

**MINUTES
CHATHAM COUNTY BOARD OF COMMISSIONERS
WORK SESSION
JANUARY 16, 2007**

The Board of Commissioners (“the Board”) of the County of Chatham, North Carolina, met in the Henry H. Dunlap Jr. Building Classroom, located in Pittsboro, North Carolina, at 2:00 PM on January 16, 2007.

Present: Chairman Carl Thompson; Vice Chair, George Lucier; Commissioners Patrick Barnes, Mike Cross, and Tom Vanderbeck; County Manager, Charlie Horne; Interim County Attorney, Jep Rose; Assistant County Manager, Renee Paschal; Finance Officer, Vicki McConnell; and Clerk to the Board, Sandra B. Sublett

The meeting was called to order by the Chairman at 2:00 PM.

The County Manager reviewed the Work Session agenda.

Work Session

1. Water System Update – Presentation by Hobbs, Upchurch & Associates
2. Major Corridor Ordinance Presentation by Larry Hicks
3. Appointments:
Major Corridor Ordinance Task Force
Green Building Task Force
Chatham Trades Inc.
Economic Development Committee
4. Closed Session - Murdock

WATER SYSTEM UPDATE

Fred Hobbs, with Hobbs, Upchurch & Associates, updated the Board of Commissioners on the Chatham County Water System Projects. His presentation, in its entirety, is as follows:

Chatham County Water System Project Updates

Projects Under Construction:

- **Group “B” – Pea Ridge Road Transmission Main:**
 - Project Estimate - **\$8,764,000*** Including Change Orders #1 and #2
 - Project Status – Construction is complete and water lines are in service
(Final Project Cost: \$8,034,220)
- **North Chatham Hydraulic Improvements**

- Total Project Costs: **\$3,000,000**
- Contract 1: Tanks & BPS \$1,816,874
 - Project Status – Tank is complete and ready for disinfection
 - Booster Pump Station ready for startup testing
- Contract 2 & 3: Water mains & control valve \$242,087 (completed)
(Estimated Final Project Cost: \$2,290,500)
- **Silk Hope School Water Main Extension**
 - **Water Main Construction Costs \$1.3 Million**
 - Project Status – All pipe has been installed and has begun the testing and punch list phase.
 - **Bridge Attachment Estimated Costs - \$200,000**
 - Project Status – Awaiting final approval from NCDOT for the Bridge Attachment Design.
 - **Contingencies, Engineering, Inspection, Technical Services - \$200,000**

**** Above costs represent budgeted numbers*

TOTAL PROJECT COSTS (Budgeted) - \$1.7 Million

Upcoming Construction Projects:

- **Southern Supreme Water Main Extension**
 - Construction Bid: **\$310,596**
 - Project Status – Construction is complete and water line is in service
 - **TOTAL PROJECT BUDGET - \$420,000**
(Estimated Final Project Cost: \$355,596)
- **Group “B” High Service Pump Station Upgrade**
 - Estimated Project Budget - \$1.0 Million
 - Project Status – Harnett County Interconnection put this project on hold
- **Western Transmission Mains**
 - **Contract 1** – From Highway #87 to Chatham Church Road, Pete Roberson Road, Pittsboro-Goldston Road then Highway #902 to Old Highway #421
 - Estimated Construction Costs - \$5.3 Million
 - **Contract 2** – From Pete Roberson Road along Pittsboro-Goldston Road to Mays Chapel Road. And from Highway #902 along Alex Cockman Road and US Highway #64 to Siler City
 - Estimated Construction Costs - \$3.7 Million
 - **Contract 3** – 0.75 MG Elevated Tank (Alex Cockman Road)
 - Estimated Construction Costs - \$1.0 Million
 - **Contract 4** – Highway #902 Booster Pump Station.
 - Estimated Construction Costs - \$1.0 Million
 - **Contingencies, Engineering, Inspection Land Acquisition, Technical Services, Environmental and Administrative:**

- Estimated Costs - \$2.0 Million

TOTAL PROJECT COSTS (budgeted) - \$13,000,000
 (Bids for Contracts 1 & 2 were opened January 9, 2007)

Summary of Project Costs:

- **Projects Under Construction**
 - **Group “B” – Pea Ridge Road Transmission Main \$ 8,764,000**
 - **North Chatham Hydraulic Improvements \$ 3,000,000**
 - **Silk Hope School Water Main Extension \$ 1,700,000**

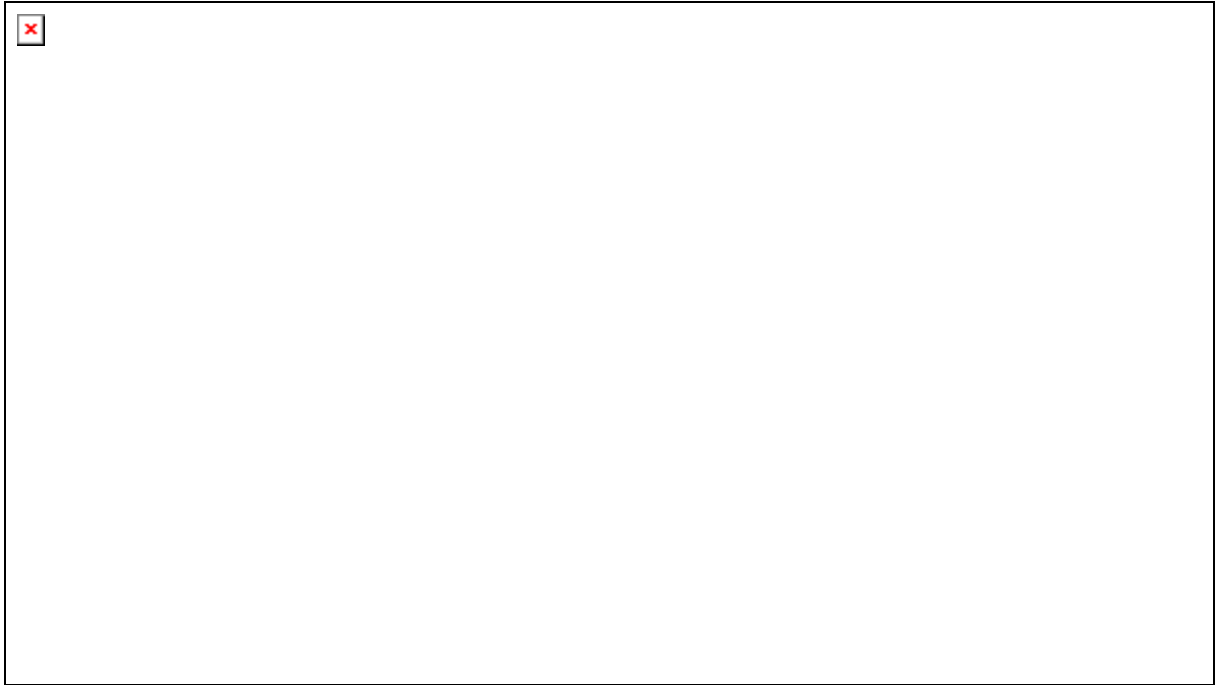
 - **Upcoming Construction Projects**
 - **Southern Supreme Water Main Extension \$ 420,000**
 - **Group “B” High Service Pump Station Upgrade \$ 1,000,000**
 - **Western Transmission Mains \$13,000,000**
- TOTAL BUDGETED PROJECT COSTS \$27,884,000**

Water System Growth – Past Six Years:

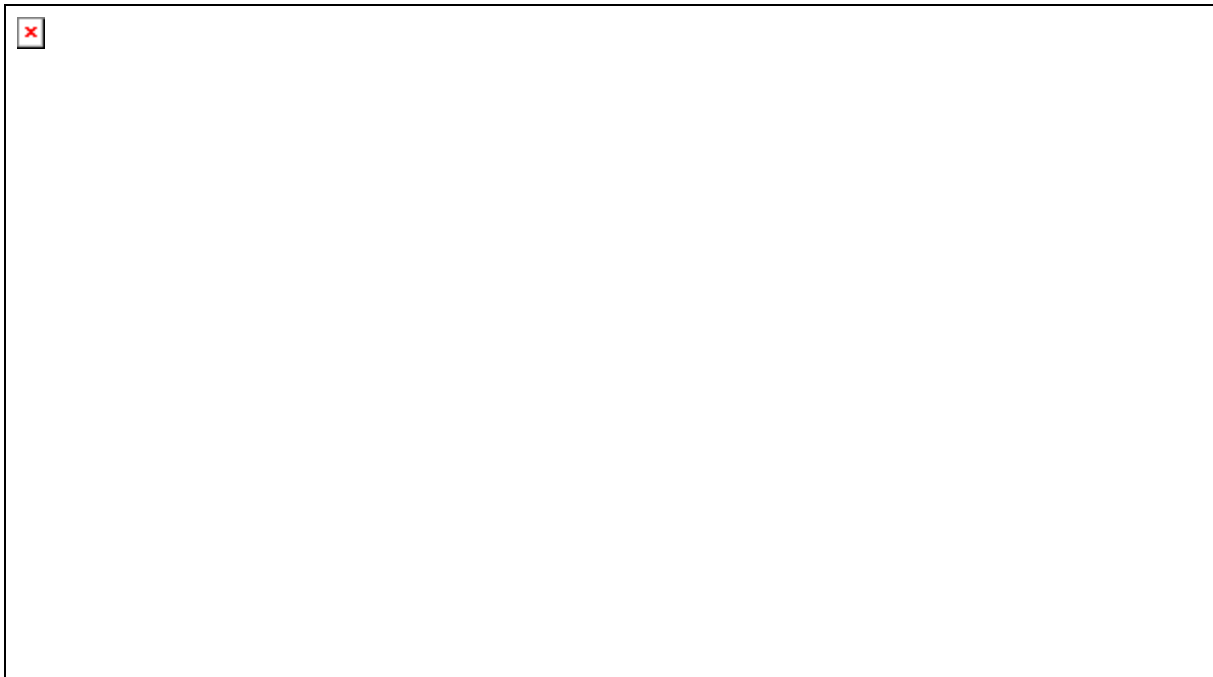


- **Average Customer Growth from FY 00-01 through FY 04-05: 270 Customers**
- In FY 05-06 Chatham County relinquished approximately 200 customers to Siler City. These customers were located on the periphery of the Siler City Water System and had become burdensome for the County to service. As part of this transfer of customers, Siler City also agreed to assume the ownership and operation of the Stockyard Road Sewer System. Therefore the FY 05-06 customer growth was not included in the calculation of customer growth rates for the Chatham County Water System. However thus far in FY 05-06 the North Chatham and Southeast Chatham Water Systems have an additional 185 customers from the previous year.

Projection of Water System Customer Growth (10 years):



Water Usage Projections (10 years):



Long-Term Water Supply Options:

- **Existing Water Supplies**
 - Jordan Lake Water Treatment Plant – 3.00 MGD Capacity
 - City of Sanford supply to Southeast Chatham and Asbury – 0.50 MGD Capacity
 - Siler City (SW Chatham) – 0.30 MGD Capacity

- **Current Water System Demands**
 - Average Daily Demand (365 day average) 0.903 MGD
 - Peak Demand (2 times average) 1.80 MGD
 - Required Water Production Capacity (400 gpd/cust) 2.05 MGD

- **Projected 10 Year Water System Demands**
 - Average Daily Demand (365 day average) 2.24 MGD
 - Peak Demand (2 times average) 4.49 MGD
 - Required Water Production Capacity (400 gpd/cust) 5.10 MGD

- **Option #1 Participate in Harnett County Infrastructure & Defer Jordan Lake WTP Plant Expansion**
 - Capacity from Harnett County – 6.00 MGD
 - Capacity at the Existing Jordan Lake WTP – 3.00 MGD
 - Total Combined Capacity – 9.00 MGD

- **Key Points with Option #1**
 - In light of the 10 year projections shown for production this option will carry the County well past the 10 year projection of 5.1 MGD.
 - Utilizing Option #1 will commit a capacity of 6.0 MGD in the Harnett County

Water System.

- There will be a minimum usage of 1.0 MGD once the necessary infrastructure is in place to transfer this water.
 - Allows the County to maintain the utilization of the Jordan Lake Allocation (6.0 MGD).
 - Allows the County to defer the Cost of upgrading the Jordan Lake Plant (\$9.0 million).
 - Provides a potential of 12.0 MGD at such time that Chatham County upgrades the Jordan Lake Plant.
 - Provides available water capacity for Chatham County to the 20 year water use!
- **Option #2 Participate in Harnett County Infrastructure / Expand the Jordan Lake WTP Plant Expansion to 6.0 MGD**
 - Capacity from Harnett County – **6.00 MGD**
 - Capacity at the Existing Jordan Lake WTP – **6.00 MGD**
 - Total Combined Capacity – **12.00 MGD**
- **Key Points with Option #2**
 - As shown in the 10 year projections shown for production this option will carry the County well past the 10 year projection of 5.1 MGD.
 - Utilizing Option #2 will commit a capacity of 6.0 MGD in the Harnett County Water System.
 - With Option #2 the resultant production capacity will far exceed the 10 year projections, based on the requests for water from the Harnett County Water System it is important to secure the allocation of capacity in Harnett County. However, it is not necessary to expand the Jordan Lake WTP at this time to satisfy the 10 year demand projections.
 - Allows the County to maintain the utilization of the Jordan Lake Allocation (6.0 MGD).
 - Provides a potential of 12.0 MGD
 - Provides available water capacity for Chatham County for the 20 year water use!
 - Will cause operational problems in the short-term due to lack of water demand.
- **Option #3 Expand the Jordan Lake WTP Plant Expansion to 6.0 MGD with NO Participation in Harnett County**
 - Capacity from Harnett County – **0.00 MGD**
 - Capacity at the Existing Jordan Lake WTP – **6.00 MGD**
 - Total Combined Capacity – **6.00 MGD**
- **Key Points with Option #3**
 - As shown in the 10 year projections for water production this option will carry the County past the 10 year projection of 5.1 MGD.
 - Utilizing Option #3 there will be no guaranteed capacity in the Harnett County Water System.
 - Selection of Option #3 would assume the following:
 - The planning period for long term water supply is approximately 10 years!
 - Confidence that the County can obtain additional allocation from Jordan Lake!
 - Allows the County to maintain the utilization of the Jordan Lake Allocation (6.0 MGD).
 - Does NOT provide available water capacity for Chatham County to the 20 year

projection!

- **NEXT STEP-**
 - **SELECTION OF LONG-TERM WATER SUPPLY OPTION**
 - **PROCEED WITH THE PLANNING STAGE OF THE SELECTED OPTION.**
 - **Option #1 –**
 - **Jordan Lake WTP Design and Environmental is in progress, permit the project and complete the Environmental Assessment and put these documents on the shelf until such time they are needed.**
 - **Begin the Environmental Assessment and Design of the Connection to Harnett County.**
 - **Execute Water Purchase / Facilities Contract with Harnett County.**
 - **Option #2 –**
 - **Jordan Lake WTP Design and Environmental is in progress, permit the project and complete the Environmental Assessment and proceed with construction.**
 - **Begin the Environmental Assessment and Design of the Connection to Harnett County.**
 - **Execute Water Purchase / Facilities Contract with Harnett County.**
 - **Option #3 –**
 - **Jordan Lake WTP Design and Environmental is in progress, permit the project and complete the Environmental Assessment and proceed with construction.**
 - **End discussions with Harnett County.**

A question and answer period ensued.

Commissioner Lucier recommended scheduling a public input session on water in order for the citizens of the County to voice their views on the matter.

After considerable discussion, Commissioner Lucier moved, seconded by Commissioner Vanderbeck, to hold a public informational session to receive input and exchange information on Chatham County's long-range water issues on January 29, 2007, 6:00 PM, to be held in the Superior Courtroom. The motion carried five (5) to zero (0).

BREAK

The Chairman called for a ten-minute break.

APPOINTMENTS

Major Corridor Ordinance Committee:

Commissioner Lucier nominated John Graybeal, 3396 Alston Chapel Road, Pittsboro, NC, and Barbara Ford, 103 Persimmon Hill, Pittsboro, NC, to serve on the Major Corridor Ordinance Committee.

Commissioner Vanderbeck nominated Caroline Siverson, 5560 Castle Rock Farm Road, Pittsboro, NC, to serve on the Major Corridor Ordinance Committee.

Commissioner Cross nominated David LeGrys, 111 Pokeberry Lane, Pittsboro, NC, Nick Robinson, 128 Hillsboro Street, Pittsboro, NC, and Rita Spina, 12 Matchwood, Pittsboro, NC, to serve on the Major Corridor Ordinance Committee.

Commissioner Barnes nominated Jamie Nunnally, 101 Wilder Ridge, Chapel Hill, NC, and Sally Kost, 1101 New Hope Church Road, Apex, NC, to serve on the Major Corridor Ordinance Committee.

Chairman Thompson nominated Dr. Tracy Hanner, 4320 Bonlee-Bennett Road, Bear Creek, NC, to serve on the Major Corridor Ordinance Committee.

Commissioner Barnes moved, seconded by Commissioner Cross, to approve the nominations to the Major Corridor Ordinance Committee. The motion carried five (5) to zero (0).

Green Building Task Force:

Commissioner Vanderbeck nominated Taylor Hobbs, PO Box 1457, Pittsboro, NC, to serve on the Green Building Task Force.

Commissioner Cross nominated Lyle Estill, 4479 Moncure-Pittsboro, NC, to serve on the Green Building Task Force.

Chairman Thompson nominated Harvey Harman, 1108 Callicutt Road, Bear Creek, NC, to serve on the Green Building Task Force.

Commissioner Lucier nominated Paul Konove, 1459 Redbud Road, Pittsboro, NC, to serve on the Green Building Task Force.

Commissioner Lucier nominated Alicia Rivetto, 1459 Redbud Road, Pittsboro, NC, as the full Board appointment to serve on the Green Building Task Force.

Commissioner Vanderbeck moved, seconded by Commissioner Cross, to approve the nominations to the Green Building Task Force. The motion carried five (5) to zero (0).

Chatham Trades Inc.:

An appointment to the Chatham Trades Board was deferred until the February 05, 2007 Board of Commissioners' meeting.

Economic Development Commission:

Commissioner Vanderbeck moved, seconded by Commissioner Lucier, to appoint Jeffrey Starkweather, PO Box 217, Pittsboro, NC to the Economic Development Commission. The motion carried five (5) to zero (0).

Commissioner Lucier asked if the applications for the Economic Development Commission could be circulated to the Board before the next meeting.

BOARD OF COMMISSIONERS' MATTERS

Lighting Ordinance:

Keith Megginson, Planning Director, stated that Bob Henderson was willing to make a presentation to the Board regarding the different types of lighting fixtures and that the Board needs to set a date when they would like to hear it.

By consensus, the Board set February 05, 2007 as the date on which to hear the presentation if Mr. Henderson is available.

MAJOR CORRIDOR ORDINANCE

Larry Hicks, Major Corridor Ordinance Ad Hoc Committee Chair, stated that with the widening of Highway #15-501, there has been unchecked commercial development along the corridor, threatening to create a “strip mall” corridor between the Chatham County line and Pittsboro’s ETJ; that this is contrary to both the adopted Strategic Plan and the adopted Land Conservation and Development Plan; that the latter specifically calls for the preservation of rural character through, among other things, the development of economic centers in key areas and to discourage commercial and industrial development in other settings, especially as strip commercial development and in sensitive resource area; that traffic congestion and impact on the environment are other considerations; and that similar growth challenges will exist along Highways #64 and #421, and US Highway #1.

Mr. Hicks stated that the Land Conservation and Development Plan identified economic centers, but that these have not been specifically mapped; that this has led to further degradation of the corridor along Highway #15-501; and that with the influx of development, the past Board of Commissioners noted that they had little control due to the lack of a major corridor ordinance.

He stated that they did not delve into industrial development issues in that their focus was corridor and commercial; however, to the extent that industrial development may impact this endeavor, it should be considered; that other issues include lighting, sign ordinance, buffer zones, and low impact development; that the final document will need to be tied to existing ordinances on these issues and must maintain the intent and integrity of the adopted Strategic and Land Conservation and Development Plans; that many of the items within the draft were culled from other jurisdictional ordinances; that the ideals of the proposal were carved directly from the adopted Strategic Plan and adopted Land Conservation and Development Plan; that the Ad Hoc Committee officially sunsets with the official creation of the Major Corridor Ordinance Committee; that he is present to hand-off the information from the Ad Hoc Committee to the newly formed Major Corridor Ordinance Committee and answer questions from the Board of Commissioners.

Mr. Hicks further stated that there is a draft ordinance that is being offered; that it is meant to continue discussions; that their basic intent was to talk about what was impacted by this particular ordinance; that it was not all inclusive; that it defines where four-lane highways overlap, desired places for commercial growth, and then how the overlay works in that regard. He reviewed the steps involved in drafting reviewing, getting citizen and stakeholder input, holding public hearings, approving the ordinance or ordinance revisions, and time frames as follows:

1. Create a small working group to research existing ordinances and provide initial recommendations for an ordinance. Consideration of existing County ordinances, i.e. the Lighting and Sign Ordinances will be provided. (Four months)
2. Expand the working group to include municipalities and additional stakeholders. Review and update the proposal as needed. (Four months)

3. Submit to public hearing. (One month)
4. Submit to the Planning Board for review, deliberation, and further update as needed. (Two months)
5. Submit to the Board of Commissioners' for review and approval. (One month)

Mr. Hicks suggested that the Board take a look at what they have offered forward to see if it is fitting in line with their expectations are for the directions of the committee and based on that, meet with the constituted Major Corridor Ordinance Committee and suggest the focus and the things that they can steer away from. He urged the Major Corridor Ordinance Committee to bring forth to the Board of Commissioners' a recommendation of the locations of the economic development centers. He further stated that it would be good to have continuity between the Town of Pittsboro (ETJ) and the County's ordinances so that the goals and guidelines can be established for the ordinance itself.

The Board asked the Clerk to provide hard copies of Mr. Hicks' information to each Board member.

Mr. Hicks thanked the Ad Hoc Committee for their many hours of hard work. The Chairman thanked Mr. Hicks for his and the group's hard work efforts.

CLOSED SESSION

Commissioner Lucier moved, seconded by Commissioner Cross, to go out of Regular Session and convene in Closed Session for the purpose of discussing the Murdock litigation. The motion carried five (5) to zero (0).

REGULAR SESSION

Commissioner Lucier moved, seconded by Commissioner Vanderbeck, to adjourn the Closed Session and reconvene in Regular Session. The motion carried five (5) to zero (0).

Commissioner Lucier moved, seconded by Commissioner Vanderbeck, to reset the meeting scheduled for January 29, 2007 from 6:00 PM for 5:00 PM in order to hold a Closed Session meeting to discuss litigation. The motion carried five (5) to zero (0).

BOARD OF COMMISSIONERS' MATTERS

Board of Education Meeting:

The County Manager stated that he had not received a confirmation of the time that the Board of Commissioners will meet with the Board of Education on February 12, 2007. He stated that it will likely be 6:00 PM or 6:30 PM.

Citizens in Government:

The County Manager stated that a meeting to host a "Citizens in Government" segment will be scheduled at the next Board of Commissioners' work session.

Architect for Library:

The County Manager asked for confirmation of his signing the architect's contract for the library.

By consensus, the Board agreed to allow the County Manager to sign the architect's contract for the library.

ADJOURNMENT

Commissioner Barnes moved, seconded by Commissioner Lucier, to adjourn the meeting. The motion carried five (5) to zero (0), and the meeting was adjourned at 4:10 PM.

Carl Thompson, Chairman

ATTEST:

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