



# Chatham County, NC

## Meeting Minutes

### Board of Commissioners

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Monday, November 23, 2015

9:00 AM

Historic Courthouse Courtroom

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#### CIP Work Session

#### Rollcall

**Present:** 5 - Chairman Jim Crawford, Vice Chair Mike Cross, Commissioner Diana Hales, Commissioner Karen Howard and Commissioner Walter Petty

#### CALL TO ORDER

*Chairman Crawford welcomed those in attendance and called the meeting to order at 9:04 AM.*

#### BOARD PRIORITIES

[15-1486](#)

CIP Work Session

**Attachments:**    [BOC CIP FY17-23 Presentation Part 1](#)  
[BOC CIP FY17-23 Presentation Part2](#)  
[Chatham Health Sciences Building Presentation](#)

*County Manager Renee Paschal thanked Lisa West, Hope Tally, and Vicki McConnell for their work on the Capital Improvements Program.*

*The County Manager presented a PowerPoint Presentation. (Presentation attached)*

*Commissioner Hales asked if the Board could look at the recreation exaction fee fund during the budget cycle and discuss criteria for establishing a fund. The County Manager stated the Board can discuss that during the budget cycle.*

*Commissioner Hales asked when the new OR/Ed projections would be available. Chatham County Schools Superintendent Dr. Derrick Jordan stated they should be available at the Board of Education's December meeting or no later than January.*

*Commissioner Petty asked if the Board of Education was recommending the Northwood High School expansion over the new High School. Dr. Jordan stated they are still waiting on projections from OR/Ed. Their initial projections had the Board of Education leaning toward the expansion but they felt the consultant needed to go back and verify the numbers.*

*Commissioner Howard asked if the modular units addressed core capacity needs. Dr. Jordan stated Siler City Elementary is an example of a school that has met all of its capacity and the modular units addressed that need. The County Manager stated the modular units at Northwood were used for teacher office space because there are*

more teachers than there are classrooms.

Commissioner Howard asked if assessments are routinely done to know the lifetime of a roof or facility. The County Manager stated the County buildings are not as old as the schools are. There is no plan for County buildings but issues are addressed as they come along. They are not as expensive because they are not as large or as old. She stated there was an assessment of the lighting and HVAC systems of the schools and that is going to be a future project.

Commissioner Hales asked what the locker room replacements included. Randy Drumheller, Chatham County Schools Director of Maintenance, stated it does not include the plumbing but renovating the rest of the space.

Commissioner Petty asked if the school recommendations come directly from the schools or does it go through the Board of Education first. Dr. Jordan stated it does go through the Board of Education first.

Dr. Jordan stated determining to build a new high school or expand Northwood High School also means they have to be able to replicate the instructional programming.

Commissioner Howard asked if the current Northwood projections include Chatham Park. Dr. Jordan stated they do not. The building of schools happens after the students show up, not the other way around. They have asked OR/Ed to come back with a second study on the projections. He stated OR/Ed says it will be tricky. Chatham Park originally indicated they could have thirteen additional schools. That number has shifted that they may need only eleven schools. Commissioner Petty stated Chatham Park's initial emphasis will be on commercial construction so it could delay the student impact. Commissioner Petty asked if there is an alternative to OR/Ed. Dr. Jordan stated they are hesitant to change at this point knowing OR/Ed's solid reputation in the state.

Commissioner Hales stated Chatham Park would be closest to Northwood. She asked if the northeast high school would be to serve the other side of Jordan Lake. Dr. Jordan stated it would not be to serve the other side. It is more about trying to ensure there is enough high school capacity to meet the growth. They will need to prepare Northwood for the growth and/or build a new school and redistrict. Chris Blice, Chatham County Schools Chief Operations Officer, stated there are about 500 students on the other side of the lake and that is K-12. The idea is that you don't build K-12 schools. Dr. Jordan stated the smaller the school the higher cost per pupil.

Chairman Crawford stated he thinks that in ten years there may be a need for a high school east of the lake. Dr. Jordan stated in that area of the county there are many families that home school as well.

Commissioner Hales stated she hopes the schools do not continue with fluorescent lighting and instead look at energy efficient lighting. Commissioner Petty also suggested replacing the metal halo lighting.

The Chairman called a five minute recess.

The meeting reconvened.

The County Manager stated the Board would discuss the Health Sciences building next. She stated it was asked if the coal ash funds could be used to seed the debt reserve and lessen the impact on the property tax rate. Staff ran all the models using

twelve million dollars of the coal ash funds. In her view it does not make a twelve million dollar difference. It is between three and a half and four tenths of a cent on the property tax rate. The impact is not very significant.

Taylor Hobbs, architect with Hobbs Architects, presented a feasibility study on the CCCC Health Sciences Building. (Presentation attached)

Mr. Hobbs stated the design is based on the Harnett County Health Sciences Building.

Mr. Hobbs reviewed what the site would look like if is built on the CCCC Pittsboro Campus. The cost would be around \$13,528,000.00.

Mr. Hobbs reviewed what the site would look like if built at the Briar Chapel location. The cost would be around \$14,447,000.00.

Commissioner Hales asked if geothermal was considered. Mr. Hobbs stated no because it was based on the Harnett County building. Commissioner Hales stated she would like geothermal factored in the plans for every County building built going forward as well as solar.

Commissioner Hales stated the Pittsboro site would not generate property taxes because it is county owned land. If it were built in Briar Chapel the commercial business that comes to the site would generate property taxes.

Commissioner Petty stated the Briar Chapel site is the preferred site. He stated the question is how the Board justifies moving it to that location when the County already owns property at the Pittsboro campus. He believes that the Briar Chapel location will draw students from neighboring counties, the campus will be up and running more quickly and commercial development will come to the site.

The County Manager stated it is staff's recommendation to build the site at the Pittsboro campus and finance the building. The timing is important. She stated it is her understanding that if the County builds at Briar Chapel the building needs to be built now. Lori Ford, Vice President of Operations for NNP-Briar Chapel, stated the company can't hold off too much longer on selling the property. She has to let the investors know if it will be sold to the community college or opened up to other buyers. She stated if the Board needed to hold off for a year but she could get a commitment for the purchase then that could probably work. But right now she needs to know if it is moving forward as a community college location.

The County Manager stated the discussion around the Health Sciences Building appeared last year in the late spring or early summer and appeared in the CIP for the first time as a future project. Opening the site on the Pittsboro campus extends the timing and lessens the impact on the debt model. She stated the recommendation to open at Briar Chapel in 2018 will require finding money to go into the debt model. Putting it at Pittsboro means the civic space does not have to be constructed because of the proximity to the Agriculture and Civic Center. The cost of having it at Briar Chapel would cost about \$50,000 more a year for things like security and association dues. Ms. Ford stated there will be established for each of the commercial areas developed at Briar Chapel a commercial association and they will be accountable for a pro rata contribution for any of the major infrastructure, their signage, and the maintenance of their landscape and roadways and parking areas.

Commissioner Petty asked if there is any flexibility on those costs. Ms. Ford stated there is a potential that they could look at that. It shifts the burden to the additional

users on the site for maintaining the parking and the roads.

*Dr. Bud Marchant, President of Central Carolina Community College, stated there is a medical corridor being created between Pittsboro and Chapel Hill. As those jobs come online the college wants to make sure students are able to be trained and achieve jobs in those facilities.*

*Mr. Hobbs stated the project would go through the state construction process. He is estimating from the moment a designer is selected it will take eight months to a year for design and then a year to build.*

*Commissioner Petty stated he would like to see the comparison of pushing it out one year. He would like to know how it affects the debt model and how the college thinks it will affect them. Dr. Marchant stated their request for 2018 was based on the demand for local jobs based on local construction. They will be grateful for however the building is delivered, whenever it is delivered.*

*Commissioner Hales asked how many students they are expecting. Dr. Marchant stated around four hundred. Commissioner Hales asked how many students are at the Harnett location. Dr. Marchant stated four hundred.*

*Commissioner Howard asked if the civic space would be open for public use. Dr. Marchant stated in Harnett County the civic space is available for public use. The College has also agreed to let the county use the Briar Chapel site as a one stop polling site if built.*

*Commissioner Hales stated she is concerned about competing civic spaces in the county with the new Agriculture and Civic Center coming online. She is also concerned about access for students in the western part of the county.*

*Commissioner Petty stated he did not believe the civic spaces would compete with each other. His concern is not building it up front and having to come back and build it later. It is more cost effective to do it up front.*

*Commissioner Hales stated as she understands there is no security at the community college on the weekends. Mark Hall stated there is security on the weekends if the multipurpose room is opened on the weekends. Dr. Marchant stated if the facility in Harnett is used on the weekend security is provided.*

*Commissioner Howard doesn't want to Board to discount the input from the community college that Briar Chapel is the preferred location. She believes the County does need to have a discussion with Briar Chapel about the association fees.*

*Commissioner Hales believes the building should have geothermal and solar energy. The County Manager stated that may require additional land.*

*Vice Chair Cross stated Mr. Hobbs needs to check on the cost of geothermal and the increase in land if necessary. He stated Briar Chapel needs to check on the land cost and the association fees and come back to the Board with the lowest price they are willing to accept so that the Board can make a decision on whether or not to buy the property.*

*The County Manager stated Mr. Hobbs would bring that back to the Board in January.*

*Chairman Crawford stated he is in favor of the location. He stated the County is not*

a retail business. It is a public institution and he expects a better deal on the land and not to be compared to a grocery store in terms of the county's revenue streams. He looks at the County as a magnet for the other commercial businesses. In order for the Board to vote favorably for the site the land price needs to move down. Any help Briar Chapel can do will make the Board's job much easier.

Joe Glasson with the Chatham Economic Development Corporation stated there around twenty-five thousand people in North Chatham and there is no civic space there. He stated UNC has a strategic plan to expand their medical facilities along the 15-501 corridor.

The County Manager moved to the Annex renovation project.

Mr. Hobbs gave a presentation about the Annex renovation. (Presentation attached)

Rob Emerson, landscape architect with Emerson Land Planning, reviewed a couple of options for the front annex courtyard space.

Commissioner Petty stated some directional signs would be nice.

The Board recessed for lunch.

### **Lunch 12:00 PM - 1:00 PM**

[15-1486](#)

#### CIP Work Session

**Attachments:**     [BOC CIP FY17-23 Presentation Part 1](#)  
                              [BOC CIP FY17-23 Presentation Part2](#)  
                              [Chatham Health Sciences Building Presentation](#)

The Board continued the CIP Work Session.

Commissioner Hales stated the plan for the animal shelter was to build a new building and renovate the old building. She would like to see estimates on a completely new facility built by the new Agriculture and Civic Center. She believes it could increase the visibility of the Agriculture and Civic Center by having an animal shelter and adoption center at that site.

Commissioner Howard agrees with Commissioner Hales. She asked what happens to farm animals that need to be rescued or adopted. Layton Long, Health Director, stated there currently isn't a place for livestock at animal control. There are organizations that take them in. North Carolina just changed the law where the county can't enforce a local ordinance against livestock; the county can only deal with the animal cruelty side of things. From a practical standpoint animal control doesn't have a lot of day to day involvement with taking in livestock or farm animals.

The County Manager stated staff will look at Commissioner Hales' request but it would not be a quick turnaround time due to the work involved. She recommended adopting the plan knowing that the Board might revisit the animal shelter facility in the spring.

Commissioner Hales asked if it is possible to co-locate a library on a school property. The County Manager stated it is possible and it is preferable to do it on a high school site. She stated staff would look into that.

The County Manager stated the next step is to approve the CIP. This morning she heard the Board ask that staff go back to Briar Chapel and negotiate the land cost and the association fees. The Board also asked for a report on geothermal for the Briar Chapel site but it will not be ready by December 14th. The County Manager stated her preference would be for the Board to go ahead and approve the CIP and the things that cannot be addressed by December 14th can be addressed in the operating budget in the spring. The Board agreed.

[15-1487](#)

Family Violence Rape Crisis building update and possible contract amendment.

**Attachments:**     [Family Violence Rape Crisis Contract 1913](#)  
[Family Violence Rape Crisis Contract Amendment 2203](#)  
[Family Violence Rape Crisis Contract Amendment 2446](#)  
[FVRC Site Plan](#)  
[FVRC Building Plans](#)  
[FVRC Building Elevations](#)

Lynn Weller with the Family Violence Rape Crisis (FVRC) Board of Directors stated FVRC is present to give the Board an update on where they are with their building project.

Sherry Shudra is serving temporarily as the Executive Director of FVRC. There is a search committee to find a permanent director. She distributed the 2014- 2015 annual report and reviewed some of the highlights. She stated this summer they had to close the top floor of the shelter which has limited their capacity slightly. This is just one of the many reasons they need a new shelter.

Chevon File with Hobbs Architects reviewed the site plan for the new shelter. Next she reviewed the building plans and elevation plans. She stated a site has been identified and they expect construction to take about eight or nine months and the building will be available to open early 2017.

Chairman Crawford asked what the square footage would be of the new building. Ms. File stated it is currently designed around six thousand square feet.

Commissioner Howard asked how many people the current facility accommodated. Ms. Shudra stated only four adults on the main floor. The new facility would accommodate eighteen to twenty-four adults and children.

Commissioner Petty asked what the average number days stay is. Ms. Shudra stated someone can stay up to ninety days. It varies drastically on their individual needs.

Ms. Shudra stated the current agreement for county funds for the project runs through December of 2016 and the construction would end March of 2017. They request an extension of the contract through that time. The Board agreed by unanimous consent to extend the contract through December 1, 2017.

[15-1488](#)

Presentation on Chatham Park Special Assessment District.

**Attachments:**     [Special Assessment Districts](#)

*The County Manager stated staff has been working with Chatham Park for several months and they will be presenting to the Board on December 14th but staff wanted the Board to have some background prior to that presentation. The County Manager presented a PowerPoint Presentation on the Chatham Park Special Assessment District. (Presentation Attached)*

*The County Manager stated much work needs to be done to determine whether or not to recommend imposing a special assessment district and staff needs the Board's approval to continue to do that work.*

*Commissioner Hales asked if the county collects the assessments and then turns them back over to the developer does that mean the developer is paying up front for the infrastructure. The County Manager stated yes.*

*Commissioner Petty stated the largest benefit to the developer is that the county can foreclose on a property if the assessment is not paid.*

*Commissioner Petty stated he is concerned about how borrowing money for the infrastructure would affect the county's ability to borrow with everything else it needs to do. He asked if it could negatively affect the AAA bond rating.*

*Chairman Crawford stated the County would be taxing the hottest property on the east coast and the bond company would see that the County is trying to harness that interest and it gets the infrastructure done quicker.*

*The County Manager stated the County does not want it to negatively impact the County's credit or bond rating or the ability to borrow for other infrastructure.*

*Vice Chair Cross would like to know the Pittsboro Town Board's desire for the County to impose the district.*

*Commissioner Howard asked if creating the district will preclude affordable housing.*

*The County Manager stated the developer would recoup the costs of the infrastructure through the sale of the property if there were no district. If there is a district the property owner pays over twenty-five years.*

*Commissioner Howard asked if it will be a fixed amount over the twenty-five years. The County Manager stated that is a question that still needs to be answered.*

*Vice Chair Cross stated the County needs to create a comprehensive list of expenses if Chatham Park has agreed to pay for the County's expenses during this process.*

*Commissioner Hales agrees with Commissioner Petty and would like more information and how this affects the County's ability to borrow.*

*The County Manager stated staff is working with the bond attorney and their consultants to come up with a way that does not affect the bond rating or the County's ability to borrow. If it is discovered those will be affected in a negative way then staff will have strong objections to the district.*

*The Board agreed it would like the County Manager to find out the interest from the Pittsboro Town Board and ask them to hear the presentation from Chatham Park. The Board agreed to hear the presentation from Chatham Park on December 14th and then give the staff direction on how to proceed.*

[15-1418](#)

ST Wooten follow-up discussion.

**Attachments:** [Pittsboro Plant Google Earth 050915 2](#)

*Butch Lawter introduced Lacy Reaves, attorney for ST Wooten.*

*Mr. Reaves stated the facility is located on thirty-seven acres on the north side of Sugar Lake Road. It is an asphalt facility and has been used as such since 1968. ST Wooten purchased the facility in 2000 and has been operating it since that time. The principal customer of the facility is the NCDOT or contractors working for them. As part of the NCDOT quality assurance program, in 1968 it established a lab at the facility. It was staffed by NCDOT employees. Between 1968 and 1989, NCDOT employees used chemical solvents for testing the asphalt at the lab. Those solvents were actually contaminants and were not used with care or disposed of properly. In 1989 it was realized there was a contamination problem and the NCDOT discontinued their use and entered into a Memorandum of Understanding with the Department of Environmental and Natural Resources (DENR) to begin a remediation program. As part of the remediation efforts there were twenty-five monitoring wells brought online beginning in 1989 and they are still on the site today. ST Wooten understands that NCDOT has made significant progress removing contaminants from the soil at the site. ST Wooten has never used contaminants of this nature at the site. The equipment at the facility is fueled by natural gas and that gas is piped to the facility by the natural gas company. ST Wooten is a regulated facility and has air quality and storm water permits regulated by DENR. ST Wooten has never received a notice of violation by DENR at the site. The storage of materials is approximately three hundred feet back from the road. ST Wooten does recycle roof shingles which are used in asphalt production. With Chatham Park coming they believe the need for this facility will continue.*

*Brian Gurganus is Vice President of ST Wooten. He described the activity on the site and displayed a Google Earth picture of the site. (Picture attached)*

*Chairman Crawford asked if trucks are ever waiting on Sugar Lake Road impeding traffic. Mr. Gurganus stated that would be a very rare occurrence.*

*Commissioner Petty asked at what temperature the asphalt leaves the plant. Mr. Gurganus stated around three hundred degrees.*

*Commissioner Hales asked about shingle shredding. Mr. Gurganus stated they do recycle those with portable equipment for three or four weeks out of the year.*

*Chairman Crawford asked what hours of the day they crush and grind. Mr. Gurganus stated only during the daytime. Chairman Crawford asked if they cleaned the trucks with diesel. Mr. Gurganus stated no, it is not allowed by ST Wooten or the NCDOT.*

*Chairman Crawford asked about ST Wooten's position on the TCE plume. Mr. Gurganus stated they are working with the NCDOT, but they do not feel they are antagonizing the neighbors because they didn't create the problem, the NCDOT did.*

*Mr. Lawter stated the Board has the same information ST Wooten has from the NCDOT as far as the remediation project using the beverage product.*

*Commissioner Hales asked what water supply is used to clean the trucks. Mr. Lawter stated it is a water supply in the lower left side of the lot near the woods and they use a biodegradable chemical called chem station. Commissioner Hales asked*



*if this was contaminated water. Mr. Lawter stated the NCDOT tests it twice a year and that well is still uncontaminated.*

*Chairman Crawford stated the concern is the plume is very close to three residences near the site.*

*Commissioner Hales asked if they need dust control. Mr. Lawter stated if they need it they would use water out of the well.*

*James Washburn, Environmental Compliance Manager with ST Wooten, discussed the air quality. He reviewed some of the major pollutants for which they test.*

*Commissioner Hales asked if they were within compliance on their permit. Mr. Washburn stated absolutely, they are at all their plants. Commissioner Hales asked if there were permits for the chemicals used in the asphalt process. Mr. Washburn stated they have a storm water permit. Mr. Gurganus stated there is no permit required for liquid asphalt. Commissioner Hales asked if they had any chemicals of concern that they would be responsible for cleaning up. Mr. Washburn stated the only product of concern would be the liquid asphalt which solidifies and is easy to clean up.*

*Chairman Crawford asked what the lifetime is of one of their plants. Mr. Gurganus stated it is permanent.*

*Chairman Crawford asked if the TCE contamination bothered ST Wooten as the property owner. Mr. Gurganus stated they do not like it but it is common at asphalt plants because years ago they didn't know the harm they were doing to the environment. Mr. Lawter stated three of their sites have NCDOT contaminants on them and there are forty other sites in the state in the same situation. They would not have purchased the property if NCDOT had not already accepted responsibility for the solvent contamination.*

*Commissioner Howard asked if the plant runs at night. Mr. Gurganus stated that it does happen based on the contracts as some require night paving. It may happen thirty days a year.*

*Vice Chair Cross suggested inviting the NCDOT and the Division of Environmental Quality to a meeting to learn more about the remediation efforts.*

*Anne Lowry, Chatham County Environmental Health Director, stated the NCDOT is the primary party responsible for the solvent contaminant issue. She stated NCDOT plans to address the contamination at the site forever.*

*Vice Chair Cross stated he wants to know what they mean when they say they are going to treat it forever. He wants more facts.*

*Ms. Lowry stated they will continue to do the pilot projects they have begun on the site including the beverage project.*

*Vice Chair Cross asked if NCDOT has addressed ways to stop the plume from moving further. Ms. Lowry stated that NCDOT has to address the concentrated site of TCE which will slow down the spread of the plume. However, NCDOT did say they have not looked at any activities that would actually stop the spread of the plume.*

*Chairman Crawford asked who will be responsible if one of these property owners*

*has their well contaminated.*

*Commissioner Petty stated there was previous discussion about running county water out to that area. He asked Dan LaMontagne, Public Works Director, to look in to that possibility.*

*Jason Sullivan, Planning Director stated there are two subdivisions in that area that have been proposed and one has been approved. Another subdivision is pending. Water will be extended to these projects but won't be extended all the way down to the ST Wooten property or the properties in the area but it will get water closer to the area.*

*Commissioner Petty asked what is in place to make sure this is disclosed if someone is looking at a piece of property.*

*Commissioner Petty asked if there were any rules for disclosing information on nearby ground water contamination if you are trying to sell property.*

*Several citizens attending the meeting stated they want ST Wooten closed down. They also felt a public input period should have been held.*

*Chairman Crawford stated the Board does not have the authority to shut down ST Wooten. He stated this was the current Board's first opportunity to address ST Wooten and the Board is just trying to get an idea of what is happening at the site. He is empathetic to what the citizens have been going through and the Board is very concerned about the water contamination and would like to help find a solution but it is not as simple as telling ST Wooten to get out. He stated public input is held at each regular meeting and anyone is welcome to speak at that time and the next regular meeting is December 14th.*

*Commissioner Petty also invited the citizens to email any of their questions to the Board so that the Board could ask those questions on their behalf.*

*A citizen asked if ST Wooten is operating under a conditional use permit why can the Board not shut them down.*

*Commissioner Howard stated the Board cannot shut them down. She stated she cannot imagine being in the position of the citizens affected by the contamination. The Board's hands are tied in many ways but it is trying to figure out what it can address. The Board is committed to trying to find a solution.*

*Commissioner Hales stated you don't run county water out for just one well. The individuals in the area would have to agree to sign on. She would like to see what the costs would be. Commissioner Petty stated it takes thirteen customers per mile of pipe and then the customer has to pay the water availability fee and the tap fee. Commissioner Hales and Commissioner Petty both suggested there may be some state money to help with the cost because this is a problem caused by the NCDOT.*

*Mr. Sullivan clarified the property is not under a conditional use permit. The operation started prior to the adoption of zoning. It is an existing grandfathered non-conforming use. In 2002 there was a building permit issue when ST Wooten was changing the type of production equipment it was using. The County denied the permit and ST Wooten sued the County. Now there is a consent judgment governing the property.*

*The Board agreed it wants staff to invite NCDOT to a meeting and also investigate extending water lines to the area.*

[15-1489](#)

Discuss results of well-water testing in Brickhaven community.

**Attachments:** [Brickhaven Coal Ash Pit presentation 3DL](#)

*Anne Lowry, Environmental Health Director, presented a PowerPoint presentation on the Brickhaven Coal Ash Repository Baseline Water Sampling. (Presentation attached)*

*Ms. Lowry stated the Board asked for the sampling to be done on wells within a one mile radius of the Brickhaven coal ash repository site and some of those wells are also within a one mile radius of the Cape Fear coal ash ponds. No correlation could be made between the results of the tests and the coal ash ponds because more information is still needed.*

*Ms. Lowry stated one hundred sixteen residences were offered the baseline water sampling and eight residences elected to have the test. After reviewing the tests, the Department of Health and Human Services (DHHS) recommended that six of the eight wells not be used for drinking or cooking. There were analytes detected above recommended limits. Two analytes of concern are hexavalent chromium and vanadium because they are used in coal ash activity.*

*Commissioner Petty stated to get the additional data needed it will require more testing and unfortunately a lot of people don't want to have their water tested by the county or state because the results end up as a public record. He knows a lot of people will have their wells independently tested so that they do not have to report the findings.*

*Vice Chair Cross stated he tried to do some research on the hexavalent chromium. He wanted to understand how two wells could test high for it then the next three wells between those two wells and the coal ash ponds didn't test high for it. He discovered in his research that a long time ago people used to put coal ash on their driveway. There could have been unintentional contamination. Ms. Lowry stated they questioned those types of activities but there just is not enough data.*

*Commissioner Howard asked if there is a plan to get more data. Ms. Lowry stated not countywide but when she spoke with the Division of Environmental Quality (DEQ) they stated they are not satisfied with the amount of data they have and do believe Duke needs to provide more data.*

*Chairman Crawford asked if there is sufficient numbers for baseline for the Brickhaven site. Ms. Lowry stated just for those wells that were tested. She does not believe they have a good overall picture of baseline.*

*Vice Chair Cross asked if the county should offer the testing one more time now that it knows there may be some problems.*

*Dan LaMontagne, Public Works Director, continued the presentation by reviewing some options the county may have including using some of the Coal Ash Funds to cover the \$3,500 availability fee for residential primary dwellings within one mile of either the Cape Fear Power Plant ash ponds or the Brickhaven structural fill site. He reviewed the conditions of the agreement the county would make with the property owners. The County would mail an agreement to owners of parcels with residential dwelling structures that exist as of a date decided by the County. Residents would be required to sign an agreement, understanding that normal residential rates will apply and an account must be set up. Residents would be required to connect to the*

county water system and disconnect their well from the primary residence before June 30, 2016. Connections made after that date would be required to pay the availability fee. Residents would be responsible for the \$1,000 tap and meter charge. Residents would be responsible for any costs associated with getting the water from the meter placed at the nearest existing water line to their residence and for connection to their residence. The connection would have to be performed by a licensed plumber and inspected by a County Building Inspector.

Chairman Crawford asked if people would have time after receiving the notice to have their water tested independently so that they could make the decision as to whether or not they wanted county water.

Mary Ann Perkins, Moncure resident, stated she called DHHS about the systems they recommended for contaminated wells and they said if they went that route they would have to have another water sampling. She wanted to know if the County would pay for another water sampling.

Commissioner Hales asked how much the systems cost. Ms. Perkins stated a minimum of \$400 and up to \$2,000. The Board agreed the County would not pay for that second sampling and getting county water is the better option. Ms. Perkins asked if their wells could still be used for irrigation. Mr. LaMontagne stated it could, the well would just have to be disconnected from the home. Ms. Perkins asked if residents slightly outside the one mile radius tested their wells and they had high levels of hexavalent chromium, would the county extend to them the same agreement. Mr. LaMontagne explained the County has to draw the line somewhere and it will not extend the agreement to residents past the one mile radius.

#### 15-1491

#### Discuss possible uses of the Coal Ash Funds

The County Manager stated the County received six million dollars in October from Duke Energy as an advanced payment on the first four million tons of coal ash to be disposed of at the Brickhaven site. When four million tons have been reached, Duke will notify to County and thereafter will begin paying the County annually for the tonnage disposed of at the site at \$1.50 per ton. If Duke disposes the maximum amount of coal ash allowed then the County will receive another twelve million dollars for a total of eighteen million dollars. If the Board set aside a significant portion of the six million dollars the County could earn one percent interest on the money. She stated the Board was sent a list of all the ideas submitted for spending the Coal Ash money. She reviewed the list.

Vice Chair Cross suggested reimbursing the general fund for the purchase of the Park on Pea Ridge Road.

The County Manager stated staff believes a significant portion of the original six million dollars should be reserved to mitigate the effects of the coal ash in the community.

Chairman Crawford asked about the possibility of an insurance policy against some kind of catastrophic failure or emergency with the site. He would like more information on that.

The Board discussed the different possibilities for using the funds. This included offering county water to the residents within a one mile radius of the coal ash sites and continued air monitoring,

Vice Chair Cross made a motion to approve to use the coal ash funds to pay off the

*Moncure Fire Department debt up to \$900,000, to replace the fire engine at Station Eight up to \$490,000, to replace the fire engine at Station Fourteen up to \$380,000, to renovate Station Fourteen up to \$275,000, to renovate the remainder of the Sprott Youth Center up to \$300,000 and to reimburse the general fund for the purchase of the park on Pea Ridge Road.*

*The Board asked Ms. Judy Hogan of Moncure if she would like to speak. Ms. Hogan stated the people living next to the site are being disturbed by the noises coming from the site. She stated Sheriff Webster is trying to work on the traffic problems. Three people have seen ash coming off the trucks. Vice Chair Cross stated the majority of the trucks going in and out of the site are hauling crushed gravel for the railroad. Ms. Hogan stated there needs to be air monitoring down the rail line. Vice Chair Cross stated the County will be doing that. Ms. Hogan stated people are afraid of the County's deal with Duke and everything the Board can do to help the community now will be a big deal. She believes there also must be a way to get the mile of Moncure Flatwood Road paved.*

*The Board also agreed to reimburse the water capital reserve for the \$3,500 availability fee for residents within a one-mile radius of the Cape Fear Coal plant and the Brickhaven Coal Ash site who wish to connect to an existing water line, to purchase insurance for a catastrophic event and to continue air monitoring at the Brickhaven coal ash site.*

**A motion was made by Vice Chair Cross, seconded by Commissioner Petty, to approve to use the coal ash funds to pay off the Moncure Fire Department debt up to \$900,000, to replace the fire engine at Station Eight up to \$490,000, to replace the fire engine at Station Fourteen up to \$380,000, to renovate Station Fourteen up to \$275,000, to renovate the remainder of the Sprott Youth Center up to \$300,000, to reimburse the general fund for the purchase of the park on Pea Ridge Road, to reimburse the water capital reserve for the \$3,500 availability fee for residents within a one-mile radius of the Cape Fear Coal plant and the Brickhaven Coal Ash site who wish to connect to an existing water line, to purchase insurance for a catastrophic event, and to continue air monitoring at the Brickhaven coal ash site. The motion carried by the following vote:**

**Aye:** 5 - Chairman Crawford, Vice Chair Cross, Commissioner Hales, Commissioner Howard and Commissioner Petty

## **MANAGER' S REPORTS**

*The County Manager had nothing to report.*

## **COMMISSIONERS' REPORTS**

*The Commissioners had nothing to report.*

## **ADJOURNMENT**

**A motion was made by Vice Chair Cross, seconded by Commissioner Howard, that the meeting be adjourned. The motion carried by the following vote:**

**Aye:** 5 - Chairman Crawford, Vice Chair Cross, Commissioner Hales, Commissioner Howard and Commissioner Petty