

**MINUTES**  
**CHATHAM COUNTY BOARD OF COMMISSIONERS**  
**WORK SESSION**  
**MARCH 12, 2007**

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The Board of Commissioners (“the Board”) of the County of Chatham, North Carolina, met in the Central Carolina Community College, Multipurpose Room, 764 West Street, located in Pittsboro, North Carolina, at 11:00 AM on March 12, 2007.

Present: Chairman Carl Thompson; Vice Chair, George Lucier; Commissioners 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

Absent: Commissioner Patrick Barnes

The meeting was called to order by the Chairman at 11:15 AM.

The Chairman welcomed everyone in attendance and reviewed the Work Session agenda.

*Work Session Agenda*

1. CDBG Housing Rehabilitation Public Hearing
2. Fair Association Update
3. Selecting Public Works Director
4. Follow-up to joint Chatham/Cary Work Plan
5. ISP (tentative)
6. Habitat Update: Leach Property Presentation
7. Human Relations Director Discussion
8. JOCCA Presentation
9. Non-profit Volunteer Selections
10. Chatham TIP Road Projects Follow-up
11. Task Force Status Report
12. Selecting County Attorney: Process discussion
13. Chatham Together Request
14. Soil/Erosion Control Discussion
15. Water System Discussion Follow-up

**CDBG HOUSING REHABILITATION**

Keith Megginson, Planning Director, explained that the CDBG Housing Rehabilitation public hearing was to receive citizen input on the County’s intent to apply for the Community Development Block Grant (CDBG). He stated that the County has been receiving the grant in the amount of \$400,000 every three years from the State; that the County uses the money for housing rehabilitation for owner-occupied, low to moderate income residents; that a public hearing must be held; that there is a \$40,000.00 limit per dwelling; that amount has been increased due to licensed contractors having to be used and lead abatement; that the County does not typically administer the grant; that “Requests for Proposals” (RFPs) are put out for people who do this type of work; that contracts are awarded to consultants; that they then put out RFPs for building contractors who bid on the selected houses; that the County is looking at local option programs by the State; that when houses are selected, the houses must be brought up to certain standards; that some houses are eliminated due to the greater than \$40,000.00 cost required to bring them up to standard; that with the local option, after the main houses are brought totally up to standard, the County can take \$40,000.00 of this grant money and use \$5,000.00 per house to renovate a single item (i.e. wiring, roof, etc.); and that they would like to reserve \$40,000.00 of this money to use for the local option to be spread around for various needs.

There was no one present who wished to make public comments.

The Chairman declared the public hearing closed.

By consensus, the Board confirmed their support of the local option.

### **FAIR ASSOCIATION UPDATE**

Margie Ellison, member of the Board of Directors of the Chatham County Agricultural and Industrial Fair Association and member of the committee that was formed to plan a Multi-Cultural Rural Life Museum, updated the Board on the plans to build a multi-cultural rural museum, their funding, and planning and joining with other partners in Chatham County. She asked members of the Fair Association in attendance to stand and introduce themselves. She stated that since their last update to the Board, enthusiasm and support have grown with regard to the project; that they have met with, and sought support for, the joint center from Chatham Arts, Chatham Historical Society, residents of Pittsboro, Siler City, and Goldston, NC Department of Cultural Resources Representative, NC House Representative Joe Hackney, Billy Ray Hall with the NC Rural Center, Mikki Sager, of The Conservation Fund, and a representative of the NC Department of Agriculture; that all have indicated their strong interest and support and pledged to help make the joint centers a reality; that they have also begun plans to form "Friends of the Center" to serve as a fundraising auxiliary for the project; that all of these avenues meet but must be joined by strategic planning and a wide ranging fundraising effort directed by an experienced museum planning and development coordinator; that at the last meeting before the Board, they presented a concept of a performing arts center which now has grown into actual plans; that the development of the Rural Life Museum-Performing Arts Center-Shared Kitchen building experience will demonstrate the common experiences of the past as well as an appreciation of creative artistic expression; that the museum will reflect the heritages of the residents who have or now occupy the region; that the joint centers will bring together real life historical, cultural, and artistic depictions and expression of the multicultural community that was and is Chatham County; that representations from the eighteenth century through the present will be captured in the museum; that the focal point of the museum would be an educational center that brings students from local schools, colleges, and universities together to study artifacts and other educational materials relevant to the historical periods in question; that in conjunction with the museum's educational center, the performing arts center will offer children and adults a place they can call their own in which to express themselves; that the shared kitchen will combine food preparation with organic growing techniques and marketing strategies; that the coordinator will facilitate the development of a strategic plan to gain the cooperation and support from citizens, developers, organizations, agencies, and other key stakeholders throughout the County, organize a database, develop a fundraising strategy in collaboration with the CCF & IFA Boards of Directors and community partners that will support the construction and programs of the museum/center/shared kitchen; that the coordinator will consult with the mayors of Pittsboro, Siler City, Goldston, and the Board of Commissioners, and leadership of the museums of UNC-Pembroke and NCA&T State University to retrieve, assemble, and catalogue artifacts for the museum; that of interest will be the joint center the coordinator will secure a contractor and seek volunteers to assist in the restoration of buildings reminiscent of the period from 1772 to 1950 and their assembly into a village setting; that also of great interest will be the joint center building; that construction would utilize state of the art energy efficiency and renewable energy resources; that the building would be a prototype design for public building space in Chatham County and across the state; that the constructing of the building will serve as a classroom for teaching green building design and construction to students from the community college and high schools so that they can gain marketable skills as they earn their degree and diploma; and that a community gardening project on the premises will provide an inter-generational mentoring leadership program with a focus on growing healthy produce and healthy relationships.

Commissioner Cross entered the meeting at 11:31 AM.

Commissioner Cross asked if any efforts had been made to speak with the municipalities regarding financial contributions.

Ms. Ellison stated that they had spoken with the Mayor of Pittsboro and residents of Siler City, but that the NC Department of Agriculture and the Department of Commerce have suggested that they look at the feasibility study prior to meeting with anyone.

Commissioner Lucier stated that if there was anything the Board of Commissioners could do in terms of letters of support to accompany applications, he felt certain that the Board will would be willing to do so.

### **PUBLIC WORKS DIRECTOR SELECTION**

The County Manager stated that the selection process had begun to narrow the Public Works Director applicants; that they are now down to five applicants; that they will begin interviewing this week; that Commissioner Barnes had expressed interest in sitting in on the interviews; and that this has previously been an administrative process.

Commissioner Lucier suggested that either no commissioners sit in on the interview process or two commissioners sit in on the process. Commissioner Vanderbeck concurred.

The County Manager stated that they would review all applications again and narrow the selection to three or four applicants; that once elected officials start sitting on the review panel, there is a political tie which typically is counter productive to professional management.

Commissioner Cross stated that he concurred with the Manager; that a new Public Works Director could end up feeling like he had to answer to more than one boss and that he felt it was important that the Board not do that.

By consensus, the Board agreed that the County Manager should conduct the customary interview process.

### **CHATHAM/CARY FOLLOW-UP**

The County Manager suggested that the availability of the school gymnasium or multipurpose room be researched for the latter part of March and all of April for a date on which to hold a public hearing. The public hearing date will be set at the March 19, 2007 Board of Commissioners' meeting.

### **ISP INCENTIVES**

Commissioner Lucier suggested that the Board discuss this matter in Closed Session at their March 19, 2007 Board of Commissioners' meeting.

By consensus, the Board concurred.

### **HABITAT FOR HUMANITY**

Amy Powell stated that on October 20, 2006, the Board of Commissioners approved an agreement for purchase and sale of four plus acres on East Cornwallis Street in Pittsboro with the Leach Family for \$85,000.00; that there are two points in the agreement for which Chatham Habitat is requesting modification: 1) Increase the purchase price to \$105,000.00. The boundary survey that was complete on January 11, 2007 indicates that the area of the property is 5.149 acres, substantially more than the four acres that they assumed were there. The Leach Family offered the property at a price below its appraised value of \$100,000.00 (at that time based on four acres as a charitable gift to the County. With the knowledge of an additional acre, she respectfully requests, on behalf of the Leach Family, an increase in the contract price to \$105,000.00. 2) Waive the contingency in the contract that the County's obligation to purchase was dependent upon "notice of development approval satisfactory to buyer by the Town of Pittsboro" prior to the closing. Development approval is not immediately possible because: A.) With the moratorium on major subdivision development in Pittsboro, it is not possible to obtain development approval for the entire site at this time. B.) Development of this site will be coordinated with adjacent properties that have not yet been contracted for purchase. Our goal is to accomplish that in the next couple of months.

She stated that in the meantime, Chatham Habitat for Humanity will look into partial development of the five acre site by obtaining administrative approval from the Town of Pittsboro to develop three to four lots with road frontage; and that negotiating the purchase of waste water capacity from developers.

Commissioner Cross moved seconded by Commissioner Lucier, to approve the requests to increase the purchase price to \$105,000.00 and waive the contingency in the contract that the County's obligation to purchase was dependent upon "notice of development approval satisfactory to buyer by the Town of Pittsboro" prior to the closing. (The County will use the \$100,000 from the Briar Chapel contribution to affordable housing, plus accumulated interest, and Habitat will make up any difference in the cost.) The motion carried four (4) to zero (0).

### **HUMAN RELATIONS DIRECTOR**

Gabriel Soltren explained that the Human Relations Commission (HRC) duties include: To serve as a vehicle through which citizens can convey their suggestions/concerns pertaining to the status of human relations in the area served by the HRC; that committees include: housing, education, and community relations; that these committees have short-term goals; that an executive director would provide assistance by helping them with agendas, mail-outs, minutes, etc.; that the advisory committees would accept comments, receive calls from citizens; that the executive director would then draft reports based on their recommendations; that the bylaws approved in 2004 provide the framework for the formation of the committees; that in 2007, Chatham County schools are 58% white and 42% minority; that the HR Department would work with the educational communities (schools, colleges, universities, Cooperative Extension) and outreach around human relations issues including advocating for youth, women and senior needs, providing information and referral about existing community services, educating the community about equal opportunity, and reducing racial, ethnic and gender tension in the community; that Chatham County has always been diverse and they would like for the director to reach out to immigrant populations; that the goal would be to show that diversity can be a strength; that they would work with the EDC, the Chamber of Commerce, tourism, and other agencies to promote Chatham County's diversity as a strength; that the need for enhanced public safety was pointed out by the 2006-2007 Chatham Budget Message by the County Manager; that they believe that money used to improve public safety can be used by a Human Relations Department effectively to focus on prevention and reducing crime at its source; and that the Executive Director can work with educational communities on civil rights, anti-racism, oppression, in addition to reactive interventions.

On behalf of the Human Relations Commission, he presented each Commissioner with a copy of the book, "*A Home on the Field*" written by Paul Cuadros which, he stated, is a complete story of the 2004 Jordan Matthews Jet Soccer Team pulling themselves together against all odds to win the state championship.

Commissioner Lucier asked that they provide a list of associated costs for the budget cycle, including director's salary, anticipated expenses for an office, and other expenses they would expect to incur in the subsequent fiscal year.

Margie Ellis asked to for help from the County Manager's Office in getting help with those figures.

Commissioner Vanderbeck moved, seconded by Commissioner Lucier, that staff help sort through the costs and make a recommendation on the budget and work plan for this proposed new department and have it ready by the April 02, 2007 Board of Commissioners' meeting. The motion carried four (4) to zero (0).

### **JOCCA**

Nick Robinson, in his tenth year as a member of the JOCCA Board of Directors, stated that they have had the services of an outstanding director in Sandra Sanchez; that she has been with them since the year 2000; that since that time, she has helped lead the organization entirely out of debt; and that they have just received their seventh consecutive

unqualified audited opinion from the accountants with regard to the financial state of the organization, about which he is thrilled.

He introduced Sharon Wellman who stated that she serves on the JOCCA Finance Committee as chairman; that she was a former recipient of JOCCA programs; that JOCCA's mission is to make a vital difference in the lives of people needing jobs, nutrition, and housing comfort in Orange and Chatham Counties; and that they have numerous success stories.

Fran Sherwin spoke of JOCCA's long-term vision. She stated that their planning committee developed a five-goal strategic plan to be effective over the next five years: 1) To increase both restricted and unrestricted funds; that they have started to implement this goal by developing a generic document which targeted materials to be used to approach potential donors; that in addition, they have received some private contributions that can be used more flexibly than other funding, possibly for bringing in professional media fund raising and planning expertise; 2) To meet the priority needs of all the population to be served; that they are trying to implement this goal by recording possible members from the Latino community; that some of the unrestricted funds may be used to employ Spanish speaking interpreters; 3) To achieve and active, participatory board; 4) To increase public awareness of JOCCA's activities and accomplishments; 5) To develop closer working relationships with government officials. She stated that they are especially pleased that Chairman Thompson will serve on their board.

Mr. Robinson stated that JOCCA seeks to make a vital difference in the lives of people needing jobs, nutrition, and comfortable housing in Chatham County; that in many cases, if JOCCA doesn't do it, it doesn't get done; that Orange County budgeted \$100,000.00 for JOCCA; that Chatham County budgeted \$15,000.00 last year; that they are requesting \$25,000.00 for the coming year; that they hope that the Board will contemplate what they are trying to do and remember that as they make their budget decisions.

### **NON-PROFIT VOLUNTEER REVIEW BOARD APPOINTMENTS**

Renee Paschal, Assistant County Manager, explained that the Board appointed most of the volunteers to the Non-Profit Volunteer Review Board; that six additional applications have been received; that two people on the list volunteered for the certification panel; that there were enough people for certification; that staff is asking that they be appointed for the review panel.

Commissioner Lucier moved, seconded by Commissioner Cross, to appoint the following members to the Non-Profit Volunteer review board: Barbara Alotis, Mary Bastin, Ann Drake, Cheryl Gallan, Hilda Glosson, and Barbara Harris. The motion carried four (4) to zero (0).

### **CHATHAM TRANSPORTATION IMPROVEMENT PLAN**

Jason Sullivan, Assistant Planner, stated that staff would try to have the Transportation Improvement Plan resolution prepared by the March 19, 2007 Board of Commissioners' meeting for Board consideration. He stated that he had not received any new project requests from the Commissioners then reviewed projects that had been requested in the Transportation Improvement Program project list for 2007-2013 as follows:

#### **Triangle Area Rural Planning Organization Projects:**

1. Widen NC #751 from two lanes to four lanes with bike lanes from US #64 to the Durham County Line. This project has also been included in the Durham-Chapel Hill-Carrboro Metropolitan Planning Organization candidate project list.
2. Construct an interchange at the intersection of US #421 and SR #2110 (Alston Bridge Road). This will provide improved access to property owned by Chatham County for an industrial park.

3. Widen shoulders on NC #87 from the US #64 Bypass to the Alamance County line. This project would be a continuation of project 3 listed in the Town of Pittsboro's priority list, which is to widen NC #87 from US #64 Bypass to SR #1516 (Old Graham Road).
4. Widen and add bicycle lanes to SR #1972 (Pea Ridge Road) between SR #1011 (Old No. 1) and SR #1008 (Beaver Creek Road). SR #1972 (Pea Ridge Road) is a bicycle route on the Chatham County Bicycle Map prepared by the NCDOT Division of Bicycle and Pedestrian Transportation.
5. Widen Hwy. #15-501 from 2 lanes to 4 lanes with bicycle lanes from the proposed Hwy. #15-501 Pittsboro Bypass (TIP Project R-2628) to the existing 4 lane section in the City of Sanford.

**Durham-Chapel Hill-Carrboro Metropolitan Planning Organization Projects:**

1. Establish a bus route from Pittsboro to Chapel Hill with a park and ride lot on US #15-501.
2. Widen NC #751 from two lanes to four lanes with bicycle lanes from US #64 to the Durham County Line. Although the DCHC MPO 2030 Long Range Transportation Plan lists this project as post-years, increasing vehicular and bicycle traffic necessitate improvements prior to 2030. This project has also been included in the Triangle Area Rural Planning Organization (TARPO) candidate project list.
3. Safety improvements to Jack Bennett Road (SR #1717), between US #15-501 and Lystra Road (SR #1721), and Lystra Road (SR #1721), between US #15-501 and Farrington Point Road (SR #1008). The improvements include widening shoulders and improving several curves. Jack Bennett Road and Lystra Road between Jack Bennett and Farrington Point Road are identified as Bicycle Routes on the Chatham County Bicycle Map prepared by the NCDOT Division of Bicycle and Pedestrian Transportation.
4. Increase the length of turn lanes at North Chatham Elementary School on Lystra Road (SR #1721).
5. Increase the length of turn lanes at Perry Harrison Elementary School on Hamlets Chapel Road (SR #1525).

**TASK FORCE STATUS REPORT**

Commissioner Lucier stated that the Green Building Task Force met on Monday, March 5<sup>th</sup>; that this committee has ten members who are technically qualified; that the meeting was primarily an organizational meeting; that they will be working to develop specification recommendations for public buildings as well as residential buildings in Chatham County; that they will likely be forming some subcommittees to work on it; that their next meeting will be on April 2, 2007; that the Task Force will be looking at the new schools and seeking to find ways to make them as "green" as possible without "breaking the bank" in terms of financing; that the idea is that any additional costs would be recouped in energy savings over a five-year period; and that he is very enthusiastic about what the group is doing and looks forward to working with them.

He stated that the second group, the Environmental Review Board met on Thursday, March 8<sup>th</sup>; that they were given two initial charges; that the group has ten members and a few ad hoc members; that their first charge was to review the proposed amendments to the Watershed Ordinance; that these amendments were those that were discussed at the January 19, 2007 Board of Commissioners' meeting; that they will be reviewing the amendments and looking over the public comments received during the public hearings; that they will make recommendations to the Planning Board and Board of Commissioners regarding the proposed amendments to the Watershed Ordinance primarily as it pertains to the riparian buffers; that their second task will be to define guidelines for when environmental impact statements or assessments should be required by developments; that this is something that state statute allows the County to require but that they also expect criteria to be defined so

developers could see when they would have to conduct an environmental impact assessment; that the Environmental Review Board would be developing recommendations for the Commissioners on this matter; that they will form two subcommittees, one to deal with the amendments to the Watershed Ordinance and the other to deal with the Environmental Impact Assessment criteria issue.

Commissioner Lucier stated that the third task force, the Major Corridor Ordinance Task Force will meet March 13<sup>th</sup> at 7:00 PM; that John Graybeal is the chair of the committee; that there is an early draft of an ordinance that is mostly a starting point that this group is looking at in terms of developing an ordinance for the major corridors of Chatham County; that the County really needs to get ahead of the curve and in planning and providing guidelines for commercial and residential development on the major corridors; that they have reserved a position on this board for the new Economic Development Corporation Director because they think this has to be intrinsically linked to economics in Chatham County; that they will also have representatives from the municipal governments, Pittsboro, Siler City, Goldston, Cary, and Chapel Hill; that it will be an active task force and a very important one for Chatham County; and that look forward to working with them as well.

The Chairman commended Commissioner Lucier on the work he has done on these three boards stating that it took a lot of time and hard work to accomplish. He stated that he was impressed with the expertise of those serving on these boards and that the County was fortunate to have these people who are willing to volunteer their time of service.

The Chairman also commended Commissioner Cross for his hard work on the 1% Land Transfer Tax stating that he had put more than a year's work into this effort.

### **LUNCH BREAK**

The Chairman called for a thirty minute lunch break.

### **COUNTY ATTORNEY SELECTION**

Commissioner Lucier suggested that each Commissioner review the applications and select their top five applicants, compare those selected, and narrow the process to those to be interviewed. He suggested that this be done in Closed Session.

A discussion ensued with regard to receiving citizen input on the applicant selections. The County Attorney recommended that individual Commissioners seek advice if they chose to do so, but that the applications not be distributed due to confidentiality issues.

Commissioner Lucier moved, seconded by Commissioner Cross, to review County Attorney applications, select their top five applicants, and compare individual selections in Closed Session at the March 19, 2007 Board of Commissioners' meeting. The motion carried four (4) to zero (0).

### **CHATHAM TOGETHER!**

Kim Caraganis, Chatham Together! Director explained that since 1989, Chatham County Together! (CCT!) has been generously supported by Chatham County with the in-kind donation of administrative space in the Camp Street Building; that for approximately seven years, CCT! has been made aware of changes coming down the pike from Chatham County in terms of upgrading and renovating the Chatham County Social Services administrative offices; that CCT! was aware that included in these plans would be the demolition of the Camp Street Building; that consequently, CCT! has been actively involved in communications with the Assistant County Manager; that during this time frame, CCT! has also been on a search for administrative and program services space throughout Chatham County; that the Assistant County Attorney recently spoke to them about the possibility of administrative space being made available for CCT! in the current Social Services building once the new addition is completed and occupied; that CCT! Gratefully entertained the possibility of this proposal; that taking a look at this possibility raised concerns for CCT!; that the space made available for CCT! occupies two spaces in Pittsboro, the donated administrative space from the County and rented space housing the Chatham New School Program funded by the Chatham County School System; that anticipating the changes for

Camp Street, CCT! has been looking for space to accommodate both their administrative offices, Chatham New School, and other valuable program services; that a space has been located at 175 East Salisbury Street in Pittsboro that will accommodate both components in addition to space to expand services; that the owner has agreed to give them a very good price to rent and a long-term lease; that CCT! is moving forward with the possibility of the Salisbury location; that they are prepared to pay a security deposit and three months rent (\$8,000) an expense that was not budgeted for this year; that they have obtained bids for a moving company for liability purposes, installation for appropriate computer networking capabilities, and telephone system with installation; and that they appreciate the County Manager and the Commissioners considering this request.

Commissioner Lucier moved, seconded by Commissioner Vanderbeck, to fund the Chatham County Together! request up to \$9,977 for one-time expenditures to be taken from fund balance. The motion carried four (4) to zero (0).

### **SOIL AND EROSION CONTROL DISCUSSION**

Commissioner Lucier stated that he thinks it is clear that the County has some monitoring and enforcement issues with some of the stream buffer protections and other soil and erosion protection mechanisms; that there seems to be a good job with Planning with what is required of developers; that he thinks people generally know what is happening with it; that he feels that no one is at fault as the County just does not have the resources needed to put into the monitoring and enforcement issues; that the people are doing the best they can under the circumstances; that he thinks it would be helpful to have a discussion from Ms. Coleman, Mr. Willis, and Mr. Megginson about their perspective on this and what can be done to strengthen the monitoring and enforcement part of the stream buffer protection and erosion issues.

Holly Coleman, Interim Health Director, explained the Chatham County Erosion and Sediment Control Program began in the fall of 2005 in response to the interest for increased local attention to protecting surface water resources; that the program is under the direction of the Chatham County Public Health Department, Environmental Health Division; that Brian Grogan was hired as the Lead Erosion and Sediment Control (SESC) Officer effective November 14, 2005 and the program began January 01, 2006; that Mr. Grogan resigned his position May 25, 2006 and was replaced by Jim Willis on July 24, 2006; that additionally, the Administrative Assistant position was vacated in August and subsequently, Lakisha Harrington was hired effective November 13, 2006; that Jim Willis is a CPESC with ten years experience in the field of erosion control regulation; that Jim worked for a soil conservation district in New Jersey for eight years before moving to North Carolina in 2005; that he worked with the Land Quality Section of NCDENR out of the Raleigh Regional Office for one and one half years prior to accepting the position in Chatham County; that the priorities for the ESC Officer are two fold: 1) Review and approve erosion and sediment control plans in accordance with the state design manual and the local ordinance. 2) Inspect the construction sites to monitor compliance with the approved plan and the local ordinance.

She stated that in addition to these main tasks, the SESC Officer is responsible for responding to and investigating citizen complaints, coordinating with local and state agencies for permitting and enforcement issues, maintaining a working and updated knowledge of the state design criteria, communicating with engineering and construction professionals and monitoring the day-to-day operations of the program; that the Administrative Assistant for the program is responsible for the generation of correspondence, processing of new plan submittals and the associated fees and the maintenance of the erosion control database.

She reviewed the NCDENR projects in Chatham County as follows:

The NC Department of Environment and Natural Resources, Land Quality Section (LQS), Raleigh Regional Office staff remains responsible for the administration of the Erosion Control Program within the Pittsboro and Siler City jurisdictions. According to information provided by the Land Quality Section staff, these areas have 55 approved construction sites of varying size and levels of activity. In the 2006 calendar year the LQS staff performed 150 inspections on these construction sites.



Additionally, the LQS staff responded to three complaints in these areas. The complaints are detailed as follows:

1. A complaint regarding The Legacy in January of 2006. The LQS staff coordinated with the Chatham County Officer as this site was being transferred to the county.
2. A complaint regarding the Chatham Downs Site. The result was an inspection by the LQS staff and corrective measures installed in the field.
3. A complaint regarding the construction of a pond. The LQS staff determined that the disturbance was less than one acre and therefore did not require a plan review or inspection.

The LQS retains 2 sites within the Chatham County jurisdiction. Chapel Ridge was under a Notice of Violation from DENR when files were transferred to Chatham County. Chatham Downs was also under a Notice of Violation at the inception of the Chatham County local program. These files will transfer to the county when all deficiencies are resolved and sites are in compliance with approved plans.

If Chatham County is interested in administering the Sedimentation and Erosion Control program within the jurisdictions of Pittsboro and Siler City, the county and the local governments must enter into an agreement and submit this agreement to the Sedimentation Control Commission for review. The commission will review the request for delegation of the program and notify the program within 90 days.

The future of the Chatham County Erosion and Sediment Control Program looks to be busy, even without expansion into additional jurisdictions. In addition to the current active construction sites, construction is beginning on sites with recently approved plans on a frequent basis. Also, the implementation of the NPDES Phase II Stormwater Rules in 2007 will most likely increase the review time for new plans.

Many enhancements of the program are also possible. These include:

- Maintain routine inspections of active construction sites as these numbers increase.
- Additional educational outreach to contractors, builders and developers to enhance compliance with the requirements of the ordinance.
- Coverage or ability to provide services if the Lead Erosion Control Officer is on leave.
- Permitting and inspection of individual lots within subdivisions
- Review of the county ordinance to assure that it is current with state rules and statutes as well as incorporates Best Management Practices
- Increased coordination with other departments to increase compliance
- Comprehensive approach to Sedimentation and Erosion Control in Chatham County if Siler City and Pittsboro jurisdictions were within the jurisdictions of the County.

Elaine Chiosso stated that she thinks that there are two things that should be seriously considered by the Board: 1) Number of houses to be built soon. 2) Hire a second Erosion Control Officer. She suggested that the Board begin talking with the Towns of Pittsboro and Siler City about expanding the local program to cover their territories. She stated that Sedimentation Control Commission does have a grant funding project for expansion and they support local programs; that there is a 5,000 acre site (Jim Goodnight site) that is within Pittsboro's planning jurisdiction; that the Toll Brother's site has 1,500 houses; and it would be great to begin the talks and get prepared for what is to come.

The County Manager stated that he would contact Paul Messick, Interim Pittsboro Town Manager, regarding the possibility of the County working with them on enforcement.

The Assistant County Manager stated that it was past the deadline to apply for expansion funding from the State; that if the County was to take over Pittsboro's program, the County would be ineligible for the 40% for the upcoming year.

Jim Willis, Lead Sedimentation and Erosion Control Officer, presented a power point illustrating erosion and sedimentation problems on construction sites.

### **WATER SYSTEM DISCUSSION**

Commissioner Lucier stated that the bids for the Western Transmission Lines are still being held in abeyance; that he feels that there has been some misrepresentation of that action; that it is not a question of whether we have the Western Transmission Lines as he feels that we should; that the delay is solely to look at the potential impact of getting the water either from Harnett County or from the upgrade Jordan Lake Water Treatment Plant and whether that would affect the engineering of that line; that he doubts that it would; that he is reluctant to vote for the eleven million dollars until he can get some additional information on it; that it looks like that information can not be gotten from the County; that he is going out on his own, talking with some engineers about it, and his feeling is that the Board needs to move on it next week. He asked if there would still be adequate time with the thirty day extension of the bids.

The County Manager explained that that Hall Contractors, recommended bidder for the contracts, have agreed to extend thirty days and that the original deadline was March 10, 2007.

Chairman Thompson stated that there have been some statements made that the Board was not going to do the Western Transmission Lines; that he had said that they would; and the question is simply from where the water will come.

Commissioner Cross stated that the line has already been run to the Mt. View Church Road; that water from Harnett County or Jordan Lake will use the same line; and that he thinks they might as well go ahead with the line and put it in. He reviewed prices of water purchased from other entities: Siler City (\$4.50); Sanford (\$2.67); Goldston/Gulf (\$3.17); Pittsboro (\$1.82). He stated that they were all higher than what Harnett County was going to charge at \$1.70; that he doesn't think that the County can produce water cheaper than that; and that this is a guaranteed price for a number of years.

Roy Lowder, Utilities Director, stated that it cost the County a minimum of \$2.00 to produce water.

Considerable discussion ensued.

Mr. Bill Lowery encouraged the Board, that if they hired an engineer to review water options, to have him to work with the hydraulic model of how the system is supposed to work. He stated that the elevations throughout the County work from change coming out of the water plant and out of Harnett County; that he has to have that knowledge in order to answer the Board's questions; that if water comes out of the Jordan Lake Plant, the pressure is running 220 PSI at Moncure; that the Board needs instruction of about two hours to understand how the distribution system operates; that the tower has been changed in Moncure for Harnett County at an elevation of 448 feet; that the water is now coming from a 737 elevation reduced to 470 going to Moncure; that the County is pushing 220 PSI under the river; that the pump station has been added for Harnett County so if the County chooses to go to Harnett County, it will lower the pressure in Moncure to 120 PSI under the river; that it is not a simple and inexpensive matter; that if the Board upgrades the water plant to six million gallons, only six million gallons can be delivered; that if the County upgrades to ten million gallons, it is going to cost from five to eight million dollars just to get that water from the location at the plant; that he is scared that the Board is going to make their decision without enough information; that any outside engineer is going to have to learn all of these things about the hydraulic model and how it works in order to give the Board true information; that he would encourage the Board to take the six million gallons from Harnett County and the three million gallons from the water plant and get with Pittsboro and Siler City to work on the western side of the County.

Mr. Lowery stated that he would be glad to teach the Board about the new system if they would give him a couple of hours of their time.

After further discussion, it was decided that this matter is to return to the Board at their March 19, 2007 Board of Commissioners' work session for the letting of the bid.

### **BOARD OF EQUALIZATION AND REVIEW**

Commissioner Cross moved, seconded by Commissioner Vanderbeck, to appoint Don Overby, 1833 Lydia Perry Road, Bear Creek, NC, to the Board of Equalization and Review. The motion carried four (4) to zero (0).

### **LAND TRANSFER TAX**

Commissioner Cross distributed a list of future capital improvement needs. He stated that it is an additional document that he has prepared to work with the 1% Land Transfer Tax; that it lists approximately 350-400 million; that he wants to be certain that nothing is omitted; that once he receives the Board's input, he will work with the County Manager to get some rough estimates on projected costs; that at some point in Legislature discussion, they are going to want to know why the County needs the money.

A citizen asked to have the list put on the County's web site.

### **ADJOURNMENT**

Commissioner Vanderbeck moved, seconded by Commissioner Cross, to adjourn the meeting. The motion carried four (4) to zero (0), and the meeting was adjourned at 2:47 PM.

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Carl Thompson, Chairman

ATTEST:

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