

**MINUTES
CHATHAM COUNTY BOARD OF COMMISSIONERS
WORK SESSION
APRIL 02, 2007**

The Board of Commissioners (“the Board”) of the County of Chatham, North Carolina, met in the Agricultural Building Auditorium, 45 South Street, located in Pittsboro, North Carolina, at 10:20 AM on April 02, 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 10:20 AM.

The County Manager reviewed the Work Session agenda.

Work Session

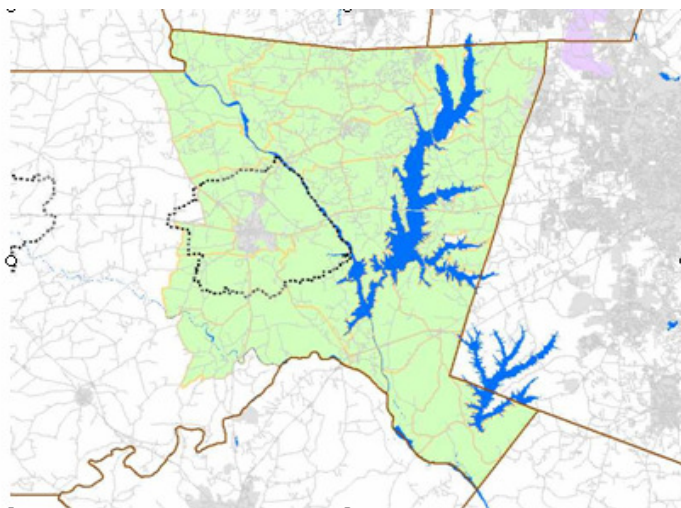
1. East Chatham Population Growth Projections by Paul Black, AICP, GISP Principal Planner
2. Air Quality Presentation by John Hodges-Copple
3. Moratorium Discussion
4. Human Relations Discussion
5. Water System Discussion

EAST CHATHAM POPULATION GROWTH PROJECTIONS

Paul Black, AICP, GISP Principal Planner with Triangle J Council of Governments, gave a power point presentation on the East Chatham Population Growth Projections. A copy of his presentation is as follows:

East Chatham County Growth Projections and Methodology
Chatham County Board of Commissioners
April 2, 2007 Work Session

What is ‘East Chatham County?’

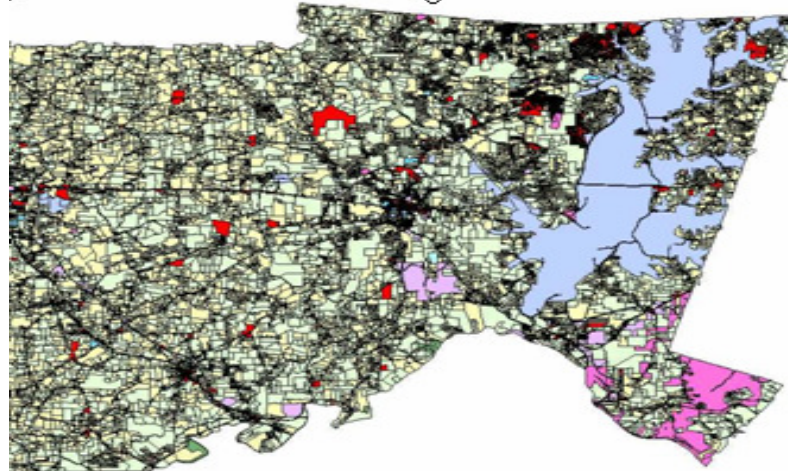


For this, it is the 2002 ‘expanded’ traffic analysis zones that comprise eastern Chatham County.

What goes into ‘Growth Projections?’

- Base numbers must be determined before projections can begin.
 - Land Use/Tax Parcel Element
 - Dwelling Units/Households/Persons
 - Employment/Non-Residential

Land Use Element



- Tax parcels are the base unit
- Use is already collected as part of organizational process
- Replicable

Land Use Element (continued)

- 33 use types go into the regional traffic model (example on next slide)
- Existing dwelling units and employment are assigned
- ‘Developable’ land still remaining is determined

Land Use Category Example

Non-Residential and Mixed Use Land Use Prototypes [may be modified; clear definitions needed]

	#	Prototype	Land Use
	18	IND	Industrial (Factories and warehouses)
Retail	19	SERVICE	Service (Restaurant, Bar, Club, Cafeteria)
	20	HWYRET	Highway Retail (Gas stations, mini-marts, fast food)
	21	RETAIL	Retail (Department stores, boutiques)
	22	MALL	Regional Mall (High Density Retail)
	23	ENT	Entertainment (Bowling alleys, gymnasiums, theatres)
	24	COMSTP	Commercial Strip (typical strip center with a combination of retail, highway retail and service jobs) This category is meant to serve as a catch all for mixed retail projects.
	25	LODGNG	Hotels/Motels/Inns
Office	26	OFFICE	Offices
	27	HIOFFC	Highrise Office (>3 floors (?) or exceptionally high FAR)
	28	MU _i	Parcels that are, or may become mixed use. There may be multiple mixed use designations depending on jurisdiction. Therefore all mixed use categories must receive a unique suffix (i.e. MUap1). Using the mixed use designation will require the jurisdiction to develop factors to translate the land use into square footage/density by land use type. Mixed use parcels can have a residential density associated with them as well as a Non-Residential Prototype. These may be handled using a template.
Institutional	29	HOSPTL [†]	Hospital or Medical Complex (treated as project)
	30	CIVIC	Civic Buildings (churches, etc.) <i>Would day care go here?</i>
	31	GOV	Community Infrastructure that is not a school or handled in the special classification (see table on next page for detailed stratification)
	32	SCH [*]	School (public and private schools serving grades K-12) (treated as project)
	33	SPECIAL [*]	Special Class (other post secondary school, airport, landfill, quarry, power plant, wastewater treatment plant, parking deck or other requiring special consideration)

'People' Element

- Occupancy Rate (inverse of vacancy rate) from the 2000 Census \times DUs = Base Year (2005) Households
- Persons per Household from the 2000 Census \times Households = Population
- Dwelling Units are used for projections because they can be tied back to parcels easily

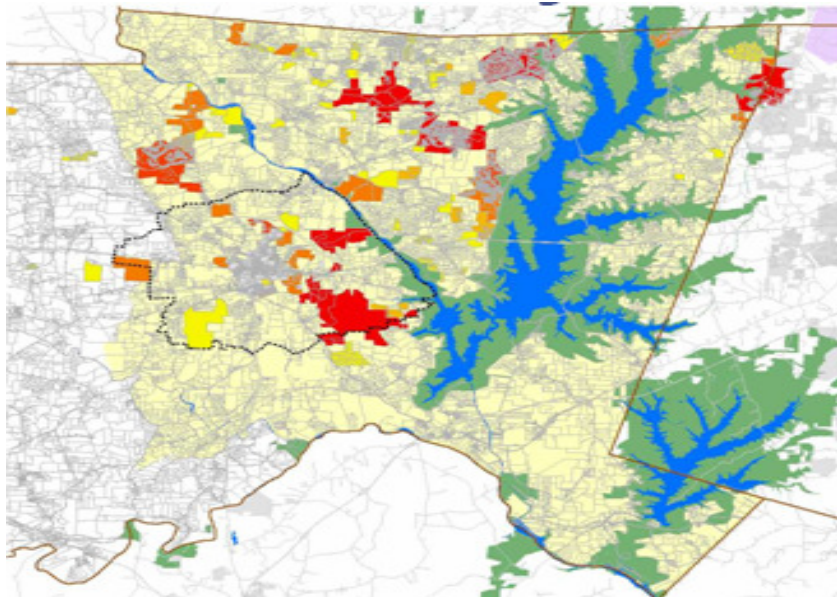
Recent Revision

- Initial run used Countywide Persons per Household (2.47)
- AND Countywide Vacancy (Occupancy) Rates (92.4%)
- We looked at smaller Census areas in East Chatham and revised:
- PPH = 2.35
- Occupancy = 93.4%

Into the Crystal Ball

- Step 1 was to add known 'pipeline' projects to the base year
- Units for residential where known
- Square footage for non-residential where known
- Parcels in 'Projects' are considered developed after this step

'Projects' Map



Vacant Land Supply Determined

- After removing all existing, developed parcels and 'project' parcels;
- The flood hazard areas and dedicated open spaces are removed
- What's left is the land supply

Land Supply



Ultimate Numbers-People

Ultimate Numbers-People

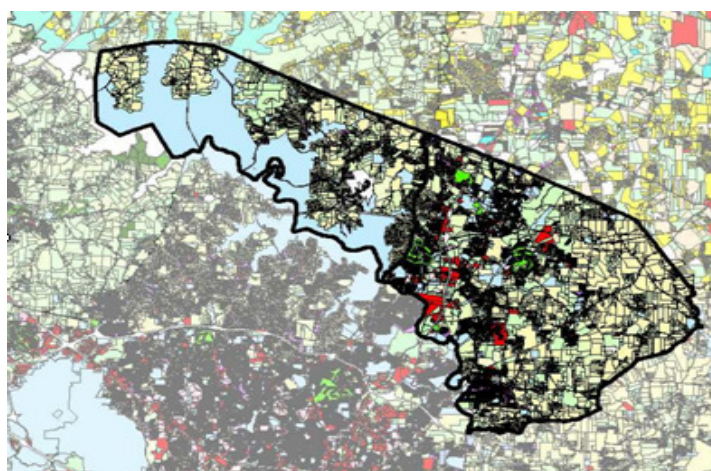
TAZ	BaseYearDUs	ProjectDUs	Existing Built PARCELS_IN_P PROJECTS	existing MFR in projects	Project_ Unbuilt	NonProject DUs	TAZ_TOTAL_ DUs	TAZ_TOTAL_ HHs	TAZ_TOTAL_ Pop
490004	73				0	999	1072	1001	2353
490005	37				0	821	858	801	1882
491001	165	2007	127		1880	210	2255	2107	4950
495000	1499	2237	1061	240	936	391	2826	2640	6203
495001	64	0			0	60	124	116	273
495002	255	914	145		769	348	1372	1282	3012
495003	1177	1712	899		813	537	2527	2360	5546
495004	278	152			152	717	1147	1071	2518
495005	84	15			15	324	423	395	929
495006	63	0	0		0	178	241	225	529
495007	30				0	186	216	202	474
495008	66				0	118	184	172	404
495009	82	86	35		51	81	214	200	470
495010	94	675	1		674	337	1105	1032	2425
Totals	15524	23178	2841	240	20097	30300	65921	61570	144690

Base year Dwelling Units = # of residentially classified parcels in a TAZ modified for multifamily where appropriate
 Project Dwelling Units = # of lots or number of lots plus multifamily proposed or in a master plan
 Existing Built Parcels in Projects represents residential parcels already built but included in the project master plan counts (done in GIS)
 Existing Multifamily that is included in a master plan count as well
 Project Unbuilt sums all grey-background columns for a final number of residential Dus (red is subtracted)
 Non-project Dwelling Units are based on remaining developable land developing at the existing average lot density for the study area
 TAZ total Dwelling Units are the sum of Base Year, Project Unbuilt, and Non-Project Dus
 TAZ total Households is the TAZ total Dwelling Units multiplied by the occupancy rate (inverse of vacancy rate)
 TAZ tot Pop is the TAZ total Households multiplied by the countywide average of 2.35 persons per household

Getting it all ‘on time’

- The timing of growth for each sub-geography will be different
- To get at the *rate* of the change, we looked at a number of analogous areas that have already gone or are going through the growth transition

Wake Forest and New Light Townships, Wake County

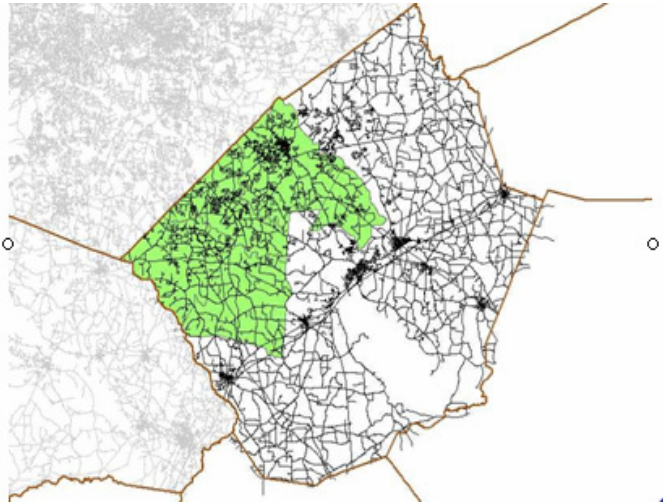


Statistics from the Census Bureau

- The growth in Wake Forest and New Light Townships’ population from 1970 to 2000:

.970	1980	1990	2000
.0025	13453	18140	34553

Western Townships, Johnston County



Statistics from the Census Bureau

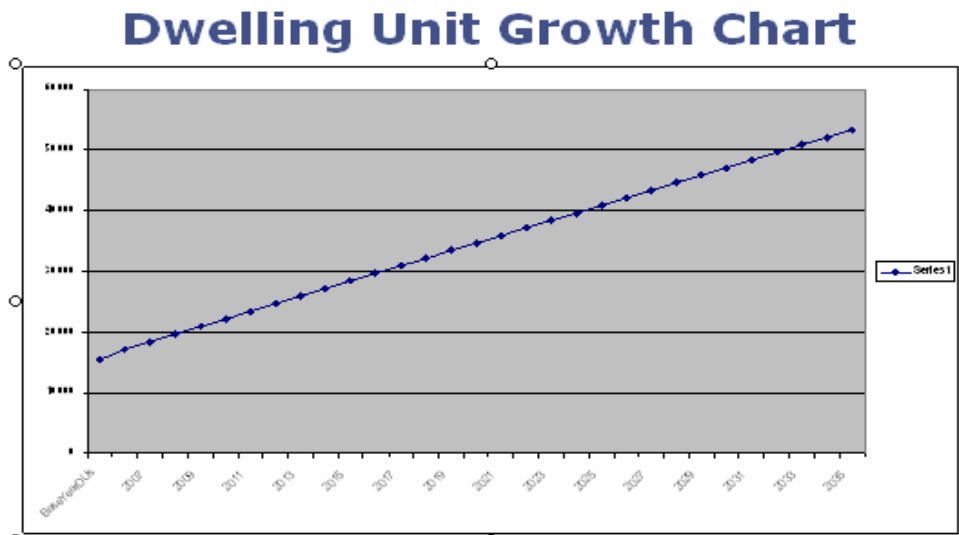
- The growth in Western Johnston Townships' population from 1970 to 2000:

1970	1980	1990	2000
13939	17354	23551	48168

Overall Rates

- 1970 to 2000 = 4.2% growth
- 1980 to 2000 = 5.0% growth
- This is NOT a steady trend, but a growth curve.
- Because we do not know the timing of the curve, we use the steady trend.

Dwelling Unit Growth Chart



Reality Check

- The State Demographer has Chatham County Growth at around 2% per year. This is the entire County and a rural development pattern.
- It would yield 27,484 Total Units in 2035 based on 2005 units.
- There are 21,725 un-built units in known projects submitted as of December 2006, primarily in east Chatham!

Reality Check

- For July 2006 the Census Bureau estimates 60,052 people in the entire county.
- The official 2000 Census population was 49,334 persons.
- That's 10,718 people in 6 years—a 21.7% increase, the 8th highest in North Carolina.

SO...

What do we get?

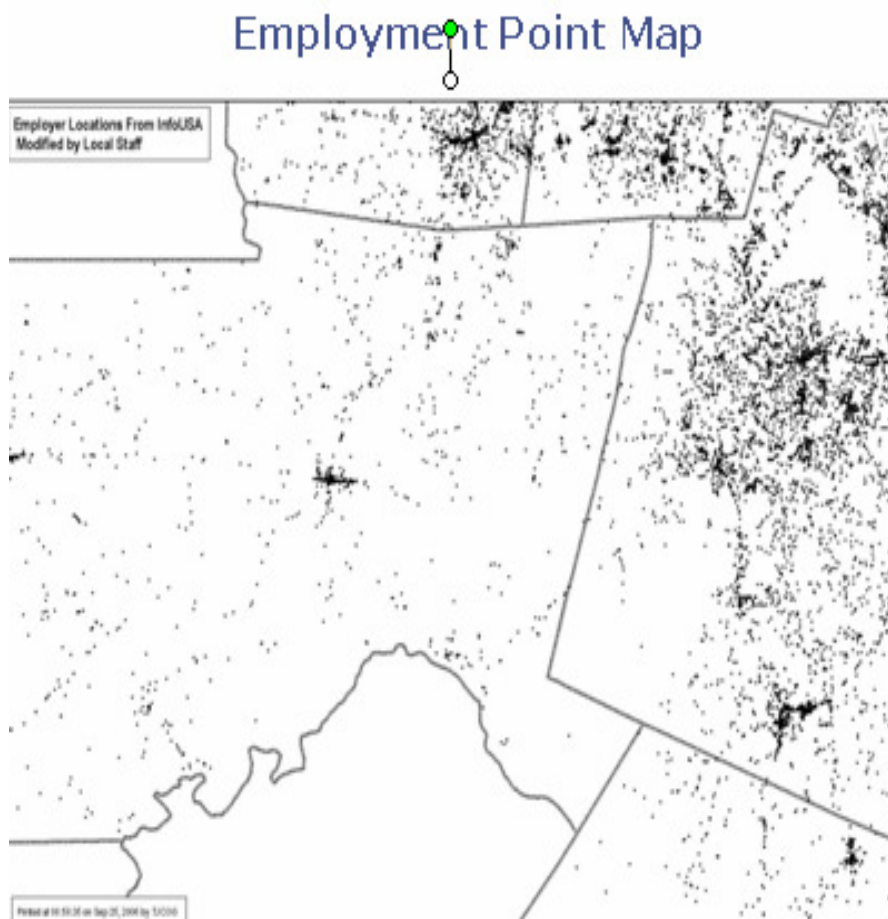
Milestone Year Population

- Based on the 1970 to 2000 average, we get a 2035 total population of **117,131**
- This number is revised from 114,521 based on an error allocating units around Ferrington Village that has been corrected.

'Jobs and Errands' Element

- Employment is from a national vendor, InfoUSA; they compile data from numerous sources (map on next slide)
- Those data are subject to local review for correction, addition, and deletions
- The corrected data are also tied to the parcels by virtue of the their location

Employment Point Map



Employment Forecasts

- Non-residential Square Footage from known projects is given a factor to forecast number of employees;
- Lack of non-residentially zoned area makes it difficult to allocate where it will go
- Using population/ employment ratio as alternative

First Cut Numbers-Employment

First Cut Numbers-Employment

FINAL_TAZ_TYPE	Count	Sum_Employ	Sum_Major	Project sqft / 347*	SumGeocoder+Project
495002 Agg	12	27	0		27
495003 Agg					2751
495004 Agg					57
495005 Agg					4
495006 Agg					142
495007 Agg					4
495008 Agg					12
495009 Agg					700
495010 Agg					24
TOTALS					16953

FORECAST
NUMBER
TOO LOW!

*Durham number used in 2007
 Count is how many Geocoder instances were present in a TAZ
 Sum_Employ is the sum of Geocoder employees in a TAZ—not culled for large only, includes all
 Major is "major employer" as noted in the Geocoder table
 Project sqft is the square footage of non-residential in projects (where known) divided by 347 sq. ft per employee
 Geocoder + Project is the first cut at a "build out" number based on known, documented occurrences.

Employment Forecasts

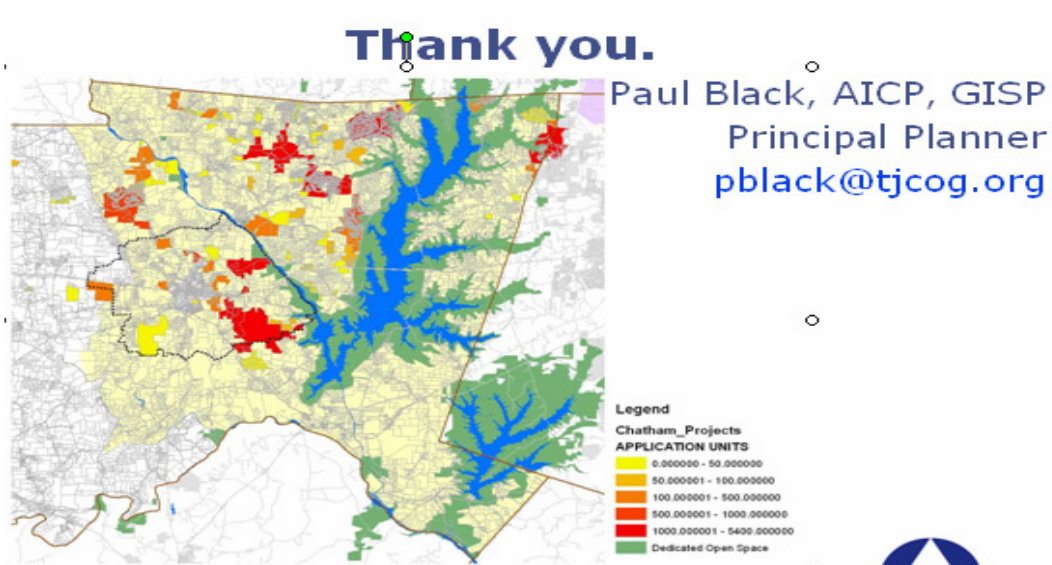
- CAMPO used overall 1.82 population to employment ratio
- That would give East Chatham 81,040 employees at buildout

Employment Forecasts

- Similarly growing areas studied: Johnston, Franklin, & Harnett Counties
- Combined rates yield a 4.91 population to employment ratio
- =23,864 employees in East Chatham in 2035
- Spatial distribution will be uniform for smaller geographic units outside projects; added 2 new projects in Pittsboro that will help place the employment in zones

Milestone Year Population

- Based on the 1970 to 2000 average, we get a 2035 total population of **117,131**
- Employment (based on 3 County CAMPO ratio) would be **23,864**
- These are draft numbers that will continue to be refined & improved until July (MPO Adoption)



Mr. Black stated that:

- Trend buildout does not assume additional projects beyond those identified by Pittsboro and Chatham County staff; the land outside of these projects is assumed to develop at trend densities. If additional large tracts are assembled and approved for more intense development projects, the buildout would change accordingly.
- Other factors affecting the growth rate during any particular period of time include general regional economic conditions and the availability of supporting infrastructure, especially water and sewer capacity, but also schools and transportation services.
- Although projections are reported to the individual dwelling unit, household, person and job, this is done for computational convenience and should not be construed to imply a level of precision. It may be more appropriate for readers to consider the estimates to two significant digits and to recognize that even slightly different, but technically supportable, assumptions can raise or lower these projections significantly.
- These projections imply that current North Carolina State Demographer projections significantly underestimate future overall Chatham County growth.

The Board asked questions and thanked Mr. Black for his presentation.

AIR QUALITY PRESENTATION

John Hodges-Copple, gave an update on air quality issues. He stated that transportation-related air quality planning is based on the following four steps:

1. Set air quality standards. Based on scientific studies, the federal government is required to set standards designed to protect public health for six pollutants: ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide, lead and particulate matter. For example, the current ozone standard is 0.08 parts per million averaged over an eight-hour period.
2. Designate regions that don't meet the standard. A network of monitoring sites measures the actual concentrations of these pollutants in the air. Regions that have a monitor where violations of a standard have been recorded are designated by the federal government as "non-attainment." The Triangle was designated as non-attainment for ozone, a pollutant that affects respiratory and cardiac health, in 2004. This designation includes four townships in Northeast Chatham County: Baldwin, Center, New Hope and Williams.
3. Develop a plan to reach attainment. States are required to develop and implement a plan, called the State Implementation Plan (SIP), showing what steps will be taken to improve air quality and demonstrate through air quality modeling how these steps will result in measurements at the monitoring sites registering below the standards under typical conditions. The SIP includes limits, termed "budgets", for how much pollution can come from four sources: *point sources* such as power plants and factory smokestacks, *on-road mobile sources* such as cars and trucks, *off-road mobile sources* such as construction equipment, and *area sources* such as dry cleaners. The North Carolina Division of Air Quality released a draft SIP for ozone pollution in the Triangle on March 8, 2007. The SIP proposes that the region be re-designated to an attainment status based on the most recent three-year monitoring period and on the actions and budgets contained in the proposed SIP. The four NE Chatham County Townships are proposed

to have motor vehicle emission budget. The draft SIP can be viewed at <http://daq.state.nc.us/planning/triangleozoneredesig.shtml>

4. Demonstrate that transportation plans and programs will result in on-road mobile source emissions that conform to the budgets set in the SIP. Once a region has been designated non-attainment, all long range transportation plans and transportation improvements programs (TIPs) must be analyzed and show that the transportation-related emissions calculated from the plans and TIPs will be lower than the budgets set for the region. The Triangle released the latest draft “conformity report” covering amended 2030 Long Range Transportation Plans (LRTPs) and the 2007-13 TIP in March 2007 for public comment. The report concludes that the LRTPs and TIP pass the required emissions analysis tests and that current mobile source emission budgets would not be exceeded (see www.triangleair.org for a copy of the latest draft conformity report and prior reports for long range transportation plans and TIPs). Emissions from motor vehicles in NE Chatham County would result in emissions below the level required.

A discussion and question and answer period ensued. Commissioner Vanderbeck suggested that this might be a good time to recommend that the County pursue biodiesel in all replacement County vehicles where feasible.

The Chairman thanked Mr. Hodges-Copple for his presentation.

BREAK

The Chairman called for a ten-minute break.

HUMAN RELATIONS DISCUSSION

Chairman Thompson stated that at the last Board of Commissioners' meeting, the Human Relations Committee was asked to look at the job description, overall goals, and objectives; that today is a continuation of that effort; and that he thanked them for the effort that they have put forward in this endeavor.

Gabriel Soltren stated that the Human Relations Committee has been working on this proposal for several months; that several members of the committee are in attendance; and that he hopes that the Board will move forward with the proposal.

Mary Bastin stated that she is a Chatham County citizen speaking in favor of the request; that living in a diverse community is a good thing; that what they are planning to save is the unique character of Chatham County; that it is not understood by people on the outside why they don't want to be a population of people who can afford to buy homes that cost over a million dollars; that they need to learn how to communicate with people who are moving into the County and with each other; that keeping the unique culture depends on a lot of things including economic development; that the Human Relations Commission thinks that the County needs a staff person to help educate and help with communications; that they have been around a while and have the experience of working in this area and they know of the great need in the County; that a director is needed in the schools, social services, and community building activities; and that she thanks the Board for considering this request.

Jim Hinkley stated that as Chatham County grows and becomes more diverse, there is even more reason to bring people together; that the Human Relations Commission has been achieving this and working on it for the last seven years; that it is a new day in Chatham County; that it's time to give the Human Relations some staff support; that members by themselves without staff support doesn't have much clout; that he asks the Board to appropriately fund a position of director to more efficiently and more effectively carry out the work of the commission.

Roy Barnes stated that as far as the Human Relations Director is concerned, he unbelievably thought that the commission, for seven years, does not have the power to investigate or monitor social justice issues; that he feels that if they are truly concerned about

social justice, how can there not be a position in place to give the power to investigate and the power and authority to address issues that come around; that discrimination and social injustices still exist; that this commission cannot do a thing about these issues without a director position; that he thinks it is imperative that there is a position that the community can report to, call and ask questions, or give opinions as to what is going on in the work place, school system, or community; that he asks the Board to consider this needed position.

Margie Ellison stated that she concurred with all of the statements that have been made in regard to the County's need for staff to further the work that the commission started over seven years ago; that she feels that this position is much needed to be the stimulus in the County to begin to address issues that have plagued the County over the years; that the director also has the ability to bring programs that begin to educate and provide training to so many areas of the County and open dialogue between citizens that is very much needed between citizens and municipalities that can provide a lot of possibilities for new relationships; that the issue of economic development has been talked about in a lot of ways; that the new director can enhance economic development; that good working relationships attract many businesses to communities; that they see this position as one that broadens Chatham County's opportunities to be that place as people look upon as a welcoming place; and that they want to be that place for all the citizens of Chatham County.

Chairman Thompson asked about the collaborative effort between the Human Relations and County staff regarding this matter.

Mr. Soltren stated that the County Manager's Office set up the Human Relations Commission in 1999; that after the last meeting, the commission met with the Assistant County Manager; that the County Manager's Office was instrumental in helping them come up with their goals and objectives; and that it is still a work in progress.

The County Manager stated that in conjunction with the work that has been done with Mr. Soltren and Ms. Ellison, they have also, based on the Board's feedback, they checked to see what other parts of the State have been doing with Human Relations; that of the sixteen county human relations commissions, only one (Orange County) has paid staff; that of the nine city/county joint human relations commissions in the State, five have paid staff; that of the eleven city human relations commissions in the State, nine have paid staff; that Orange County, which is double Chatham's population, is the smallest county in the State with paid staff; that one of the towns in Chatham's size range or below has one person working part-time on human relations (Lexington); that only the cities of Wilson, Goldsboro, and Rocky Mount have full-time staff; that based on the conversations with small and mid-sized communities with paid staff, most started with a part-time position; that since the scope of work is still open in Chatham County, starting with a part-time person would allow for sufficient research before a larger commitment is made; that the County would also be in a better position to understand the long-term financial obligations of this effort; that jurisdictions with investigatory and enforcement powers seem to require more staff; and that most of the staffs in the State are significantly larger than one person and have significant budgets.

The County Manager further stated that the precise duties of a paid staff person should be based on the unique needs and circumstances in Chatham County; that needs should be identified systematically and a plan developed to address the needs; that County administration sees the following possible duties of a paid position:

- ◆ Provide staff support to the Human Relations Commission
- ◆ Facilitate outreach to the growing Latino population
- ◆ Provide multi-cultural/diversity training to County staff and community
- ◆ Oversee the CDBG grants
- ◆ Oversee affordable housing effort

He stated that overseeing CDBG grants and housing is often combined with more typical human relations duties in mid-sized and smaller jurisdictions; that they recommend full exploration of this combination of duties, as the position may be able to generate revenue, in the form of CDBG grants, to cover its costs; that one of the duties proposed in the past by the Human Relations Commission, civic engagement/public information, was not found in any of the departments they researched; that in addition, this duty seems somewhat

incompatible with enforcement and investigatory duties, if this direction was chosen; that finally, all of the Human Relations Directors that were researched report either to the city/county manager, an assistant manager, or a department head (human resources and community development).

Commissioner Lucier asked if the plan was to have final proposal in place so that they could consider during budget deliberations.

The County Manager explained that staff would have insufficient time to prepare a full-blown proposal for this fiscal year.

Commissioner Vanderbeck stated as this plan is honed, he feels that specific issues to the County must be addressed; that there is nothing in the report that specifically addresses the specific needs; that projected funding is missing from the budget; that grant possibilities need to be pursued; that a time line schedule might be helpful; that it may be helpful to hold a planning retreat to develop this to help staff arrive at how it would all work out within the rest of the County; that they recognize that there is a need; that they want the best department; that nothing he has viewed has supported a full-time position at this point; that he feels a retreat might be helpful to move it along; and that the continued review and working with the staff would be helpful.

Ms. Ellison stated that they appreciated the input; that she thinks that the hiring of a director would set some priorities; that the director position would be a full-time position as there is so much work to be done; that some of the work includes: setting up the office, establishing priorities, and getting into the communities to find out the real issues.

Commissioner Vanderbeck stated that it appears that the committee is needed to address racism; that class issues need to be addressed; that economic disparity also needs to be addressed; that these things are all tied together; that he would also suggest that the director be bilingual; and that he would hope that those things would be worked into the mix.

Roy Barnes stated that everything seems to be glamorized; that all the goals are set as to why the County should have the director position; that the ultimate goal for the commission is to deter discrimination and unjust practices; that they talked about a bilingual position but that he talked it down; that there has to be a starting place; that these talks have been going on for seven years and have not impacted the community yet; that it is not right to have to wait another year or two; that if everyone is sincerely interested in making Chatham County a just society community, that they need to take hold of this and go with what they have and develop as they go.

Mr. Soltren asked for the Board's support to move forward.

Chairman Thompson stated that at some point, they need to get a handle on this and decide what they are going to do, whether it is a full-time, part-time, or no-time position; that he thinks if the Board is in favor of doing something like this, they have enough before them to proceed; that at the last meeting, they asked the commission to get with staff and work out details; that his anticipation was that they would return with a finished product; that today he has learned that the commission is not of one accord; that this tells him that there has been lack of communication; that he would not have asked for the Human Relations Committee to be present if he had known that the work wasn't finished; that he would suggest that he see something before him that can be adopted; that at some point, the Board has to decide whether they are in favor of the position or not; that this is ridiculous; that it just doesn't take this long to put a position together with staff to create the parameters of the position, job description, and to vote on it; that he wants to see something to vote on or that he wants it put aside; and that he is tired of beating it to death.

LUNCH

The Chairman called for a lunch break.

MORATORIUM DISCUSSION

The Chairman opened the floor for moratorium comments.

Commissioner Lucier stated that if the Board establishes a moratorium, the scope needs to be defined; that it needs to include things they will need to get done so that the moratorium can be lifted; that there needs to be a list including Major Corridor Ordinance, Amendments to the Watershed Ordinance, the Lighting Ordinance, and Amendments to the Zoning and Subdivision Ordinance to bring them more in line and be more consistent with the Land Use Plan; that they would need to state what they want to get done during the moratorium; that they would also have to discuss whether it would apply to residential only or whether some commercial retain activity would be included; that they would have to determine the exemption in terms of numbers of houses and how long the moratorium would be in affect; and that he doesn't know if the County Manager or County Attorney would have comments.

The County Manager stated that the law on moratoriums has significantly changed in the last session; that whatever the Board does, it needs to confine itself within the specificity of that particular framework; that the other is making certain, if the Board goes in that direction, is that the scope of the work that has already been mentioned matches the timeframe; that there may be ways to prioritize some of the issues; that some of it is in play and it is a matter of understanding and getting a determination of where some result of that is going to come about and how the Board matches its interest in suspending the application processes until it is done; and that what it covers has to be determined.

Chairman Thompson asked what the timeframe would be to complete a review of certain ordinances. He stated that in order to make a decision, they would have to determine which of the ordinances would be included within a twelve month time frame and which of the others would be outside of that.

Commissioner Lucier reviewed the lengths of time that he expected a review of the ordinances to take place.

Commissioner Cross stated that he would like to see the Board not include anything except residential stating that he didn't feel that they could afford to put a moratorium on any size business or industry; that they needed that for their tax base; that there are not that many businesses trying to come to the County; that another factor is that the Board needs to work with the Board of Education; that they have schools as a possibility and a reason; that four schools are not full; that they need to talk about redistricting the school districts; that he would like to see the schools change the transfer policy in that at present, a student may attend any school within the County that they have a ride to; that that is the one thing that is turning Siler City schools into all Hispanic and African American; that he doesn't feel that is good for anyone; and that he wonders if the "sketch design" would not be included or if it needs to be amended.

Commissioner Lucier stated that it was his understanding that if someone already had sketch design approval, then they were grandfathered.

Commissioner Vanderbeck stated that that was the best way to deal with it as it takes it totally out of the mix.

The County Attorney concurred with Commissioner Vanderbeck stating that this was coming directly from the State and that it would not necessarily come under the County's ordinance.

Commissioner Vanderbeck stated that they have the opportunity to talk about the Board getting away from being involved in sketch design if there are not a lot of requirements for it and that it could be taken care of by the Planning Board.

Commissioner Cross suggested that they talk with the Board of Education to see if they are going to address that problem and that they proceed with the philosophy that they will exclude all business applications and proceed with a public hearing.

Commissioner Lucier concurred. He stated that the reason for having a moratorium was not to slow down economic development or commercial activity; that that has not been their problem; that what has created the need for a moratorium is the residential development and that the County's infrastructure has been unable to keep pace with it.

Commissioner Barnes stated that it was his understanding that the moratorium would be limited to residential and not commercial or retail. He stated that he would hate for the Board to spend a year dallying with it.

Commissioner Vanderbeck asked for suggestions on how to “close the doors” to growth in un-zoned areas.

The County Attorney stated that he felt that it had to be related to the reason that they were going into the moratorium; that it would have to be tied to that particular activity that is to be limited; that it would be difficult to single-out a particular business unless that business was doing something that caused the Board to institute the moratorium in the first place; and that it would be hard to let some industries in and keep others out.

Commissioner Lucier stated that he was not generally in favor of a moratorium, but agreed with Commissioner Barnes, stating that the Board has to take a step back and get some things in place. He stated that he was a little worried about restricting retail activity unless they come up with some very specific language.

Commissioner Barnes stated that during the morning meeting, the conversation was centered on growth in the east; that in the next twenty-eight years, he doesn't feel that the rest of the County is going to sit still; that it is going to grow; that there is no telling what they are going to have in the western portion of the County.

Further discussion ensued. The Board asked the County Attorney to redraft a more workable set of moratorium plans and determined that they would discuss setting a public hearing on the moratorium at their April 16, 2007 Board of Commissioners' meeting.

The County Attorney stated that he would need additional direction from the Board about their preferences regarding the moratorium language.

WATER SYSTEM DISCUSSION

The County Manager explained that this session is for the Board to discuss which way they wish to proceed.

Commissioner Lucier stated that he had been thinking about this for quite a while and has seven questions and seven issues that the Board needs to think about:

Questions:

1. Is it true that current transmission lines can carry only 3 mpg to the Northeast whether the water comes from Harnett or from an upgrade of the Jordan Plant? If so, there will be a considerable additional expense to deliver water to where growth is occurring. Peak usage is now 1.9 mpg to the Northeast and Briar Chapel will have to be allocated 1 mgd. Therefore, our existing lines to the Northeast cannot support additional development.
2. In order to deliver more water to the Northeast we will have to either put a transmission line across Jordan Lake or up another road from the Pea Ridge Line. Based on previous projects, this will likely cost 5-7 million dollars. Is this an additional cost not yet allocated?
3. We have a current contract with Pittsboro to get 0.5 mgd. We have not used this. What would be the costs in transmission lines, pumps, etc. to get this allocation from Pittsboro? It seems like those costs might be substantial.
4. If we suspend the water contract with Harnett County and upgrade our Jordan Lake Plant, it looks like we would be able to supply water to the Southeast district from the Pea Ridge lines. Is this true?
5. Since bids were approved for the Western transmission lines and going under the Rocky River, we will be able to connect to Siler City and bring water to Silk Hope. Is this true?
6. We buy water from Sanford now during peak use. How much water can the existing transmission lines from Sanford provide to Chatham County?

7. It seems like we will need an additional water tower in the Northeast. Is this true? Is this an additional cost and will it cost between 1 and 2 million dollars?

Issues:

1. Eastern Chatham is projected to grow to 115,000 people by 2035. If those projections are true this would mean an 80,000 increase in the East. This would mean 30,000-40,000 additional residences and a peak water demand of 12-16 mgd on top of our current use. We need to seek an additional allocation from Jordan Lake now and seek the western intake from Jordan Lake now.
2. Since Chatham County does not have sewer capacity, increasing our water supply will require significant increases in the sprayfield approach and the environmental concerns associated with it.
3. Implementing the water contract with Harnett County (up to 6 mgd) will cost us 15-20 million dollars more than upgrading our own plant to 7 mgd. That money could be used for other capital needs such as schools. Also, the Harnett contract will cost us 2 cents on our tax rate.
4. We need to begin to know to explore a regional water supply for the western intake on Jordan Lake and to seek additional allocation from DENR. Chatham County has made no formal effort in this regard for almost 10 years. It seems that our population projections would justify an additional allocation from DENR.
5. Hobbs & Upchurch are given tasks in a very informal manner. Since we have spent millions of dollars for their advice and water is such an important issue for Chatham, assignment of tasks needs to be formalized and part of the public record.
6. We need to develop and implement a forward thinking water conservation program in Chatham County. Water will be in short supply and expensive in the future. Failure to adopt a water conservation plan will be a failure of our administration.
7. We need to reform the Water Advisory Board now that a Public Works Director has been hired.

A continuous discussion ensued.

Commissioner Cross suggested that the Board ask the State's Department of Environment and Natural Resources (DENR) for wastewater capacity.

Commissioner Cross moved, seconded by Commissioner Barnes, to ask for half the Southwest Wake treated wastewater discharge into the Cape Fear River allowance and half of the remaining allocation of Jordan Lake or 19 mgd each. The Board also authorized writing a letter inquiring about liability for ground water contamination from wastewater spray fields permitted in Chatham County by DENR. The motion carried five (5) to zero (0).

The County Manager introduced David Hughes, new Chatham County Public Works Director, stating that Monday, April 9, 2007 would be his first day on the job.

It was suggested that the Public Works Director get settled in his new job and then the Board reinstate the County's Water Advisory Board.

Commissioner Lucier stated that the Board really needs to come to grips with the Harnett County water issue and that he would suggest that it be done in the next month.

The County Manager stated that if the Board was deciding on Harnett County at the next meeting, they would beg the question to determine whether an RFQ is a viable option; that the process with the RFQ to get a peer review would take 60-90 days; that if the Board decides on Harnett County on April 16th, 90 days from then would seem to be a moot point in terms of the Harnett contract.

Commissioner Lucier suggested that that there were questions in the RFQ; that he feels those questions should be given to the Public Works Director; that some of them are relevant to Harnett County and some are not; that the RFQ might be pared down; that at a

future meeting, a decision should be made on the Harnett County water; and that the RFQ needs to be tailored to the new Public Works Office.

Chairman Thompson suggested that it might be wise to give the new Public Works Director a little more time to review everything by giving him until the first meeting in May.

Commissioner Barnes asked if there was a Harnett County deadline.

The County Manager reviewed the Harnett County Department of Public Utilities Water Service to Chatham County Project Schedule as follows:

Water Treatment Plant

PER submitted to DENR	October, 2006
EA to be submitted to DENR	April 06, 2007
Final plans and specs to be submitted to DENR	April 13, 2007
Final approval for DENR (est.)	July 01, 2007
Advertise for bids (est.)	July 07, 2007
Receive bids (est.)	August 30, 2007
Begin construction (est.)	December, 2007
Complete construction (est.)	October, 2009

Water Main

Final plans and specs to be submitted to DENR	April 13, 2007
Final approval from DENR (est.)	June 15, 2007
Advertise for bids (est.)	June 18, 2007
Receive bids (est.)	July 24, 2007
Begin construction (est.)	September, 2007
Complete construction (est.)	June, 2008

Commissioner Vanderbeck stated that after reviewing the projections, it must be kept in context with the budget; that earlier the Board discussed the physical impacts of the moratorium; that within the last couple of weeks, they have the anticipated growth amounts for construction; that there are money issues in that; that the bill has not been signed for the Local Transfer Tax; and that they have to keep it in mind as far as all the things that they wish to do.

The Board welcomed David Hughes as the County's new Public Works Director.

Commissioner Lucier praised the efforts of Roy Lowder, Utilities Director, and stated that the Board appreciates the responses received from him.

CLOSED SESSION

Commissioner Cross moved, seconded by Commissioner Barnes, to go out of Regular Session and convene in Closed Session for the purpose of discussing personnel and attorney client privilege. The motion carried five (5) to zero (0).

REGULAR SESSION

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

ADJOURNMENT

Commissioner Cross moved, seconded by Commissioner Barnes, to adjourn the meeting. The motion carried five (5) to zero (0), and the meeting was adjourned at 2:26 PM.

Carl Thompson, Chairman

ATTEST:

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