



Chatham County, NC

Meeting Minutes

Board of Commissioners

Tuesday, November 22, 2016

9:00 AM

DSS Conference Room

CIP Work Session

CALL TO ORDER

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

BOARD PRIORITIES

[16-1926](#)

Capital Improvements Program Work Session

Attachments: [Chatham Debt Capacity Board Presentation - November 2016 v2](#)
[Attachment BOC Work Session FY18-24 Part 1](#)
[Attachment BOC Work Session FY18-24 Part2](#)

Lisa West, Budget Analyst, gave a presentation to the Board. (Presentation attached)

Ms. West gave an overview of the meeting and reviewed the CIP process. She reviewed financing methods and other revenue sources.

The County Manager introduced guest speakers Doug Carter, Jeremy Carter, and Andrew Carter, financial advisors from DEC Associates.

Doug Carter stated most of his career has been spent in the public sector. DEC Associates has been working with the County since 2005. The Carters gave an Update of the Long Term Financial Planning Process and Debt Capacity Model. (Presentation attached)

Ms. West continued her presentation with an overview of school projects. Superintendent Dr. Derrick Jordan, Mr. Chris Blice and Mr. Randy Drumheller were present from Chatham County Schools to answer questions.

Chairman Crawford asked if the County would look at a lease-build option for the new schools. The County Manager stated a lease still counts as debt. Staff will look into this option to see if there are any cost savings. Vice Chair Hales asked what happens if Northwood exceeds capacity in 2024. How much time is bought by expanding the new high school? Mr. Blice stated it is hard to quantify how much time it will buy the County because the Chatham Park projections are not clear.

Chairman Crawford asked what the life expectancy is of the new roofs. Mr. Drumheller stated thirty years.

Vice Chair Hales asked what the square footage needs are for the school

administration building. Mr. Drumheller stated 24,000 square feet, double the size of the current building.

LUNCH - 12:00PM

[16-1926](#)

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Ms. West gave a presentation on non-school projects. (Presentation attached)

Chairman Crawford would like to ask the Justice of the Peace to consider the third floor of the Justice Center as opposed to the detention center for performing weddings.

Vice Chair Hales asked what the square footage is in the old agriculture building. The County Manager stated 13,000 square feet and the annex is about 19,000 square feet.

Commissioner Crawford asked how much time is bought by renovating the annex. The County Manager stated it would keep Register of Deeds in place for the foreseeable future. Renovating the old agriculture building keeps the Tax Office in place for the foreseeable future.

Vice Chair Hales stated the County is refurbishing buildings that are coming to the end of their useful life. She asked if this is the time to consolidate and have a new county center.

Commissioner Howard stated the annex building is a confusing building and parking is an issue.

The County Manager stated Tax and Register of Deeds need to stay on campus because they need to be near the courthouse. She stated the County could commission a feasibility study to look at other options. Planning, Central Permitting and inspections need to be close to Tax and the Register of Deeds.

Chairman Crawford stated maybe the Board could ask the local legislative delegation to write a letter to CSX about the issues with the Haywood Water Main replacement.

Commissioner Cross believes the 2004 referendum regarding the water districts may no longer be valid. Staff will check with the County Attorney.

The Board discussed the recommended CIP.

Commissioner Howard asked if there were any plans to move people into the old agriculture building in FY17. The County Manager stated no one would move in this year.

Chairman Crawford supports putting the annex and old ag building renovations on hold.

The County Manager said that a new space needs study may not be the best route to

go. If we hire an architect, they can do a building program for the departments and a feasibility study to look at options for the Annex/Ag campus.

Commissioner Petty thinks delaying the renovations will cause more problems.

The county manager believes these projects have looked at the long term. Staff has approached the issue from the standpoint that the county shouldn't issue a large amount of debt to alleviate the space issue on the campus.

Commissioner Petty thinks the Board is letting the Town of Pittsboro's desires drive its decision. Chairman Crawford disagrees. He feels the buildings are not adequate in the long run. Commissioner Howard stated circumstances and future projections have changed and they are worth revisiting. Commissioner Petty stated the ability to fund it hasn't changed.

The County Manager stated the County could come up with a master plan of what the existing complex would look like if the needs were addressed.

Chairman Crawford would like to see a fifty year assessment.

A motion was made by Commissioner Cross, seconded by Commissioner Howard, to keep the renovation project budgeted but delay executing the design contract on the old agriculture building and get a master plan of the existing site (including the Annex, the Dunlap building, Parks and Recreation and the old agriculture building) and do a needs study of the departments. The motion carried by the following vote:

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

Vice Chair Hales asked how much money is in the impact fee account. Staff stated \$5.6 million.

ADJOURNMENT

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

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