

**MINUTES
CHATHAM COUNTY BOARD OF COMMISSIONERS
WORK SESSION
AUGUST 21, 2006**

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 August 21, 2006.

Present: Chairman Bunkey Morgan; Vice Chair, Tommy Emerson; Commissioners Patrick Barnes, Mike Cross, and Carl Outz; County Manager, Charlie Horne; County Attorney, Robert L. Gunn; 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 2:04 PM.

The County Manager reviewed the Work Session agenda.

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Work Session

1. Affordable Housing
2. CDBG –Rehab
3. Board of Education
4. Belmeade
5. Nonprofit
6. Law Enforcement
7. Items #18 & 19
8. Noise Ordinance

BOARD OF EDUCATION

The Chairman led the discussion of issues discussed at the joint meeting of the Board of Commissioners and the Board of Education held on Monday, August 14, 2006.

Capital Outlay Funds:

After considerable discussion, Commissioner Emerson moved, seconded by Commissioner Cross, to release capital outlay funds designated for technology projects in the amount of \$1,090,000 to the Board of Education. The motion carried five (5) to zero (0).

School Bond:

It was the general consensus of the Board to proceed with the bond referendum since taxes had been raised to pay for the new northeast high school. However, due to time constraints, the bond referendum will not be held during the November election, but will be held at a later date to be determined.

Chairman Morgan asked that a joint resolution be prepared for the Board of Commissioners and Board of Education confirming that they are in agreement to hold a bond referendum supporting the

construction of a new northeast high school.

AFFORDABLE HOUSING

Amy Powell, Executive Director of the Chatham Habitat for Humanity, gave an overview of the Chatham County Affordable Housing Task Force as follows:

In September 2005, the Board of Commissioners sanctioned the formation of the Chatham County Affordable Housing Task Force to begin to look at the complex issue of affordable housing in Chatham County. The Task Force serves as an advisory body to the Board of Commissioners and may make recommendations for consideration by the Board of Commissioners.

Purpose:

Our bylaws state that the purpose of the Task Force is to:

- 1) Define affordable housing needs and existing resources;
- 2) Encourage municipal participation in the affordable housing process;
- 3) Coordinate with affordable housing organizations to establish a plan for resource development, partnerships and distribution to address affordable housing needs;
- 4) Research “best industry practices” and neighboring county/municipal requirements;
- 5) Promote affordable housing availability within the same geographic areas as employment opportunities;
- 6) Provide public education on affordable housing;
- 7) Provide guidance and recommendations to the Board of Commissioners to insure the affordable housing needs of Chatham County are met.

Membership:

The Task Force has 17 members, invited initially to widely represent Chatham County. Planners from Siler City, Pittsboro, and Chatham County serve on the Task Force.

Meetings

The Task Force has met nine times including two organizational meetings. At several early meetings, the Task Force reviewed resources that focus on models for affordable housing. Affordable housing experts from the City of Raleigh and the Land Trust in Orange County have made presentations to the Task Force. There have been subcommittee meetings to include developers and environmentalists, as well as subcommittee meetings to draft recommendations. The draft recommendations committee met by phone with planners from Davidson and Manteo since both of those towns have affordable housing programs.

Results:

Recommendations are being drafted to establish a plan for affordable housing in Chatham County. In particular, the Task Force is studying ways to include a requirement of developers for affordable housing. Zoning, legality, maintaining long term affordability, and working with three jurisdictions are just a few of the issues that make this a complex matter.

The affordable housing needs assessment conducted in 2002 needs to be updated and adopted as a foundational document, with a plan for affordable housing to be developed from that foundational data.

Our objective is to have the needs assessment updated and a plan with recommendations ready to present to the Board of Commissioners in the first half of 2007.

Several of you attended the partnership celebration which was a highlight of our year and helped to put affordable housing need and partnerships in the spotlight.

Ms. Powell stated that she appreciated the support of the process by the Commissioners as it has given them the recognition to make affordable housing an issue which is foremost in peoples' minds.

Chairman Morgan stated that he was impressed with the attendees at the affordable housing meeting in Fearington; that it was represented by State people; and that he feels that they got the State's attention.

CDBG

Keith Megginson, Chatham County Planning Director, explained that on August 14, 2006, separate bids were received for the housing rehabilitation of one housing units for the FY 04-CDBG Scattered Site Project #04-C-1225/HUA #CH0307; that bids were received from three contractors; that upon analysis of these bids and preparing their recommendations, several factors were considered; that these factors included budget constraints, time constraints, ability and reputation of the contractor, size and work force of the contractor, and contractor references; that Johnston-Lee-Harnett Community Action submitted the low bid on the housing unit; that they have also worked with the CDBG program for many years and have recently successfully completed several rehabilitation units with Hobbs, Upchurch & Associates and most recently completed several homes included in the first and second bid phases of their project in Chatham County; that it is their recommendation that Unit #11 (Grace Burnette) be awarded to Johnson-Lee-Harnett Community Action.

Commissioner Emerson moved, seconded by Commissioner Barnes, that Unit #11 (Grace Burnett) be awarded to Johnston-Lee-Harnett Community Action in the amount of \$26,335.00 and that the heating contract be awarded to Davis Heating & Air Conditioning in the amount of \$5,475.00. The motion carried five (5) to zero (0).

A copy of the summary of the rehabilitation bids and recommendation of award is attached hereto and by reference made a part hereof.

PLANNING AND ZONING

Belmeade:

Commissioner Emerson moved, seconded by Commissioner Outz, to adopt **Resolution #2006-42 Accepting a Portion of the Town of Pittsboro's Extraterritorial Jurisdiction by the County**, attached hereto and by reference made a part hereof. The motion carried five (5) to zero (0).

Zoning District Change from Heavy Industrial to RA-40: Consideration of a request by Gordon and Vivian W. Parker and Timothy Richard and Christy W. Brown for a zoning district change from Heavy Industrial (H-Industrial) to RA-40, on 25 acres, located off SR #1916 Corinth Road, Cape Fear Township

As per the Planning Department and Planning Board recommendation, Commissioner Emerson moved, seconded by Commissioner Outz, to adopt **An Ordinance Amending the Zoning Ordinance of Chatham County**, attached hereto and by reference made a part hereof. The motion carried five (5) to zero (0).

Revision to Existing Conditional Use Permit for Mini-Warehouse Storage Facility: Consideration of a request by Warren D. Mitchell for a revision to an existing Conditional Use Permit for a mini-warehouse storage facility to include a stand-alone office with accessory apartment and to add an

additional commercial driveway entrance off SR #1719, Vickers Road, on property, 5.43 acres, located at the intersection of US Highway #15-501 North and SR #1719, Vickers Road in Williams Township

As per the Planning Department recommendation, Commissioner Emerson moved, seconded by Commissioner Cross, to adopt **Resolution #2006-43 Approving an Application for an Amendment to a Conditional Use Permit Requested by Warren D. Mitchell**, attached hereto and by reference made a part hereof. The motion carried five (5) to zero (0).

NOISE ORDINANCE

Capt. Roy Allen answered questions involving the proposed Noise Control Ordinance. He stated that the proposed ordinance was not intended to shut down the Shakori Hills music festival.

North Carolina Highway Safety Project Grant Request:

Captain Roy Allen of the Sheriff's Office made a request to apply for two NC Highway Safety Project Grants. He explained that the first grant is an equipment grant that would require a 25% match in the amount of \$1,049. He stated that this match could be taken from existing monies within the Sheriff's current budget; that the second grant is a three-year equipment and personnel grant to enhance traffic enforcement; that the grant would require an increasing match over the three years and that the County would be required to pick up the total cost after the third year; and that the first year cost for this grant would be \$10,375. Captain Allen explained that the Sheriff did not have this money in his current budget and that an additional appropriation would need to be made.

Commissioner Emerson moved, seconded by Commissioner Barnes, to approve the request to apply for both grants with the additional grant match of \$10,375 to be taken from contingency. The motion carried five (5) to zero (0). A copy of the Request for North Carolina Highway Safety Project is attached hereto and by reference made a part hereof.

BREAK

The Chairman called for a short break.

ARTICLES OF INCORPORATION

The County Manager explained that the Articles of Incorporation of Chatham County Public Facilities Corporation is part of the requirement for financing of capital projects.

The County Attorney stated that this was a requirement in connection with the COPS financing and vastly facilitates COPS financing; that it would form a non-profit corporation to hold legal title to real estate that the County would use to secure COPS and certain other administrative functions; that there needs to be at least three and not more than five for the board of directors appointed by the Board of Commissioners; that the Board needs to determine who they are to be; and that he would suggest appointing the County Manager or Assistant County Manager, Chairman of the Board of Commissioners, and the Finance Officer.

Commissioner Emerson moved, seconded by Commissioner Cross, to adopt the **Articles of Incorporation of Chatham County Public Facilities Corporation** with the Board of Directors to include the County Manager, Chairman of the Board of Commissioners, and Finance Officer. The motion carried five (5) to zero (0). A copy is attached hereto and by reference made a part hereof.

SOUTHEAST CHATHAM WATER DISTRICT BOARD

Commissioner Emerson moved, seconded by Commissioner Cross, to recess as the Board of Commissioners. The motion carried five (5) to zero (0).

See minutes of the Southeast Chatham Water District Board for action taken.

REGULAR SESSION

Commissioner Emerson moved, seconded by Commissioner Outz, to reconvene as the Chatham County Board of Commissioners. The motion carried five (5) to zero (0).

PIEDMONT CONSERVATION COUNCIL

After considerable discussion, the Board decided to ask the Soil and Conservation for a recommendation for appointment to the Piedmont Conservation Council.

BOARD OF COMMISSIONERS' MATTERS

Antioch Christian Church Road/Goldston Area:

Commissioner Emerson stated that he had received a telephone call from a citizen who lives on the Antioch Christian Church area in Goldston and that she had requested help by the Board in getting the NC Department of Transportation (NCDOT) to look at placing some signs on the roadside due to blind entrances on the road. He asked that staff contact the NCDOT to see if caution or other signs would be appropriate.

Jordan Lake Roadsides:

Commissioner Barnes stated that the State had hired a contractor to clear the roadsides along Highway #64; that the first time they used their new machine to start the clearing process, they hit rock and the machine disintegrated; that they retried the process about four times; that they finally admitted defeat; that they then returned with bucket trucks; that convict labor can not be used to cut the roadside as the vegetation is too high and they do not allow them to use chain saws; and that they are now proceeding, but the process is lengthy.

Amendment to the Chatham County Zoning Ordinance:

Chairman Morgan explained that Agenda Item #17, Consideration of a request by William Jeffrey House for an amendment to the Chatham County Zoning Ordinance, Section 15.5 (B) (1) to change the acreage requirement for Public and private Recreation Camps and Grounds from a minimum lot area of 20 acres to a minimum lot area of ten acres, that the County Attorney was going to check and see if a variance could be granted on this type of ordinance; that this item was delayed until it could be reviewed by the County Attorney; and that it will come back before the Board in a month.

He stated that the boat storage issue was also delayed for another month.

Collecting Sales Tax for Schools:

The Finance Officer stated that the Board of Education approved an agreement that authorizes the transfer of title of the Jordan Matthews High School and the Virginia Cross Elementary Schools to the County; that by accepting this agreement, the County will be able to use these properties as collateral for the upcoming financing and will be able to apply for a refund of sales tax on these projects when the construction begins.

Commissioner Barnes moved, seconded by Commissioner Outz, to approve the agreement between the Chatham County Board of Commissioners and the Board of Education, attached hereto and by reference made a part hereof. The motion carried five (5) to zero (0).

ADJOURNMENT

The Chairman adjourned the Work Session at 4:06 PM.

Bunkey Morgan, Chairman

ATTEST:

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