



Chatham County, NC

Meeting Minutes

Board of Commissioners

Monday, December 18, 2017

6:00 PM

Historic Courthouse Courtroom

Rollcall

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

Work Session - 4:30 PM - Historic Courthouse Courtroom

PUBLIC INPUT SESSION

No one signed up to speak.

BOARD PRIORITIES

[17-2452](#)

2017 Fourth Quarter Employee of the Quarter Award-Department of Social Services Foster Care Unit

Attachments: [Foster Care Unit-DSS](#)

Human Resources Analyst Courtney Goldston presented the Employee of the Quarter Award to the Foster Care and Adoption Unit at Social Services.

The Foster Care and Adoption Unit at Social Services annually takes the lead in hosting the Christmas Wishes program, collecting gifts for distribution to children involved with DSS. Every year, the need grows and the unit rises to the occasion. In 2017, over 435 children will receive gifts through this program. The goal of this program is to grant three specific holiday wishes to children involved in the various programs with social services.

This program embodies the overall mission of social services, which is, in part, to protect vulnerable children and strengthen and preserve families. Furthermore, the success of this Christmas Wishes program and the foster care, case management, and adoption services overall is attributable to the perseverance and dedication of family services social workers and support staff that make these children their top priority.

[17-2411](#)

Vote on a request to approve nonprofit agency allocations FY 2019

Budget Director Lisa West delivered a presentation to the Board requesting nonprofit agency allocations for FY 2018-2019.

A motion was made by Vice Chair Hales, seconded by Commissioner Howard, to approve an allocation of \$233,000 for FY 19 for the agencies awarded in FY 18 and approve a \$35,000 allocation for Chatham Arts Council. The motion carried by the following vote:

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

[17-2416](#)

Discuss applications and vote on a request to approve an appointment to the Transportation Advisory Committee.

The Board agreed to appoint Wendy Spitzer to the Transportation Advisory Committee.

A motion was made by Commissioner Dasher, seconded by Commissioner Howard, that this Appointment be approved. The motion carried by the following vote:

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

ADJOURNMENT

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

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

End of Work Session

Regular Session - 6:00 PM - Historic Courthouse Courtroom

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

INVOCATION and PLEDGE OF ALLEGIANCE

Commissioner Hales delivered the invocation after which the Chairman invited everyone present to stand and recite the Pledge of Allegiance.

CALL TO ORDER

ORGANIZATION OF THE BOARD

[17-2417](#)

Election of the Chair and Vice Chair

The County Attorney opened the floor for nominations for the Chair.

Commissioner Petty nominated Commissioner Crawford for the position of Chair.

Commissioner Howard nominated Commissioner Hales for the position of Chair.

Commissioner Hales received three votes and Commissioner Crawford received two

votes with Commissioner Hales being elected as Chair.

Chair Hales opened the floor for nominations for Vice Chair.

*Commissioner Howard nominated Commissioner Dasher for the position of Vice Chair.
Commissioner Dasher was elected as Vice Chair.*

APPROVAL OF AGENDA and CONSENT AGENDA

Commissioner Petty added two items to the regular agenda. One is a resolution requested by Commissioner Howard and one is an item requested by staff.

A motion was made by Commissioner Petty, seconded by Commissioner Howard, that the Agenda and Consent Agenda be approved as amended. The motion carried by the following vote:

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

17-2413

Vote on a request to approve the November 20, 2017 Work and Regular Session Minutes and the November 21, 2017 CIP Work Session Minutes.

Attachments: [Draft Minutes 11.20.2017](#)
[Draft Minutes 11.21.2017](#)

A motion was made by Commissioner Petty, seconded by Commissioner Howard, that the Minutes be approved. The motion carried by the following vote:

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

17-2401

Vote on a request to approve the naming of one private road in Chatham County

Attachments: [Morley Way Petition](#)
[MORLEY WAY](#)

A motion was made by Commissioner Petty, seconded by Commissioner Howard, that this Agenda Item be approved. The motion carried by the following vote:

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

17-2412

Vote on a request to approve the naming of one private road in Chatham County

Attachments: [BOBBY JOE LANE PETITION](#)
[Bobby Joe Lane Map](#)

A motion was made by Commissioner Petty, seconded by Commissioner Howard, that this Agenda Item be approved. The motion carried by the following vote:

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

[17-2407](#)

Vote on a request to accept \$6,472.86 National Association of City and County Health Officials (NACCHO) Retail Program Standards Mentorship Program Funds.

Attachments: [\\$6,472.86 Mentorship Program Contract](#)

A motion was made by Commissioner Petty, seconded by Commissioner Howard, that this Agenda Item be approved. The motion carried by the following vote:

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

[17-2414](#)

Vote on a request to approve the re-appointment of Walter Harris to the Chatham County Alcohol Beverage Control Board.

A motion was made by Commissioner Petty, seconded by Commissioner Howard, that this Appointment be approved. The motion carried by the following vote:

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

[17-2415](#)

Vote on a request to approve the appointment of Terri Tyson to the Environmental Review Advisory Committee.

A motion was made by Commissioner Petty, seconded by Commissioner Howard, that this Appointment be approved. The motion carried by the following vote:

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

[17-2446](#)

Vote on a request to re-appoint Michael Levandowski to the Community Advisory Committee for Nursing Homes and Adult Care Homes.

A motion was made by Commissioner Petty, seconded by Commissioner Howard, that this Appointment be approved. The motion carried by the following vote:

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

[17-2453](#)

Vote to confirm selection of Commissioner Karen Howard to a Nominating Committee and also the nomination of Health Director Layton Long to serve on a new Board of Directors for Cardinal Innovations

A motion was made by Commissioner Petty, seconded by Commissioner Howard, that the Appointments be approved. The motion carried by the

following vote:

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

[17-2437](#)

Vote on a request to adopt the proposed CCCC Trails Project Ordinance

Attachments: [Project Ordinance CCCC Trails](#)

A motion was made by Commissioner Petty, seconded by Commissioner Howard, that this Ordinance, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

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

[17-2438](#)

Vote on a request to adopt the proposed Animal Shelter Expansion and Renovation Project Ordinance

Attachments: [Project Ordinance Animal Shelter](#)

A motion was made by Commissioner Petty, seconded by Commissioner Howard, that this Ordinance, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

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

[17-2439](#)

Vote on a request to adopt the proposed New Emergency Medical Services Base Project Ordinance

Attachments: [Project Ordinance EMS Base](#)

A motion was made by Commissioner Petty, seconded by Commissioner Howard, that this Ordinance, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

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

[17-2440](#)

Vote on a request to adopt the proposed Schools Locker Room Renovations Project Ordinance

Attachments: [Project Ordinance Schools Locker Room Renovations](#)

A motion was made by Commissioner Petty, seconded by Commissioner Howard, that this Ordinance, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

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

[17-2441](#)

Vote on a request to adopt the proposed Northwood High School Paving Overlay Project Ordinance

Attachments: [Project Ordinance Schools Northwood Paving Overlay](#)

A motion was made by Commissioner Petty, seconded by Commissioner Howard, that this Ordinance, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

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

[17-2442](#)

Vote on a request to adopt the proposed Perry Harrison Elementary Traffic Pattern Project Ordinance

Attachments: [Project Ordinance Schools Perry Harrison Traffic Pattern](#)

A motion was made by Commissioner Petty, seconded by Commissioner Howard, that this Ordinance, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

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

[17-2443](#)

Vote on a request to adopt the proposed Voting Equipment Replacement Project Ordinance

Attachments: [Project Ordinance Voting Equipment](#)

A motion was made by Commissioner Petty, seconded by Commissioner Howard, that this Ordinance, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

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

[17-2445](#)

Vote on a request to approve amended project ordinances as proposed by staff

Attachments: [Project Ordinance Business Campus Revised 12-18-17](#)
[Project Ordinance Briar Chapel Park Revised 12-18-17](#)
[Project Ordinance Schools Chatham Grove Elementary Revised 12-18-17](#)
[Project Ordinance Schools Seaforth High Revised 12-18-17](#)
[Project Ordinance Schools Mobile Classrooms Revised 12-18-17](#)
[Project Ordinance School NW Auditorium HVAC Revised 12-18-17](#)

A motion was made by Commissioner Petty, seconded by Commissioner Howard, that the Ordinances, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

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

[17-2444](#)

Vote on a request to approve Fiscal Year 2017-2018 Budget Amendments

Attachments: [Budget Amendment 2017-2018 Dec](#)

A motion was made by Commissioner Petty, seconded by Commissioner Howard, that the Budget Amendments, attached hereto and by reference made a part hereof, be approved. The motion carried by the following vote:

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

[17-2447](#)

Vote on a request to adopt A Resolution Approving the Addition of Brookhaven Way in the Horizon Subdivision to the North Carolina System of Secondary Roads

Attachments: [2017.11.21 Resolution Request Package Signed](#)
[Horizon Subdivision Resolution](#)

A motion was made by Commissioner Petty, seconded by Commissioner Howard, that Resolution #2017-45 for the Addition of Streets or Roads to the North Carolina System of Secondary Roads, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

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

[17-2448](#)

Vote on a request by Lee Bowman, Project Manager, on behalf of NNP Briar Chapel, LLC for subdivision Preliminary Plat approval of Briar Chapel, Phase 13 - Sections 1 & 2, consisting of 43 lots on 11.03 acres, located off SR-1532, Mann's Chapel Road, and Great Ridge Parkway, parcel #'s 80418, 86285, and 2617

Attachments: [More Information from Planning Board Website](#)

A motion was made by Commissioner Petty, seconded by Commissioner Howard, that this Agenda Item be approved. The motion carried by the following vote:

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

[17-2449](#)

Vote on a request by Lee Bowman, Project Manager, on behalf of NNP Briar Chapel, LLC for subdivision Final Plat approval of Briar Chapel, Phase 15 South - Section 1, consisting of 104 lots on 28.94 acres, located off Andrews Store Road, SR-1528 and Boulder Point Drive, parcel #82828

Attachments: [More Information from Planning Department Website](#)

A motion was made by Commissioner Petty, seconded by Commissioner Howard, that this Agenda Item be approved. The motion carried by the following vote:

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

[17-2451](#)

Vote on a request to approve Tax Releases and Refunds

Attachments: [November 2017 Release and Refund Report](#)
 [November 2017 NCVTS Pending Refund Report](#)

A motion was made by Commissioner Petty, seconded by Commissioner Howard, that the Tax Releases and Refunds, attached hereto and by reference made a part hereof, be approved. The motion carried by the following vote:

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

End of Consent Agenda

PUBLIC INPUT SESSION

Sam King submitted the following comments:

I am a property owner here in Chatham County and I have been a little concerned about a zoning issue that doesn't seem to get any attention or can't get resolved. I don't know what the problem is. I met with the Planning Board some time back and I was of the understanding that the fee would be waived. It seems to be holding us back as property owners as far as what we can do with it because it is not zoned as it once was.

Randy Voller submitted the following comments:

I rise to address you at the end of 2017 to respectfully request that the Board consider previous input from a variety of sources and take two actions in January of 2018. One, appoint an advisory committee to study the current commissioner districts in Chatham County in order to make recommendations to this body for the necessary changes to our commissioner districts that will need to occur after the 2020 Census. Number two, place a referendum on the ballot in 2018 and allow the voters to decide on whether the Chatham County Board of Commissioners should expand the Board from five to seven members. There are good and substantial reasons for expanding the Board, including rapid population growth and the growing demand of the job. The last time the districts were drawn, the population was closer to 60,000 people and the districts had approximately 12,200 residents. When these districts were created, they utilized the most recent census information at the time to create districts that were in accordance with the law, which is Board members shall be apportioned of the districts so that quotients contained by the dividing the population of each district and by the number of the commissioners apportioned to the district are as nearly equal as practicable. Today I have some interesting numbers from the most recent voter registration to share with you. District One, Karen Howard's district, now has 13,026 registered voters. District Two, Mike Dasher's district, has 10,795 registered voters. District Three has 12,022 registered voters. District Four has 8,072 registered voters and District Five has 7,493 registered voters. Given the aforementioned criteria it is interesting how imbalanced the current districts are according to registered voters. Of course evaluating districts with registered voters is an imperfect process and resident aliens and undocumented immigrants count toward population in the census but still the variances are a bit startling. The normal population variance between districts should be approximately 5% so even accounting for residents under 18, resident aliens and undocumented residents our current districts are obviously out of balance, which informs the need to add at large members and/or change our system. I have enclosed some information from the School of Government and the Legislature that I hope you

will find informative and helpful in this decision making process.

Chair Hales called Planning Director Jason Sullivan back up to address the concerns of Mr. King. He explained that while the process for zoning has taken some time, it is still being worked on. Staff plans to have letters mailed out in early January to all the property owners. Business owners will meet with Planner Dylan Paul and once those meetings have taken place the staff will bring everything back to the Board for a public hearing.

Mr. Sullivan's priority is to make sure that everyone understands the potential implications of zoning. Commissioner Petty expressed his concern that people are being held up in the process. He wanted to know more about the timeline for zoning. Mr. Sullivan stated once property owners receive the letter from the planning department they will set up a time to meet individually with Mr. Paul. Staff has freed up a lot of Mr. Paul's time so that he can focus on these meetings. They can also bring in other staff if needed. Mr. Sullivan believes they may be able to have public hearing in April, send it to the Planning Board in May and come back to the Board of Commissioners for adoption in June.

Commissioner Petty thinks that individuals maybe should be grouped for the purposes of public hearings. Mr. Sullivan believes that staff needs to see what the response is first and that they do not want to appear as though they are discriminating against parts of the county.

Commissioner Crawford inquired about a potential temporary position to complete this task. Mr. Sullivan believes the current staff will be able to shoulder the workload.

BOARD PRIORITIES

Chairman Hales introduced the resolution regarding the k-3 classrooms sizes.

Commissioner Howard presented the resolution.

Motion - Howard

Second - Crawford

[18-2461](#)

Vote on a request to adopt a Resolution Regarding Impacts of K-3 Class Size Reduction

Attachments: [school class size resolution dec 2017](#)

Commissioner Howard explained that a similar resolution was passed in Durham County because the new legislation requiring school districts to have smaller class sizes is having a financial impact on counties that are struggling to meet those smaller class size requirements. Chatham County Schools is in support of the resolution. County staff got input from Superintendent Dr. Jordan. Commissioner Howard read the resolution into the record. She apologized for asking the Board to consider the resolution at the last meeting but the Legislature is holding an emergency meeting in early January and there will not be another opportunity to adopt the resolution before they meet.

Commissioner Crawford believes this is the effect of the American Legislative Exchange Committee (ALEC) where their purpose is to ruin public education and thereby justify the defunding of public education by insisting the class sizes be made smaller but not provide funding for the classrooms or teachers.

Commissioner Petty stated he supports the resolution but he does not support Commissioner Crawford's comments.

A motion was made by Commissioner Howard, seconded by Commissioner Crawford, that Resolution #2017-46 Regarding Impacts of K-3 Class Size Reduction, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

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

[17-2355](#)

Vote on a request by Russ Anderson for a general use rezoning of Parcel 92203 located at 414 New Elam Church Road, from R-1 Residential to IL Industrial Light on approximately 10 acres, Cape Fear Township.

Attachments: [More Information from Planning Department Website](#)

Zoning Administrator Angela Birchett reviewed the specifics of the request.

A motion was made by Commissioner Petty, seconded by Commissioner Crawford, that Resolution #2017-47 Adopting a Consistency Statement for the Approval of General Use Industrial Light Rezoning, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

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

A motion was made by Commissioner Petty, seconded by Commissioner Crawford, that this Ordinance, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

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

[17-2418](#)

Review and Update Commissioner Liaisons for County Boards & Committees

Attachments: [Board of Commissioner liaison table dec 11 2017](#)

Vice Chair Dasher will serve as the liaison to the Affordable Housing Committee and the Economic Development Corporation and keep his current positions.

Commissioner Crawford stated he already attends the Chatham Health Alliance meetings therefore will be happy to serve as its liaison. He is also happy continuing his current positions.

Commissioner Howard would like to keep her current positions and she will serve as the voting delegate to the NC Association of County Commissioners. She stated the OPC Mental Health Committee is now the Central Carolina Advisory Committee.

Commissioner Petty will continue with his current positions with the exception of the Economic Development Corporation.

Chair Hales will continue with her current positions as well.

[18-2462](#)

Vote on a request to approve request by developer regarding Henry Siler School.

County Policy Analyst Tansy Long reviewed the specifics of the request. Staff is asking the Commissioners to approve the selection of Third Wave Housing, LLC to apply for low income housing tax credits to redevelop the Henry Siler School into affordable rental housing units, and authorize staff to analyze and negotiate concessions that may be exchanged with the developer to ensure project viability. It will be a thirty-four unit project with one and two bedrooms that will target people making at least 30% AMI, including seniors, people with disabilities, working families and homeless.

Concessions that the developer has asked of the county include:

- Having the building and land donated*
- Waiver of impact, tap, or related fees typically associated with development (some of these include Town of Siler City fees). Note that school impact fees cannot be waived, but the county could appropriate funds to cover the fees for the developer.*
- County pay all application fees and third-party costs to submit application to NCHFA (approximately \$15,000)*
- Rezoning and site plan approval support/assistance. Rezoning has already been obtained.*
- \$120,000 to avoid negative points on the NCHFA application for deferred developer fees (could be structured as soft mortgage). Staff recommends structuring as a loan.*
- Documentation that the NCHFA agency application requires of the local government*

Commissioner Petty wanted to know how the loan would be structured. Ms. Long said it was still being decided. Commissioner Petty asked if there was money available in the budget for these concessions. The County Manager stated the money for the application fee and the third party costs can come from contingency. Staff can budget for the \$120,000 loan.

Commissioner Howard asked if Third Wave's application is not successful is the County only out the \$15,000. Ms. Long stated that was correct.

Commissioner Crawford is in support of this project.

Commissioner Petty inquired about impact fee exemptions for seniors. The County Manager stated it has to be deed restricted. He also inquired about the value of the property. Ms. Paschal said she could only offer a figure based on tax value, about \$400,000.

The County Manager commended Ms. Long for her work on this project.

A motion was made by Commissioner Howard, seconded by Vice Chair Dasher, to approve the selection of Third Wave Housing, LLC to apply for low income housing tax credits to redevelop the Henry Siler School into affordable rental housing units, and to authorize staff to analyze and negotiate concessions that may be exchanged with the developer to ensure project viability. The motion carried by the following vote:

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

MANAGER' S REPORTS

County Manager Renee Paschal reminded the commissioners to complete the goals survey.

The Siler City Water Plant proposal made it through the first round. Siler City was awarded a \$2 million grant from Golden Leaf for the wastewater treatment plant upgrade.

COMMISSIONERS' REPORTS

Vice Chair Dasher wished everyone a happy holiday.

Commissioner Crawford stated at the last Board of Health meeting they received an update on Medicare. He went to the Chamber of Commerce's Leadership Chatham lunch. He also wished everyone a happy holiday and new year.

Commissioner Howard explained that representatives from 19 counties met last week to reconstitute the Cardinal Innovations Board. Health Director Layton Long received 18 of 19 votes. The new board is expected to be up and running with no lapse in the provision of services. She is happy to see the process by which the new board was formed. She thanked the Board for being so supportive and wished everyone a happy holiday.

Commissioner Petty wished everyone a Merry Christmas.

Chair Hales thanked Tansy Long for her service to Chatham County and wished everyone a happy holiday.

ADJOURNMENT

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

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