



Chatham County, NC

Meeting Minutes Board of Commissioners

Thursday, December 4, 2014

9:00 AM

Historic Courthouse Courtroom

CALL TO ORDER

Chairman Crawford called the meeting to order at 9:00 am.

BOARD PRIORITIES

[14-1075](#)

CIP Work Session

Attachments: [BOCPresentationWorking](#)
[BOCPresentationWorking--Part2](#)

Renee Paschal, Assistant County Manager, started by reviewing the CIP Process and Recommended Document.

Ms. Paschal began the Recommended CIP Presentation

Ms Paschal moved to slide 33 Overview of School Projects

Dr. Derrick Jordan, Superintendent of Chatham County Schools, stated they don't know where the appropriate place will be for a new high school and they don't know how Chatham Park will affect them with enrollment.

Commissioner Petty stated the decision of where to put a school and from which area comes from the school board. Dr. Jordan stated he was correct. Commissioner Petty stated a lot of people don't understand the Board of Commissioners just funds it.

Dr. Jordan stated because they don't know where that growth will be, it is counterproductive to choose a site at this time.

Ms. Paschal stated it appears the County needs an elementary school. Dr. Jordan stated they have not been able to get solid projections of how many students and when. They do know that Northwood High School has issues. Commissioner Petty stated that decision should not keep them from doing something that they need to do later. Dr. Jordan stated if they move to quickly and end up with two small high schools they will see erosion in academic programs.

Commissioner Howard stated the County has to have a vision for schools and where it would like them to go and where it would like to encourage growth. Dr. Jordan stated it is going to have to be a collaboration.

The County Manager stated staff is currently engaged with folks in Chatham Park about how and where the schools will be built.

Commissioner Petty stated the final decision can't come from the Board of

Commissioners. It can be working and researching it but the final decision has to come from the Board of Education.

Dr. Jordan stated they are having dialogue with the Chatham Park folks and the County staff is meeting with the Schools on a monthly basis.

Commissioner Hales asked what ORED is. Dr. Jordan stated ORED is a consulting group based out of NCSU that does projections using live births, deaths, housing projections and they help guide enrollment.

Vice Chairman Cross asked what the process is for disposing of property. Vicki McConnell, Finance Officer, stated the County has to declare it surplus and dispose of it in one of three ways; bid it, do a sealed bid or do a negotiated bid.

Commissioner Petty stated that money has to go back to the schools. Ms. Paschal stated it has to be used for what the impact fees were going to be used for.

Dr. Jordan stated one of the reasons for retitling that school is because they don't have a sense of whether they are going to need a high school more quickly than an elementary school.

Ms. Paschal, the County may need an elementary school absent of Chatham Park. There needs to be flexibility. We probably need to work on a funding mechanism for those.

Commissioner Petty asked if there is a way to do a joint school programs with neighboring counties. For example, is there a way for students in eastern Chatham County to attend Wake County Schools if there are not enough kids to fully fund a school in Chatham County. Dr. Jordan stated they have already considered that. When he talked to Wake County superintendent about that, Wake County is already overcrowded. A very small number of students outside of Wake are allowed to attend their schools.

Vice Chairman Cross stated you also add another four commissioners to it.

Ms. Paschal stated there is still funding set aside for a new high school.

Commissioner Petty stated an elementary school doesn't take the same funds of a high school. Ms. Paschal stated he was correct. Commissioner Hales asked how many students are in that 51.3 million. Ms. Paschal stated 800 core and expanded to 1200.

Commissioner Hales asked how bad are the roofs at Central and North Chatham and can they last two more years. Randy Drumheller of Chatham County Schools stated they are pretty bad but they can maintain them with constant patch work. He stated they expect some of the new roofs to outlast the schools. Ms. Paschal stated it is also a work load issue on the maintenance department.

Commissioner Howard asked why they are doing flat roofs. Mr. Drumheller stated it is a design preference. It really isn't flat, it is a low slope. It is great to mount equipment. They last longer than a shingle roof. They last forever as long as they are maintained.

Commissioner Petty asked about the school administration staff being scattered

throughout the county and wanted to know where they were located. Dr. Jordan stated they have administrative staff at Silk Hope, Horton and Virginia Cross who would normally be located at the Central Office. Commissioner Petty asked if it would help to have them in town. Dr. Jordan stated they have to pay them for travel and there is time involved if he has to go meet them or they have to come meet him. Commissioner Petty asked if they could use the Agricultural Building. Dr. Jordan stated they have already looked at that a little bit but because of structural and parking issues it would be the same as having staff at Horton. Commissioner Petty asked about the Sheriff's Office. Dr. Jordan stated they would love that. Ms. Paschal stated the Sheriff's Office is not in the current CIP and it is not a current project. Dr. Jordan stated they have looked around to see if there are any current buildings in town. Commissioner Howard asked if there are any buildings available for purchasing. Dr. Jordan stated they have not found any that would remotely come close to what they need. Commissioner Howard asked about building on the same location. Dr. Jordan stated that is what they have discussed as being the best approach, building in front of the current building. As the district grows in enrollment so will the administration.

Dr. Jordan thanked the Board for its interest and commitment to the schools and thanked the staff for its work with them. There is a lot on the horizon and if there is a belief that they don't want to build a new school that is false, they just want to ensure the integrity of their academic programs.

Vice Chairman Cross stated he would be happy to take them to some land in Moncure to see as a possible site for a school.

Dr. Jordan Stated they are proud to increase their academic offerings but the smaller a school is the more expensive it is per pupil. They would more than likely not be able to replicate the academic offerings they have at Northwood at a smaller high school. Dr. Jordan thanked the Board for their time.

Ms. Paschal Resumed her presentation.

Ms. Paschal stated fundraising was expressed at the public hearing for the new animal shelter and one million dollars would shave a year off the project. Commissioner Petty asked if she could talk about fundraising. Ms. Paschal stated staff is trying to figure that out. The County Manager stated assuming we stay on this schedule, what they are asking for us to do is really delay the project. Chairman Crawford stated the Board cannot make the public believe raising a million dollars speeds up the project. Vice Chairman Cross stated the money is needed in hand before it can be spent. Ms. Paschal stated if we reach 2018, the only way it can be made shorter is if the money is raised now. Vice Chairman Cross stated you have to have the money and the plan before the bidding happens. Commissioner Petty stated to move it anywhere else would delay it and cost more.

Ms. Paschal reviewed Funding Strategy.

Commissioner Petty asked how long staff has been working with the debt model. Ms. Paschal stated since 2006.

Vice Chairman Cross stated the University of North Carolina's School of Government uses Chatham County's Budget and Debt model as the example of what to do across the state. He also stated the County has not had to raise the property tax rate for the debt model since 2007.

The Commissioners discussed 911 Funds.

Commissioner Petty stated there is a growing need for text and video for 911. It gives dispatchers a lot of insight of what is happening on the scene. Ms. Paschal stated the state also says we have to do it. The County Manager stated during the last two sessions of the General Assembly they have been trying to get this through. Commissioner Howard asked if these funds included internet based phone lines. Ms. Paschal stated staff can ask. She also stated the state is not going to give the County what is paid in Chatham, it is only going to give the County what it spends. Commissioner Hales asked if the County has to apply for the funds. Ms. Paschal stated they have to approve it and the County has to fill out a detailed report.

Dr. Bud Marchant of Central Carolina Community College gave a Presentation on the proposed Health Sciences Building.

Dr. Marchant stated many high school students are interested in going into health related fields. This project is modeled after a project in Harnett County. This is just a proposal. Harnett built a 40,000 square foot health sciences building adjacent to the hospital. It was financed by contracting with a private company to build it and then they leased the building. At the end of the 20 year lease the county will acquire it and turn it over to the college. They have identified a possible location in Briar Chapel for a health sciences building in Chatham. There is a need for increased in commercial development in Chatham County. They are going to create a commercial area in Briar Chapel close to the Harris Teeter shopping center. They see the health sciences building as a way of anchoring the commercial development. Connected to the building in Harnett is a conference building and anyone in the community can come in and use it. It is separate so that on the weekends it doesn't affect the classroom building. The last page of the presentation has a possible timeline. There are going to be a lot of medical related businesses in the northeast part of the county in the future and they would like their students to be trained here in the county. The Commissioners have been very generous to the college and they greatly appreciate it.

Chairman Crawford asked if there was a cost estimate. Dr. Marchant stated they estimate with the entire facility, including the conference center, it will cost 8.5 million dollars. Commissioner Petty stated the previous Board looked at doing the conference center as an add on and he asked if he knew what the cost would be for that separated out. Dr. Marchant did not be said they can get that. Commissioner Petty stated he talked with Vicki McConnell, Finance Officer, about lease vs. buy and it really didn't make a difference as far as debt goes. He stated it was impressive how quickly they filled the facility in Harnett County.

Commissioner Petty stated one reason they talked about not doing the conference center is because of the new Agriculture Civic Conference Center but they are two different facilities and it could be needed in that part of the county. It is just funding it. You may not want to leave that facility for a meeting somewhere else. Commissioner Howard stated the County doesn't have a conference facility in the northeast. With the challenges the County has of transportation it has a significant population up there to serve. Commissioner Hales asked if there would be some training going on at the Pittsboro campus that would that move. Dr. Marchant stated there would be and they would repurpose that space in Pittsboro for something else.

Water - Increase Capacity (Page 69)

Dan LaMontagne, Public Works and Environmental Quality Director, explained the County's current water capacity and future water capacity needs.

Solid Waste and Recycling - Single Stream Recycling (Page 64)

Ms. Paschal complimented Dan LaMontagne, Sonya Gilliland and Sandy Skolochenko of Chatham County Solid Waste and Recycling for the great work they did on their CIP Project. She said they were a model CIP Project and should be very proud of their work.

The Commissioners discussed the Single Stream Recycling Project. Commissioner Hales asked about glass. Mr. LaMontagne stated glass of all colors could be commingled as well. Newspaper, paper, cans, plastic bottles, and cardboard could all be commingled. Electronics and oil would have to be separated out. Typical household recyclables could be comingled. Chairman Crawford asked if this would be countywide and Mr. LaMontagne stated it would be. He also stated it would reduce the truck trips because now they could take mixed loads to one facility instead of different commodity drop offs.

The Commissioners discussed future projects.

Hillary Pace, Planner, discussed Bike Lanes (Page 74).

Ms. Paschal thanked Ms. Pace and Mr. LaMontagne for helping the manager's office prioritize the projects for the CIP.

The Commissioners discussed the Animal Shelter expansion and Renovation (Page 22). Leigh Ann Garrard, Animal Control Director, explained the details of the new shelter.

Commissioner Hales asked if 2020 is when construction would start. Ms. Paschal stated no, that is when it would open. Construction would probably start in 2018. Commissioner Hales asked if it could be moved up one year. Ms. Paschal stated they would have to find the money somewhere else. Staff would find something scheduled before it and delay it. They would probably be talking about delaying multiple projects. Commissioner Howard asked if the building and renovation would happen at the same time. Ms. Paschal stated no. She pulled up the site plan and reviewed the four phases. She stated the clinic can be a fundraising opportunity.

Ms. Paschal resumed her presentation.

The Commissioners talked about the next steps. Commissioner Hales stated her main concern is the length of time to achieve the opening of the animal control shelter and adoption center.

Commissioner Petty made a motion to approve CIP as proposed, Vice Chairman Cross seconded the motion.

Discussion. Commissioner Howard stated she was concerned about the impact of Chatham Park and wanted to know how long it would be before staff would have that information and how hard is the County pursuing that information. She wants to know how much is the health sciences building part of that conversation. Ms. Paschal stated it will be next year before that information is available. She also stated as soon as they get the data they will revise the plan. The County Manager stated they are pushing them as much as they can to get the data as soon as possible.

The Commissioners also discussed adding the Bike Lanes as a new project.

Commissioner Howard motioned to amend the CIP to reflect the bike lanes under new projects, Commissioner Hales seconded the motion. The motion carried Five

(5) to Zero (0).

Commissioner Petty motioned to approve CIP as proposed, Vice Chairman Cross seconded the motion. The motion carried Five (5) to Zero (0).

ADJOURNMENT

Vice Chairman Mike Cross motioned to adjourn, Commissioner Hales seconded the motion. The motion passed Five (5) to Zero (0).