for public comments.

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

Commissioner Kost requested that the Board send the Planning Board the original 2002 Needs Assessment for Affordable Housing of which the Compact Communities Ordinance was based and decisions were based and to also send the 2007 update.

The Chairman closed the hearing and referred the item to the Planning Board.

BOARD PRIORITIES

~~13-0543 Request by the Planning Board to Remove Zoning in Areas Where Zoning was Initially Applied in 2007 by the Board of Commissioners~~

This item was removed from the Agenda and tabled until the November 18, 2013 Regular Board of Commissioners' Meeting.

MANAGER'S REPORTS

The County Manager had no reports.

COMMISSIONERS' REPORTS

Absence by Commissioner Stewart:

Commissioner Stewart stated she will be going to be out of the country for a few weeks.

Complete Addresses for Public Input:

Commissioner Bock stated some citizens are uncomfortable giving their names and addresses during the public input sessions and staff determined that the County is not allowed to require citizens to give their names and addresses.

ADJOURNMENT

Commissioner Cross seconded by Commissioner Bock, to adjourn the meeting. The motion carried five (5) to zero (0), and the meeting adjourned at 8:15 PM.

Walter Petty, Chairman

ATTEST:

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