



Chatham County, NC

Meeting Minutes

Board of Commissioners

Monday, April 17, 2017

6:00 PM

Historic Courthouse Courtroom

Work Session - 2:30 PM - Historic Courthouse Courtroom

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

PUBLIC INPUT SESSION

Chairman Crawford stated Commissioner Howard would be a little late to the meeting.

No one signed up to speak.

BOARD PRIORITIES

[17-2066](#)

2017 First Quarter Employee of the Quarter Award-Kevin Keas, Maintenance Supervisor, Facilities Management

Attachments: [KKeas-Facilities](#)

Courtney Goldston introduced Kevin Keas, Maintenance Supervisor. Chairman Crawford presented Mr. Keas with the 2017 First Quarter Employee of the Quarter Award.

[17-2120](#)

Receive overview of various interests, activities, programs and projects that have been and are being engaged and advanced by the Town of Siler City.

Attachments: [Siler City Letter to Chatham County BOC - April 17, 2017](#)
[Siler City Presentation to Chatham County BOC - April 17, 2017 \(Final\)](#)

Siler City Town Manager Bryan Thompson gave a presentation to the Board. (Presentation attached)

Commissioner Howard joined the meeting at 2:39 PM.

Commissioner Petty commended Mr. Thompson on all the hard work Siler City is doing.

Vice Chair Hales stated Mr. Thompson's leadership is remarkable. She also complimented Jack Meadows of the Siler City Planning Department.

Chairman Crawford stated people speak very highly of Mr. Thompson and he looks forward to the Board helping the Town of Siler City any way it can.

Mr. Thompson stated the Duke Center for Documentary Studies has selected Siler City as a location for one of its documentaries.

17-2122

Chatham Health Alliance Annual Update

Attachments: [Alliance BOC Presentation 4.17.17 final](#)

Sarah Weller Pegna, Chatham Health Alliance Coordinator, gave a presentation to the Board. (Presentation attached)

Daisy Womble, Chair of Chatham Health Alliance, continued the presentation.

Ms. Pegna added to the presentation.

Tammy Needham, Co-Chair of Chatham Health Alliance, completed the presentation.

17-2119

Vote on a request to approve Chatham EDC Board members

Attachments: [EDC Recommendation Letter to BOC](#)
[Nomination Committee Recommendation for Reappointments](#)
[2013 Applications - Reappointments](#)
[Nomination Committee Recommendation for Vacancies](#)
[2016 Applications Alphabetized by Last Name](#)
[2017 Applications Alphabetized by Last Name](#)
[Board Members Present March 28](#)

Kyle Touchstone, President of the Economic Development Corporation (EDC), reviewed the recommendation of the EDC.

Commissioner Howard nominated Jeffrey Starkweather to represent her district.

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

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

Commissioner Dasher nominated Mark Ferri to represent his district.

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 - Chairman Crawford, Vice Chair Hales, Commissioner Petty, Commissioner Dasher and Commissioner Howard

Commissioner Howard made a motion to appoint a slate including Vaughn Upshaw, Lin Andrews, Doug Emmons, Michael Whitman, Elizabeth Wrenn, Jennifer Platt, Chreatha Alston, and Richard Trogdon.

Vice Chair Hales seconded the motion.

Commissioner Petty stated his concern is that the Board is not following the appointment process it agreed upon.

Commissioner Dasher stated he wishes Chris Erhenfeld was part of the slate. He suggested removing Jennifer Platt from the slate and replacing her with Mr. Erhenfeld. Commissioner Howard stated she would not be comfortable with that change because Ms. Platt brings strong environmental experience.

Commissioner Howard amended her motion to remove Michael Whitman from the slate and add Chris Erhenfeld.

A motion was made by Commissioner Howard, seconded by Vice Chair Hales, that these Appointments be approved. The motion carried by the following vote:

Aye: 4 - Chairman Crawford, Vice Chair Hales, Commissioner Dasher and Commissioner Howard

No: 1 - Commissioner Petty

CLOSED SESSION

[17-2118](#)

Closed Session to discuss matters of Economic Development and Attorney-Client Privilege

A motion was made by Vice Chair Hales, seconded by Commissioner Howard, to approve going out of the Work Session and convening in Closed Session to discuss matters relating to economic development and attorney-client privilege. The motion carried by the following vote:

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

ADJOURNMENT

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

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

End of Work Session

Regular Session - 6:00 PM - Historic Courthouse Courtroom

Present: 5 - Chairman Jim Crawford, Vice Chair Diana Hales, Commissioner Walter Petty, Commissioner 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

Chairman Crawford welcomed those in attendance and called the meeting to order at 6:02 PM.

APPROVAL OF AGENDA and CONSENT AGENDA

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

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

17-2104

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

Attachments: [Draft Minutes 03.20.2017 BOC Meeting](#)

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 - Chairman Crawford, Vice Chair Hales, Commissioner Petty, Commissioner Dasher and Commissioner Howard

17-2130

Vote on a request to appoint Cim Brailer, Social Work Program Administrator, as a Deputy Finance Officer for the purpose of signing DSS trust account checks and preauditing purchases made by Department of Social Services staff and to appoint Tammy Kirkman, Detention Captain, and Eric Lindley, Detention Lieutenant, as Deputy Finance Officers for the purpose of signing inmate trust account checks

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 - Chairman Crawford, Vice Chair Hales, Commissioner Petty, Commissioner Dasher and Commissioner Howard

17-2129

Vote on a request to approve the 2017 Audit Contract

Attachments: [Martin Starnes Contract for FY 2017](#)
[Martin Starnes Single Audit for FY 2017](#)

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

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

17-2107

Vote on a request to approve \$12,491 Funds from the Food Protection

and Facilities branch.

Attachments: [\\$12,491 EH Food and Lodging Funds](#)

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 - Chairman Crawford, Vice Chair Hales, Commissioner Petty, Commissioner Dasher and Commissioner Howard

[17-2098](#)

Vote on a request to approve \$197.66 Blue Cross Blue Shield Professional Development Funds

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 - Chairman Crawford, Vice Chair Hales, Commissioner Petty, Commissioner Dasher and Commissioner Howard

[17-2099](#)

Vote on a request to approve \$530.45 Stericycle, Inc., overcharge settlement refund.

Attachments: [\\$530.45 Stericycle overcharge refund](#)

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 - Chairman Crawford, Vice Chair Hales, Commissioner Petty, Commissioner Dasher and Commissioner Howard

[17-2100](#)

Vote on a request to approve \$4,419.94 Stericycle, Inc., overcharge settlement refund.

Attachments: [\\$4,419.94 Stericycle overcharge refund](#)

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 - Chairman Crawford, Vice Chair Hales, Commissioner Petty, Commissioner Dasher and Commissioner Howard

[17-2101](#)

Vote on a request to approve \$21.00 Federal Award Supplement TB Control

Attachments: [\\$50.00 TB Control Funds](#)

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 - Chairman Crawford, Vice Chair Hales, Commissioner Petty, Commissioner Dasher and Commissioner Howard

[17-2123](#)

Vote on a request to approve the Tax Releases and Refunds.

Attachments: [March 2017 Release and Refund Report](#)
[March 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 - Chairman Crawford, Vice Chair Hales, Commissioner Petty,
Commissioner Dasher and Commissioner Howard

[17-2089](#)

Vote on a request to adopt a Resolution Proclaiming May 2017 as Vulnerable Adult and Elder Abuse Awareness Month.

Attachments: [ElderAbuseAwarenessMonthResolution2017](#)

A motion was made by Commissioner Petty, seconded by Commissioner Howard, that Resolution #2017-11 Proclaiming May 2017 as Vulnerable Adult and Elder Abuse Awareness Month, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

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

[17-2090](#)

Vote on a request to adopt a Resolution Proclaiming May 2017 as Older Americans Month.

Attachments: [OlderAmericansMonthResolution2017 \(2\)](#)

A motion was made by Commissioner Petty, seconded by Commissioner Howard, that Resolution #2017-12 Proclaiming May 2017 as Older Americans Month, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

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

[17-2106](#)

Vote on a request to adopt a Resolution declaring certain county property surplus and authorizing disposal of said property by online public auction.

Attachments: [boc resolution format 2017-SWR Surplus Disposal Front Load Collection Containers](#)

A motion was made by Commissioner Petty, seconded by Commissioner Howard, that Resolution #2017-13 Declaring Personal Property Surplus and Authorizing the County Manager to Dispose of Personal Property, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

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

[17-2117](#)

Vote on a request to approve North Carolina Parks and Recreation Trust Fund (PARTF) grant application and resolution for the Park at

Briar Chapel.

Attachments: [INTERNAL GRANT APPROVAL FORM FINAL](#)
[Resolution PARTF BC PARK 2017](#)

A motion was made by Commissioner Petty, seconded by Commissioner Howard, to approve the grant application and that Resolution #2017-14, attached heretof and by reference made a part hereof, be adopted. The motion carried by the following vote:

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

[17-2105](#)

Vote on a request to proclaim April 2017 as Child Abuse Prevention Month

Attachments: [April 2017 - BOC Child Abuse Prevention Month Resolution](#)

A motion was made by Commissioner Petty, seconded by Commissioner Howard, that Resolution #2017-15 Proclaiming April 2017 as Child Abuse Prevention Month, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

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

[17-2079](#)

Vote on a request to approve reappointments to the Board of Adjustment.

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 - Chairman Crawford, Vice Chair Hales, Commissioner Petty, Commissioner Dasher and Commissioner Howard

[17-2103](#)

Vote on Request to Approve Contract with Waste Management of Carolinas Inc. and Authorize the County Manager to execute the contract.

Attachments: [Waste Management Service Agreement 7.3.17](#)

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

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

[17-2115](#)

Vote on a request to approve a contract with the Board of Education for the purchase of the old transportation facility.

Attachments: [Chatham Former Transportation Building Resolution signed](#)
[Former Transportation Building agreement for purchase of real property signed](#)

A motion was made by Commissioner Petty, seconded by Commissioner Howard, that this Contract, attached hereto and by reference made a part

hereof, be approved. The motion carried by the following vote:

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

[17-2127](#)

Vote on a Request to enter into an Interlocal Agreement for Phase VIII of the Triangle Area Water Supply Monitoring Project and authorize the County Manager to execute the Contract

Attachments: [TAWSSMP ILA and TJCOG Agreement VIII forApproval rev1 CC](#)

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

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

[17-2097](#)

Vote to approve the Lease to Liberty Chapel Church of Moncure the old Town Square of the former Town of Haywood for use as a Public Park.

Attachments: [LEASE HAYWOOD TOWN SQ TO LIBERTY CHAPEL CHURCH FINAL \(2017\)](#)

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

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

[17-2057](#)

Vote on a request to approve the Chatham County Alcoholic Beverage Control Board for a general legislative rezoning on Parcel No. 11417 located on the Moncure Pittsboro Road from R-5 and R-1 Residential zoning to NB Neighborhood Business, being approximately 0.957 acres, Haw River Township.

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

A motion was made by Commissioner Petty, seconded by Commissioner Howard, that Resolution #2017-16 Adopting a Consistency Statement for the Approval of General Use Rezoning to NB Neighborhood Business for the Chatham County Alcoholic Beverage Control Board, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

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

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

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

[17-2110](#)

Chatham County Agriculture and Conference Center(CCACC) Policy Revisions

Attachments: [Revised CCACC Policy April 2017 BOC-Food Amendment](#)

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 - Chairman Crawford, Vice Chair Hales, Commissioner Petty, Commissioner Dasher and Commissioner Howard

PUBLIC INPUT SESSION

Erika Lindemann submitted the following comments:

Hello. My name is Erika Lindemann, and I have lived at 308 Creeks Edge in Mann's Chapel Precinct for 37 years. I also serve as the Secretary of the Chatham County Democratic Party, which held its annual convention in Pittsboro on Saturday, April 8. At that convention, approximately 100 delegates who represented all but one of the precincts in Chatham County, adopted a resolution respectfully requesting that the Chatham County Commissioners vote to expand this board to seven members. The resolution also urges the immediate appointment of a citizen advisory committee with proportional representation from Chatham Republican, Unaffiliated, and Democratic registered voters to evaluate the pros and cons of district and countywide at-large representation, or a combination of the two, for electing the commissioners. The goal of this advisory committee would be to bringing forward a recommendation to the County Commissioners by the end of 2017. The resolution offers several reasons for pursuing this course. While the current five-member board has been the format for many years, with each member residing in his or her district but running for election countywide, the demands and workload on a county commissioner have increased since 1980. The County has also experienced significant growth since then, much of it in the northern and eastern sections of the county. That growth will continue, and it seems reasonable to reflect this increase in the makeup of the Board. It is also the case that several counties in this part of North Carolina have more than five elected officials representing its residents as county commissioners: Lee, Johnston, Orange, Franklin, Granville, and Wake counties are examples. The resolution requests that the Board be expanded, but it leaves up to a Board appointed, representative citizen advisory committee the task of evaluating the pros and cons of how this representation should be determined. Shall some or all of the commissioners be elected countywide? Shall some commissioners represent districts and others be at-large members? The resolution calls for a report and recommendation to be brought to this Board by the end of 2017-but that the process begin as soon as possible. Thank you for considering this request to expand the Board.

John Wagner submitted the following comments:

I am a resident of Hadley Township. I am here because I saw that Briar Chapel is requesting the elimination of a 100 foot buffer along parcel 2832. I urge the commissioners to deny that request. Chatham County is losing forests and buffers too fast. It is being given away when there is absolutely no reason to do it. Briar Chapel has plenty of land and they can place their pump station anywhere they want. It may require losing a home site and putting a pump station there but that is definitely preferable for the county, for our environment, for our wildlife. Buffers are absolutely essential for wildlife. Environmental corridors are not fluff, they are not something that just gets added when necessary or when a sub-development decides it is going to do that. Instead environmental corridors are essential. They have to be

respected and protected. I encourage you in this particular case and in all the cases that are coming up in the coming year, respect the buffers. Especially when you are dealing with large subdivisions that have lots of options. Don't allow the buffers to be sliced up and taken away. This is something they could have planned ahead and they don't need the buffer taken away.

Jan Nichols submitted the following comments:

I would like to take a moment to commend the members of the Board of Commissioners for their leadership and for our County Manager Renee Paschal and her staff for their work on behalf of all the citizens of Chatham County. I am here this evening to present a second resolution that was passed at the Chatham County Democratic Party's Convention on Saturday, April 8. This is regarding our support for a county municipal fund. In the whereas clauses we strategically are concentrating growth in municipal areas and avoiding sprawl growth into Chatham County's rural areas. This has been a goal for Chatham County policy makers for many years. Whereas we have three municipalities, Goldston, Pittsboro and Siler City that operate completely within the boundaries of the county and have consistent need for critical infrastructure investment and community investment. Whereas the EDC utilizes a policy driven approach to improve the lives of county residents by supporting infrastructure improvements and preservation of the county's strong quality of place. Whereas one of these strategic goals of Chatham County Economic Development Corporation is to support Chatham County and its municipalities in their efforts to identify critical infrastructure needs. Greater financial cooperation between the municipalities and the county can be advanced by direct investment from the county into its municipalities. Therefore we ask or resolve that the Chatham County Board of Commissioners consider establishing a line item in its annual budget to provide direct funding to the municipal government units of Goldston, Pittsboro and Siler City and that said funds would be allocated on a per capita basis, either using the latest population estimates from the state demographer and or the most recent census with said funds to be allocated to request such as matching grants, infrastructure improvements, etc.

Rhonda Whitley submitted the following comments:

I live in Moncure. I am two years new to the area. Unfortunately when I bought my home none of this was in the works. I knew there was industry close by and now between the coal ash and what goes on on Corinth Road, you guys should try to come and travel that road. If it doesn't make your adrenaline go up, nothing will. We have had a leachate truck flip over on an unpaved gravel road and also on Corinth Road. These are the things we are already putting up with for the coal ash. Some of you accepted money for that. Maybe you only have a half a million tons to bring to us, we will see what happens with that. My big concern is that I moved into a community to live in the country because I thought it was clean. In the country we all take care of each other. Slowly the bottom line is trapping us all in. I know the county needs money. It takes money for the world to work but to do it this way, Moncure is what, 711 people? That small community is bearing the brunt of produce, produce, produce. I don't really think it is fair. Maybe one day you should go buy a salad, take the top off, put some salad dressing on it and then sit there for the thirty minutes you have to wait for the coal ash train to go by. Or go down Moncure Flatwood and sit there with your salad open and then take a bite. I can promise you that you will probably spit it out because of the grit. Please when you consider this megasite, please be very careful about those of us that have to drive to the recycle center. Those of us that have to deal with this on a regular basis because we are the

ones really suffering. I hope you really take it seriously. It also smells bad. That whole stretch of the road is most unpleasant.

Randy Voller submitted the following comments:

I am here to speak on behalf of that municipal fund. As we have discussed in the past I think it would be a great idea if this Board could figure out how to get such a fund formed and provide a method to allocate either the grants or zero interest loans on a per capita basis to the municipalities because it would be a good method to eliminate the constant back and forth between the boards for small projects. Jan Nichols' time ran out so I am going to finish the resolution. At the convention the delegates did pass the resolution that they wanted the funds to be allocated on a per capita basis, either using the latest population estimates from the state demographer and or the most recent census. The funds would be allocated to requests such as matching grants, infrastructure improvements and potable water which we all know is desperately needed around this county. Re-use water, which we know is going to be an excellent way to provide water for the infrastructure and businesses we are bringing in here. We already provide re-use water to 3M. Purple pipe, waste water, downtown redevelopment, parks and recreation projects, municipal buildings and projects that would fall under the category of public works. It just seems to me that this would be an elegant solution to the constant back and forth that you are going to see over the next ten to twenty years between the municipalities and the county for these type of requests. If there was such a fund, then the municipalities would know that we have x amount of dollars there. We don't have to come to the county with our hat in hand every two minutes to say we need \$50,000 or \$30,000 and at the same time you would have an elegant method to allocate it up front and know how much money would be spent. I am just asking for you to explore this and talk with the municipalities about such an opportunity. I see on today's agenda that there are requests showing what Siler City has done and I think such a program could fold in and help them. Obviously we want them to be successful. We want them to attract businesses and I think having such a fund would give them ease by knowing that every year there was x amount of dollars in the fund that Siler City could ask for.

Pam Cash Roper submitted the following comments:

My name is Pam Cash-Roper and I reside at 38 Winston Way, Building 167, Apartment 108, in Pittsboro, NC. I am here this evening to support a resolution that passed at the Chatham County Democratic Party's Convention on Saturday, April 8th regarding the expansion of the board of commissioners from five to seven members. I am a lifetime resident of Chatham County and my family has been here for generations. The County has had the current system for as long as I can remember and it is about time that we explored changing our current system. The county is growing and it seems reasonable for the BOC to adjust for this growth. More to the point, without adding two at large members to the board, the districts will always be trailing the last census and thus certain areas of the county may become underrepresented or over represented--depending on the influx or outflow of people to a particular district. Also, with portions of our county becoming more urbanized and other portions remaining rural this could also be an excellent opportunity to explore balancing this rural/urban situation as well. I respectfully request that the county immediately appoint a committee to begin working on this issue and that the committee be composed of at least one officer from the Democratic and Republican parties as well as citizens who are Democrats, Independents, and Republicans. The County should supply the appropriate staff member to this committee and it should be instructed to give a report back to the BOC by the end of 2017. Thank you for your

time and consideration.

Lesley Landis submitted the following comments:

I want to support the suggestion to expand the board with the understanding as previous folks have said that our county is growing. It was recently noted that Chatham County is the second fastest growing county in North Carolina. As leaders, you need to look ahead and anticipate need and solve the problems the needs create. I hope that you will consider the suggestion of expanding the board. Similarly, I also want to add the idea of looking into permanent voting centers. This last November election was very busy particularly at the early voting site on Andrews Store Road. It seemed sadly too small. I know our Board of Elections does a fabulous job, I think a lot of the work they do but given the robust engagement by Chatham County citizens I hope there is a solution to this need for permanent election sites. Thank you.

Virginia Penley submitted the following comments:

I have lived in Chatham County for over forty years. I have witnessed the county change from nearly all rural to what it has become today. The pace of growth and the changes in our county demand that we explore potential changes to the Board of Commissioners. Further I have heard and read plans many times to expand our board and for many years. The time has come to answer this call. You guys have a lot to do, you should expand the board. I respectfully request that the County Board of Commissioners move to appoint a committee to study our current five member system and recommend reasonable solutions to the Board of Commissioners by the end of this year. Thank you for your time and consideration.

PUBLIC HEARINGS

17-2113

Receive public comment on the public option of the CAM Megasite

Attachments: [Option Agreement 2017 \(CAM Mega Site\)DRAFT](#)
 [4-17-17OptionPresentation](#)

County Manager Renee Paschal gave a presentation to the Board. (Presentation attached)

Chairman Crawford opened the hearing.

Lewis Fadley, Siler City Town Commissioner, submitted the following comments on behalf of the Siler City Town Board:

I am here about the CAM site and Renee did a wonderful job presenting the information. In any business venture you have to weigh the pros and cons. On the town level I have been able to identify some cons. One con is the perception of double dipping and this is a scenario where you spend public dollars to increase the value of the land and that thereby increases the purchase price. It is a great problem to have. I think it would be great for the county as a whole. I think it is reasonable to believe that we could get some assistance from the State and as Renee pointed out

we could also adjust our incentives policy. If it occurs, it is a wonderful problem to have and I think it is very solvable. Economic Development versus environmental impact, it is a balancing act. You have to do it on essentially every case that comes before you. In this case though, I don't think that those goals are mutually exclusive. I think the option actually allows you to have some control over the economic development if you control one aspect then you by definition control the other. I think that is going to be helpful in maintaining the balance and helping the Board determine that balance and helping you be able to be in a position to look at that issue. Economic development is coming to the county one way or the other. It is coming from chickens, it is coming from Chatham Park, it is coming from everywhere. It is good because it is bringing this into the county. This does allow you to keep your finger on the pulse and maintain that balance. I would like to talk about some pros, which Renee has touched on. First of all this keeps us in the game. You can't win if you don't play. The County has put a lot of time and energy and money into keeping us in the game. I think it would be very much a shame if we decided to step out of the game at this point. We are pretty far down the road. We've got a certified site, another certified site on the way. I think it would be a shame to throw away all that time, all that energy, all that money at this point. I really do believe that there is a synergy between the Siler City CAM site and the Moncure site. No other county can boast two sites. I don't think any other state can boast two sites. I don't think any other state can boast two sister sites. They are not in competition, they support. Chatham County is the only county that I know of in the state and in the nation that can boast that. I think it bodes well to bring a manufacturing presence to our county. It does meet the Golden Leaf \$4 million condition. We have to meet that condition in order to access that money. We do not want to leave \$4 million on the table. We want to be able to exercise that \$4 million Golden Leaf opportunity. As Renee said, we don't have to actually purchase it on the back end, we just have to have it under public control right now. That is just on the Siler City side. Then you have the Moncure side. I don't want to spillover too much because I know that there is public comment coming up for Moncure. The fact that we have all that money available is tremendous. It will not only help our economy, it will help the environment. Anytime you are improving water, water quality or anything connected with water it is going to help the economy and the environment. That is a win-win. It creates jobs. Jobs helps with another issue that we have in our county which is affordable housing. Obviously if people have jobs, they have money in their back pocket. They can afford to go get a loan at a bank for a place to live. An increase in jobs will have the effect of helping our affordable housing issue. Lastly, last year when we were here we were on bended knee begging you to approve the option. We were not in a position to help at all. This year is a little bit different. Our financial situation has improved. The option is drastically different. This year Siler City is in a position to put its money where its mouth is and help you all with the decision to the tune of \$25,000 per year. On behalf of the Town Board, the Town Manager's Office and the citizens of Siler City we do believe that the pros outweigh the cons of this option and we are requesting that you approve the option. Thank you.

Barbara McKinley submitted the following comments:

Thank you for your commitment to Chatham County residents and all your work. I have been a county resident and landowner since 1988. I am very committed to the people of this county. A lot of the concerns that I've had, environmental issues and how it is going to impact any of the cons in our area have become less worrisome. I think in Chatham County we have different populations in different areas. We have different concerns and different hopes. On the Siler City side, everyone that I have talked to I don't think I have heard one person speak against it. I hope you take that into consideration. Thank you.

Randy Voller submitted the following comments:

I would hope that my comments could be incorporated into both sites. I don't want to speak twice. I am speaking as the President of the Labor Caucus for the North Carolina Democratic Party. Unlike a lot of folks in this area I grew up in a region with significant industrial development on Lake Michigan. I grew up in northwest Indiana and Chicago. My father worked for a steel manufacturer. I understand what you are getting into and it is quite significant. I just want to speak about liveable wages. I am not here to say pro or con to this. I think that the County Manager did a great job in giving the presentation. In this county liveable wages are about \$24-\$27 a household. That figure is adjusted depending on how many dependents you have. You could have two people earning \$12 or \$13 an hour or one person earning \$25 or \$26 an hour. As we go down this process I think that it is important that we are aware of the wages that are going to be paid so that this is beneficial to Chatham County as a whole. I don't know if we are going to get an automotive site. I grew up around big steel and big automotive. You could get one, it is possible. If we did it would have a significant homerun impact on the entire region. If we did get one I would hope we would be plugging for union jobs or at least saying we want jobs that are going to pay good wages with health benefits so that we don't just bring more people in here that are not being paid the kind of wages and are not able to spend the kind of money you want in Siler City. These kind of projects pay for themselves. If they are going to come here, they know what their balance sheet is going to be. They understand their P&L's and they understand their business plan. You are probably not going to get as many jobs as I saw growing up because you are going to get robots. I know that these can be well paying jobs. I would hope that there would be some stipulations that you have that some of the purchasing would go local and or regional. I am not here to say how you work this out. Perhaps the EDC could come to you and give you some ideas. I would hope that you would seek opportunities that some of our local and regional suppliers would be involved in this. Depending on how this all plays out, if it doesn't turn out that you might go the way you want, continue to press to purchase the site at the best possible price. If possible, explore opportunities with potential manufacturers to look into installing solar panels on these sites. I would like to offer something for you to think about. Depending on what happens with this land in Moncure, if you get a million gallons, that is 8,333 bedrooms by the figures that the state uses, 120 gallons per day or 2,777 three bedroom homes. If you are going down the route of pursuing industrial/manufacturing type uses you are probably going to stick to it. The other side is you could end up with more residential development which is not what I believe this whole process is about. Thank you.

Chairman Crawford closed the hearing.

[17-2114](#)

Receive public comment on public option of the Moncure Megasite.

Attachments: [Option Agreement 2017 \(Chatham County-Moncure Holdings\)DRAFT 4-17-17OptionPresentation](#)

Chairman Crawford opened the hearing.

Judy Hogan submitted the following comments:

Commissioners and all those present: I am Judy Hogan, living in Moncure on

Moncure-Pittsboro Road, and Chair of the Chatham Citizens Against Coal Ash Dump since 2015. You know that Judge Carl Fox ruled March 31, that Charah, Duke Energy's Coal Ash Disposal Company, has lost its permits to excavate in the Brickhaven mine in Moncure. There may be an appeal, but right now the county can expect no more money from Duke because only 3-1/2 million tons have been dumped there. The County received \$6 million as advance against 4 million tons of coal ash dumped in Brickhaven. 2 million was spent on Moncure fire trucks, some on monitoring, and on the Sprott Youth Center. You've promised \$3.4 million for sewer to and from Sanford for the megasite. Do you still have it, get to keep it? Don't expect more from Duke, please. Coal ash is toxic, and the toxins are showing up on the monitoring that you have done. We don't want any more. People here are getting sick from what we have so far. As to the megasite planned for Moncure, I don't know where it is to be, but I have several major concerns: 1) We should have no more polluting companies or dumps. Moncure has been dumped on and/or poisoned for more than 20 years. People have died from this pollution. No more! 2) Our roads are curvy and narrow. They are already overcrowded with large trucks carrying logs, leachate, coal ash, wood chips, etc. If Moncure-Pittsboro, Old #One, and Corinth Roads are widened, our small homes near the road may be destroyed. We are not rich here in the village of Moncure, most are working class. We have much sickness already, but we are a community, rare these days. Road widening would be destructive. I want the commissioners to consider the human beings who live here now, and depend on our air, our water, our small property for our lives. Please remember us when you think big and into the future. We have little children, elderly. We have 40% African-American, and most of us are low-income. Think small as well as big, please. Think human beings, not just tax revenues.

John Wagner submitted the following comments:

You all have some hard decisions here. I really encourage you to think very carefully about the lure of big money versus helping the county. I know that jobs are an important issue but so is the future of this county in terms of the environment, the health, and the future generations. If you bring in big industry to Moncure, which has already been hurt for decades, I am worried that you are not going to be able to keep out the kinds of industry that would be high automation and high pollution instead of jobs. Our national trend at the moment is to deregulate. We have government which wants to remove the ability to control air and water pollution. If you bring in industry you also bring in the risk that you may not be able to stop very dirty industry. I think you need to remember that this money, this big money that you are anxious to get ahold of was brought in as Golden Leaf money because of a dirty industry, the tobacco industry, which caused health problems for the state. That is why you have this money. To bring in industries that would cause more health problems to Moncure, which is already dealing with coal ash, seems absurd. Finally, you have got some coal ash money that Duke provided. \$50,000 has been used for environmental testing and this testing is going to be needed for a very long time. Don't spend the money that needs to be done to provide water for Moncure and environmental testing for Moncure so that you can bring in another dirty industry. Thank you.

Chairman Crawford closed the hearing.

BOARD PRIORITIES

[17-2096](#)

Receive a request from the Board of Education for a vote to approve the purchase price of the elementary school site.

Attachments: [Proposed Site - Andrews Store and Parker Herndon Roads](#)

Chatham County Schools Chief Operations Officer Chris Blice and Director of Maintenance and Construction Randy Drumheller addressed the Board.

Mr. Blice stated they are requesting the Board approve the purchase price of the school site on Andrews Store Road for the building of an elementary school. The purchase price of the school site is \$750,000.

Vice Chair Hales asked how many acres they need for the building. Mr. Drumheller stated five to six acres. Mr. Blice stated one of the advantages of this site is that it is located right across the street from the existing park. The school would be able to use those fields. The school is scheduled to open in the fall of 2020.

Mr. Blice stated the amount of buildable land is being adjusted in Conditional Use Permit (CUP) that Briar Chapel has submitted. The school will accommodate up to 750 students.

The Board discussed that the purchase of the property is a separate issue from the CUP. If the Board does not approve Briar Chapel's CUP, Briar Chapel will let the schools out of the contract.

A motion was made by Vice Chair Hales, seconded by Commissioner Howard, to approve the purchase price of \$750,000 plus closing costs. The motion carried by the following vote:

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

[17-2112](#)

Vote on a request to approve a request by the Board of Education that the Jack Bennett site be held in reserve for public school purposes to be determined by the Chatham County Board of Education.

The County Manager gave the background on the site. The County purchased the site in 2001 for the purpose of building a school. It was originally thought that would be the location of the new high school but there are some issues with the site. Having gone through a very exhaustive process to find land for the high school and elementary school, the Board of Education believes it is a wise decision to hang on to this land. It is a good site for a middle school. A middle school will be needed in that area of the county in the not too distant future. The motion includes holding the land for five years and then taking another look.

A motion was made by Commissioner Howard, seconded by Vice Chair Hales, to approve holding the Jack Bennett site in reserve and revisiting the decision in five years. The motion carried by the following vote:

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

[17-2111](#)

Vote to Approve a Resolution Opposing House Bill 436 (Elimination of Local Government Impact Fees That Fund Infrastructure Needs)

Attachments: [resolution opposition to HB 436 repealing impact fees.pdf](#)
 [Town of Siler City Resolution Opposing HB436 signed 4-3-2017](#)

The County Manager stated this bill would affect school and water impact fees. The bill would repeal all impact fee authority in the state. The funds for the impact fees go

into the debt reserve and they help pay past, current and future debt service on the county schools. The county has basically already spent its impact fees for schools. The county's impact fees are based on a 1996 study and the county is using construction costs that are twenty-one years old. The county has been very judicious and cautious about increasing the school impact fees. The last time it was increased was in January of 2008. The water impact fees have been in affect since 2006 and the fees have not been raised since that time. Those fees will go to fund the regional intake and water treatment plant on Jordan Lake that the county is partnering with Durham, OWASA and the Town of Pittsboro. If the authority for both those impact fees get taken away, the impact is equivalent to 4.7 cents on the tax rate. The school impact fees are equivalent to 2.8 cents on the tax rate.

The County Manager stated the bill has passed the local government committee in the House and it is now in the Finance Committee. Debra Henzey and former county commissioner Brian Bock went and addressed the Local Government Committee. They were given one minute to speak on the bill. The Manager does think the county has a fighting chance to get this bill defeated, especially with the help of Ms. Henzey.

Chairman Crawford read the resolution into the record.

Commissioner Dasher stated the Board appreciates former commissioner Brian Bock for his assistance in this matter.

A motion was made by Commissioner Howard, seconded by Vice Chair Hales, that Resolution #2017-18 Opposing HB 436 to Eliminate Local Government Impact Fees that Fund Critical Infrastructure Needs, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

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

[17-2124](#)

Vote on a request to approve Joyce A. Remick, Trustee for a subdivision variance from the Subdivision Regulation, Section 7.4 B, (3), on parcel #70513 located off Andrews Store Road, SR-1528, to allow a sixth lot be served by a private easement.

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

Lynn Richardson, Planner, reviewed the specifics of the request.

Ms. Richardson stated the Planning Staff and Planning Board both recommend denial of the request.

A motion was made by Vice Chair Hales, seconded by Commissioner Howard, to approve denial of the request. The motion carried by the following vote:

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

[17-2125](#)

Vote on a request to approve NNP-Briar Chapel, LLC, for a Compact Community Ordinance (CCO) Waiver for a 100% reduction of a 100 foot perimeter buffer adjacent to parcel #2832.

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

This agenda item was postponed until May 15, 2017.

17-2021

Vote on a request to approve Chatham County Board of Commissioners to amend Section 10.13, Table of Permitted Uses, of the Zoning Ordinance to revise multiple uses in the Light and Heavy Industrial zoning districts that are currently permitted by right to conditional use permits.

Attachments: [Highlighted Changes Section 10-13 Table of Permitted Uses](#)
[More Information from Planning Department Website](#)

Angela Birchett, Zoning Administrator, reviewed the specifics of the request.

A motion was made by Commissioner Howard, seconded by Commissioner Dasher, that Resolution #2017-17 Adopting a Consistency Statement for the Approval of Zoning Ordinance Text Amendment, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

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

A motion was made by Vice Chair Hales, seconded by Commissioner Howard, to approve the 37 changes to the Table of Permitted Uses, that this Ordinance Amending the Zoning Ordinance of Chatham County for Revisions to Section 10.13 Table of Permitted Uses Light and Heavy Industrial Uses, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

Aye: 4 - Chairman Crawford, Vice Chair Hales, Commissioner Dasher and Commissioner Howard

No: 1 - Commissioner Petty

A motion was made by Commissioner Petty, seconded by Commissioner Howard, to approve the zoning ordinance text revisions regarding mining. The motion carried by the following vote:

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

MANAGER' S REPORTS

The County Manager reminded the Board of the regular and special meetings coming up.

Friday, April 21st - Tour of the Sonoco recycling plant

Monday, May 1st - Regular Meeting to receive the budget

Monday, May 15th - Budget Public Hearing in Pittsboro

Tuesday, May 16th - Budget Public Hearing in Siler City

May 23rd, 24th and 30th - Budget Work Sessions

June 8th - Joint meeting with the Board of Education

She stated on March 31st Judge Carl Fox issued a ruling that the part of the Charah permit that allows for excavation is invalid. That decision may be appealed to the courts. Duke is under a 2019 deadline to move the coal ash. Some possible outcomes are that Duke would go to the Legislature to ask the deadline be moved or they may move operations from Brickhaven.

COMMISSIONERS' REPORTS

Chairman Crawford stated he participated in an external review of the TJCOG. He briefly met Governor Cooper last Thursday and he gave information to one of his aides about the Board's opposition to HB 436. He visited with the Sheriff's STAR program. He had an EDC tour of the western industries in the county. He will be going to the Triangle Workforce planning board this week in Lillington and also the Comprehensive Plan Steering Committee meeting. There is a CCCC Trustee meeting next Wednesday and he hopes to attend the opening of the pharmacy at the Veranda Saturday.

Vice Chair Hales was asked to do a student interview about carbon sequestration. She was glad to see Charah's self reporting in the latest weekly update.

Commissioner Dasher stated he attended several EDC related events last week. The highlight was the Parks forum they did in conjunction with the Pittsboro Parks Department. He met with a subcommittee of the EDC about small business development. He also attended his first TARPO meeting.

ADJOURNMENT

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

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