



Chatham County, NC

Meeting Minutes

Board of Commissioners

Tuesday, November 27, 2018

9:30 AM

Agriculture and Conference Center

CIP Work Session

CALL TO ORDER

Chair Hales called the meeting to order.

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

BOARD PRIORITIES

[18-2861](#)

Vote on a request to approve the Amendment to the 2018 Audit Contract with Martin Starnes & Associates, CPAs, PA.

Attachments: [Amendment to Audit Contract](#)
[Martin Starnes Contract for FY 2018](#)
[2018 Single Audit Engagement Letter](#)

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

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

[18-2848](#)

Introduction and brief overview of the CIP process

Attachments: [BOC Work Session FY20-26 \[Compatibility Mode\]](#)

Budget Director Lisa West began the presentation. (Presentation attached)

[18-2849](#)

Review of Chatham County School Projects

Attachments: [BOC Work Session FY20-26 \[Compatibility Mode\]](#)

Commissioner Petty asked if staff had looked at the Return On Investment (ROI) on the central services building. Chatham County Schools Director of Maintenance and Construction Randy Drumheller said the ROI may not be as great as ten years or less. LEED Silver requires some things that there is no ROI on.

Interim County Manager Dan LaMontagne said staff breaks out the LEED costs of each building so that the Board has an awareness of what the additional costs will be.

Commissioner Petty asked if the LEED certificate was really important to the Board. Chair Hales stated the Board made that a policy decision to work toward LEED Silver for all county buildings. Commissioner Howard agreed that the Board should continue to work toward certification as LEED Silver as a baseline.

The school roofs will last fifty years.

Chair Hales asked if there were any Notices of Violation (NOVs) on the Silk Hope wastewater replacement. Chatham County Schools Chief Operations Officer Chris Blice said they do receive NOV's on wastewater systems at the schools but he didn't have that information with him. Mr. Drumheller said they had not received an NOV since the summer.

There was discussion about the schools HVAC/Lighting future project. Chatham County Schools has not yet prioritized the work and some of it is sensitive due to the size/age of the school and the need to weigh the cost of HVAC replacement against the possibility of renovating/expanding/building a new school. However, this project will be very costly and the \$300,000 the County will begin to contribute in FY21 will not begin to touch it. This should be a topic of planning/discussion with CCS.

Commissioner Crawford expressed his commitment to getting the Chatham Park development to gift the land for the new schools that will be needed.

[18-2850](#)

Debt and the Debt Model

Attachments: [Chatham Debt Capacity Board Presentation - November 2018 v2](#)

Doug, Jeremy and Andrew Carter of DEC Associates, Inc. gave a presentation to the Board. (Presentation attached)

LUNCH

[18-2851](#)

Review of funding strategy

Attachments: [BOC Work Session FY20-26 \[Compatibility Mode\]](#)

[18-2852](#)

Review of non-school projects

Attachments: [BOC Work Session FY20-26 \[Compatibility Mode\]](#)

Ms. West continued the presentation.

Communications Director Mike Reitz reviewed the radio system upgrade.

Emergency Management Director Steve Newton reviewed the expansion of the Emergency Operations Center. The consultants will be looking at different design options.

Ms. West continued the presentation.

Chair Hales asked if it was possible to achieve the goal of back up energy at the jail

with solar/battery storage instead of the generator. The Interim County Manager will look into this. Commissioner Petty believes the estimated cost of the generator is high. Ms. West explained the cost was inflated by 10% from the estimate to account for the fluctuating price of steel. The Interim County Manager stated it is just an estimate for the CIP and the project would go out for bid.

The Board agreed that staff does not need to make the Animal Shelter LEED Silver. However, the solar radiant heat and any other green elements should be included.

The Board expressed interest in hearing from the Sheriff about measures that reflect the effectiveness of spending money on the body cams and replacing them every 3 years. Ms. West will check into Pittsboro Police Department's body camera costs.

Chair Hales asked if MIS is evaluating internet cloud storage options. Ms. West said they are for the data storage project phase 3 in 2020. She will follow up with the MIS Director.

Vice Chair Dasher expressed interest in developing the Southeast land into a park.

Vice Chair Dasher expressed interest in a plan that would consolidate public safety in one place (and possibly school central services) that would free up land on West Street. Commissioner Howard objected because of employees and guests utilizing restaurants and merchants.

A motion was made by Commissioner Crawford, seconded by Vice Chair Dasher, that the recommended Capital Improvements Program for FY 2020-2026 be approved. The motion carried by the following vote:

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

ADJOURNMENT

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

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