



Chatham County, NC

Meeting Minutes

Board of Commissioners

Tuesday, November 19, 2024

9:00 AM Chatham County Agriculture and Conference Center

Capital Improvement Plan Work Session

Present: 5 - Chair Mike Dasher, Vice Chair Karen Howard, Commissioner Katie Kenlan, Commissioner David Delaney and Commissioner Franklin Gomez Flores

CALL TO ORDER

Chair Dasher called the meeting to order at 9:00am.

BOARD PRIORITIES

[24-5680](#)

Review and discuss FY26-32 Recommended Capital Improvements Plan

Attachments: [FY2632 Recommended CIP](#)
[FY 2026-2032 CIP Work Session Final \(002\)](#)

County Manager Dan LaMontagne welcomed everyone to the FY 2026-2032 Capital Improvements Plan Work Session. LaMontagne turned the floor over to Budget Director Darrell Butts to present.

Budget Director Darrell Butts thanked the Board of Commissioners for attending. Butts then reviewed the details of the FY 2026-2032 Capital Improvements Plan. Butts reviewed the process and timeline of the Capital Improvements Plan, then the new projects that include for Chatham County Schools a roof replacement at Siler City Elementary Roof Replacement for \$3,850,000 and for Parks and Recreation a dam replacement project for the Northeast District Park for \$1,285,000.

Butts defined the project statuses which included:

- *Complete: Project was complete in FY 2024, no spending current year*
- *Substantially Complete: Punch list items in progress, some spending current year*
- *New: Recommended in this CIP, BOC may approve or not*
- *Approved – Contracts Let: Approved in a prior CIP and contracts have been executed*
- *Approved – Contracts Let (part): Approved in a prior CIP with some of the necessary contracts executed*
- *Approved – No Contracts: Approved in a prior CIP but contracts have not yet been signed, project can be changed at commissioner discretion*

Butts reviewed the effects on the operating budget including debt service, increased operating, and the contribution to capital reserve. Butts stated that the plan includes funding large projects with debt: School debt to be repaid from impact fees, lottery

proceeds, and debt reserve; other debt to be repaid from 9.7 cents on tax rate going into debt reserve; debt model is based on these funding sources. To fund smaller needs through pay-go capital reserve and leverage grants and other funding whenever possible. Butts stated despite funding strategy, factors outside our control impact final construction costs such as if bids come in well over budget the debt model and the capital reserve could be impacted.

Butts stated that Parks & Recreation Fees must be used in the district in which they are collected in Western District, \$9,316 was collected in FY 2024 and in the Eastern District, \$225,018 was collected in FY 2024. Water Capital Reserve: System development fees of \$403,249 were collected in FY 2024.

Butts stated that the school's resurface of tracks and the Seaforth High School projects were complete.

Butts reviewed the details of the Chatham County Schools projects, which included the following:

*HVAC Installation at Existing Gyms
Margaret Pollard Expansion
Mobile Classrooms
New Central Services Building
New Elementary School at Chatham Park (Northern Village)
Paving Repair
Replace Gyms at Bennett, Silk Hope, and Bonlee
Siler City Elementary Roof Replacement
Wastewater Replacement at Silk Hope School*

Butts reviewed the details of the Chatham County Schools future projects, which included the following:

*Athletic Scoreboard Replacements
HVAC Upgrades
Landscaping/Grading Improvements
Marquee Signage Replacements
New Elementary School at Chatham Park (Southern Village)
New Schools/Capacity Expansion
Playground Equipment Updates/Replacement
Roofing Replacement/Repair
Security Renovations at Schools
Land Acquisition for Future Schools*

The Board of Commissioners discussed the different school projects.

Budget and Management Analyst Will Curvin shared details with the Board of Commissioners on some of the general fund projects including:

*Career and Technical Education Building
Radio System Upgrade
Agriculture & Conference Center Phase II
Central Carolina Business Campus
Emergency Operations Center Expansion
Joint Public Safety Facility in Siler City
Justice Center Shell Space Buildout
New County Complex
New Emergency Medical Services Base
Siler City Center for Active Living Renovations*

Goldston Public Library
Capital Maintenance & Replacement Plan
County Fiber Extension to Siler City
Briar Chapel Park Improvements
Northeast District Park Dam
Northwest District Park Dam
Parker's Ridge Park
15/501 and 64 River Access Restrooms

The Board of Commissioners discussed each of the various projects.

Budget and Management Analyst Erik Lindley shared details with the Board of Commissioners for the Sheriff's Office projects including:
Chatham County Detention Center Generator
Complete Detention Center Final Cell Blocks
Sheriff's Office Admin Building
Sheriff's Office NE Chatham Substation

The Board of Commissioners discussed the Sheriff's Office projects.

Lindley shared details about the Utilities Fund projects. Lindley stated with the recent approval of Tri-Rivers taking over the utilities, we have removed several of the capital projects. Lindley shared details about the remaining projects, including the ARPA funded Hydrant Replacement Project and part of merger agreement includes the Hatley Road Looping Watermain and the Renaissance Drive Looping Watermain. Lindley then reviewed some future project details which included:
Future Library in Areas of High Growth
Aging Services – New Active Living Center
Sheriff's Office Moncure Substation
Sheriff's Office Boat Storage Facility
Sheriff's Office Warehouse
New Parks and Renovations to Existing Parks
Expansion of Trails and Open Space

The Board of Commissioners discussed future projects and future growth including potential land purchases for conservation.

Budget Director Darrell Butts stated that the Capital Improvement Plan is scheduled to be approved on December 16, 2024.

The consensus of the Board of Commissioners was to move forward with the projects identified in the Capital Improvement Plan and add a future project of land purchase for conservation.

The Board of Commissioners recessed for lunch at 11:35am.

The Board of Commissioners resumed the work session at 12:20pm.

The Board of Commissioners discussed affordable housing, strategic planning, infrastructure, urban service areas, sewer demand study, and Plan Chatham.

ADJOURNMENT

A motion was made by Vice Chair Karen Howard, seconded by Commissioner

Katie Kenlan, that the meeting was adjourned at 12:47pm. The motion carried by the following vote:

Aye: 5 - Chair Dasher, Vice Chair Howard, Commissioner Kenlan, Commissioner Delaney, and Commissioner Gomez Flores