# Chatham County, NC

## Meeting Minutes

## Board of Commissioners

| Tuesday, December 13, 2022 | 9:00 AM | Agriculture and Conference Center |
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**CIP Work Session**

## CALL TO ORDER

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

## APPROVAL OF AGENDA and CONSENT AGENDA

**A motion was made by Commissioner Delaney, seconded by Commissioner Gomez Flores, that this agenda and consent agenda be approved. The motion carried by the following vote:**

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

22-4586 Vote on a request to approve appointment of Shamilla T. Godfrey to the Chatham County Housing Authority Board of Commissioners.

***Attachments:*** Houing Authority Letter

**A motion was made by Commissioner Delaney, seconded by Commissioner Gomez Flores, that this appointment be approved. The motion carried by the following vote:**

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

**End of Consent Agenda**

## BOARD PRIORITIES

22-4587 Review the Process

***Attachments:*** FY 2024-2030 CIP Work Session Final

*Budget Director Darrell Butts gave a review of the CIP process.*

22-4588 Overview of CIP

22-4589 Funding Sources & Strategy

22-4590 Operating Effect

*Vice Chair Dasher asked if the parks and recreation fees include the towns. Mr. Butts said the towns have their own fees.*

22-4591 Completed Projects

*Commissioner Gomez Flores asked if the locker renovations were at schools with gyms. Chatham County Schools Assistant Superintendent Chris Blice said the schools needing gym renovations were not part of the locker room renovation projects.*

22-4592 Schools Projects

*Chair Howard clarified that the pods at Margaret Pollard Middle School are not additions to the building but external pods. Chatham County Schools Superintendent Dr. Anthony Jackson said these pods will give them additional classroom space in the footprint available. The school is overperforming in terms of enrollment. This will give them space that will allow them more time to assess if a new facility is needed down the road.*

*Chatham County Schools Facility and Maintenance Director Randy Drumheller said two pods give them 12 classrooms instead of 8 with an extension of the building. They have their own restrooms.*

*Commissioner Delaney asked how far from the building the pods were. Mr. Drumheller said 30 feet. Commissioner Delaney asked what the time frame was to know the long-term student projection. Dr. Jackson said they were getting updated numbers from ORED next month at their retreat. Those numbers will include recent decisions around growth (Vinfast and Wolfspeed announcements). Dr. Jackson said the need at Margaret Pollard is immediate. Chair Howard said this was sort of an adjustment to the plan because Briar Chapel grew faster than expected. Mr. Blice said they got updated numbers back in July. County Manager Dan LaMontagne said the Board had a project ordinance on the Dec. 19th meeting agenda to adjust the Margaret Pollard expansion budget to include the pods.*

*Chair Howard asked if there was correlating growth with Chatham Grove Elementary. Dr. Jackson said that the school has overperformed even more than Margaret Pollard School. Chatham Grove is landlocked. There is very little room to grow. Commissioner Delaney asked if the overperformance was tied to a higher percentage per student per residence. Mr. Blice said ORED projections are based on lot size. Chair Howard said one factor has been the number of students that will go to schools outside of the public school system (charter, private, home school, etc). Dr. Jackson said he believed COVID has changed a lot of OREDs model. He was not sure if that would be positive or negative at this time.*

*Commissioner Gomez Flores asked what the difference was in the mobile classrooms for Siler City Elementary and Northwood. Dr. Jackson said mobile classrooms are for anticipated growth whereas at Margaret Pollard the need is already there. It is already overpopulated. The mobile pods include the possible growth expected with Wolfspeed and Vinfast. Mr. LaMontagne asked if mobile classrooms were the same as pods at Margaret Pollard. Mr. Drumheller said they could be exactly the same. Mr. Blice said it is all situational. It depends on the footprint needed. This gives them flexibility to meet the needs of the schools.*

*Chair Howard asked when the Central Services building would be occupied. Dr. Jackson said they have a temporary moving plan around the end of February or March. They already have events and meetings scheduled in the new building in April.*

*Commissioner Gomez Flores asked if the land for the school in North Village was being donated by Chatham Park. Dr. Jackson said yes. Last night the Board of Education put a marker down on a piece of property in Chatham Park. Mr. Blice said it was located not far from the current Chatham Park Headquarters. Mr. Drumheller said Chatham Grove Elementary is about 24 acres and the Chatham Park site is about 29 acres and allows for future additions. There is enough room for an athletic field.*

*Vice Chair Dasher asked if any of these gyms could be used as community centers. Assistant County Manager Bryan Thompson said not like at Chatham Grove Elementary, but they would be available for community use. Mr. LaMontagne said these projects are going to be completed in 2028 and they have a lot of time to work these things out.*

*Chair Howard asked if they would be able to move these schools away from K 8. Dr. Jackson said these schools will be a unique opportunity for families and may be far more attractive. They may move one to a year-round school. It will be a Board of Education decision down the road, but it is not a conversation on the table right now.*

*Mr. Blice said Seaforth High School is currently 2A, but those assignments are fluid based on enrollment and the state athletics association.*

*Staff is not recommending removing the Silk Hope Wastewater replacement but holding it in the plan.*

*Future School projects:*
*Mr. Drumheller said they are working on a new feasibility study for HVAC upgrades. Capital reserve contributions started this year in FY 23.*

*Chair Howard asked if the HVAC upgrades would all need to be done at the same time. Mr. Drumheller said it was based on the age of the system and current performance or ongoing nonperformance. Doing them all at the same time is not feasible. They would do one to two schools at a time. Most of these would be done in the summertime when students are not in school.*

*Vice Chair Dasher said he would share with Dr. Jackson opportunities for energy funding for schools.*

*Commissioner Gomez Flores asked if the Southern Village school in Chatham Park was being donated. Dr. Jackson said yes.*

*Mr. Butts thanked Dr. Jackson and the school administrative staff for the great working relationship the County and Schools have with each other.*

*Chair Howard asked how the County can proactively look for land for future school sites. Mr. LaMontagne said the County has the business park on Alston Bridge Road and there is an area down on that end of the park that would be good for a high school. Another school site is on Jack Bennett Road. Mr. LaMontagne said staff have some ideas for the foreseeable future, but they may be looking to buy a lot more land for future growth. Dr. Jackson said the updated ORED numbers will help a lot. Mr.*

*LaMontagne said they will also be looking at co-location of schools. Dr. Jackson hopes they also heard the stewardship piece. They are looking for prototype facilities like Chatham Grove Elementary. Their goal is to be ahead and proactive. They know there will be some reassignment in the future.*

*Chair Howard asked if the Jack Bennett property was anticipated as a middle school. Mr. Drumheller said originally a high school. The last conversation was about a future middle school. It is still a one-way in and one-way out property. It is surrounded by Army Corps land.*

*Commissioner Delaney asked Dr. Jackson what the Board had not asked about him about that he hoped it would. Dr. Jackson said the relationship between the Board of Commissioners and the Board of Education is the envy of the state. He thinks this current plan is good and they are in good shape.*

22-4593 General Fund Projects

*Commissioner Delaney asked if the culvert repairs could be something assumed by a developer. Staff will look into that as they look into selling the property.*

*Vice Chair Dasher asked if staff saw a need or benefit to moving up Phase 2 of Agriculture and Conference Center. Mr. Butts said staff would look into other funding sources, but this timeline assumes the County is the only funding source.*

*Chair Howard asked if Phase 2 be sub-phased (Phase 2a, 2b, etc). Ms. Miller said they could investigate that.*

*Vice Chair Dasher said revenue generation probably didn't factor into the cost. He asked if the County could have something set up so that ongoing revenue could go ahead and be put toward Phase 2. Ms. Miller said the demand is strictly a projection and not anecdotal.*

*Vice Chair Dasher asked if there was any update on pre-trial release. Mr. Thompson said Renita Foxx has been working on a number of things, but they didn't have an update at this time.*

*Budget analyst Erik Lindley continued the presentation with the Emergency Operations Building. Emergency Communications Director Mike Reitz believes they will be in the new facility at the beginning of April.*

*Budget Analyst Will Curvin continued the presentation with Parks and Recreation.*

*Commissioner Delaney asked if Briar Chapel Park was close to being built out. Mr. LaMontagne said they are really close if not done with the built-up area.*

22-4594 Enterprise Fund Projects

*Mr. Lindley said the City of Durham will be the lead agency on the Western Intake on the western side of Jordan Lake and Chatham is currently partnering with the City of Durham, Orange Water and Sewer Authority (OWASA), and the Town of Pittsboro. Mr. LaMontagne said the City of Durham is currently committed to 16.5 Million Gallons per Day (MGD). Chatham is committed to about 3/MGD. Pittsboro is not sure of what allocation they would need at this time. OWASA is committed to one-half MGD for emergencies.*

*Commissioner Gomez Flores asked what regions the intake would service. Mr. LaMontagne said the north system. Commissioner Gomez Flores asked if that allocation is for future growth. Mr. LaMontagne thought so. Vice Chair Dasher said in the master plan there was a line up to Pittsboro from Sanford. Mr. LaMontagne said Sanford has seen the need as well to have a second source of water so there is a benefit of them tying into Pittsboro. Commissioner Gomez Flores asked if it was better for Pittsboro to merge with Sanford. Mr. LaMontagne said Pittsboro has chosen to pursue a partnership with Sanford and he believes it is due to the sewer issues, but he cannot speak for Pittsboro.*

*Commissioner Gomez Flores asked about utilities bringing in revenue. Mr. LaMontagne said utilities are not revenue streams. The fees are only to pay for the infrastructure and providing the service. No money can be made off of the utility.*

22-4595 Future Projects

*The new CCCC Career and Technical Education Building will be at the Pittsboro campus. Staff will work with the community college staff to discuss future facilities at the Siler City campus.*

*Mr. Butts said the next borrowing will include schools, the trades building, and gymnasiums.*

*Vice Chair Dasher said the current Central Services building was not move-in ready. It needs work. Mr. Thompson said part of the analysis will include how much time a renovation would get compared to a new facility requiring debt. Mr. LaMontagne said moving out of the current campus would be moving out of the Annex and Dunlap buildings. Pittsboro could move into the Annex and the Dunlap could be sold off for commercial to generate more tax revenue. Staff are trying to figure out how County plans could also benefit Pittsboro. Mr. LaMontagne stated Renaissance Drive is in the center of the county and is a logical location for the main County facilities. There will always be a County presence downtown because the courts have to be in the county seat and the County has to support court operations and functions.*

*Chair Howard asked if there was a trigger for when the NE library would no longer be a future project but included in the CIP. Mr. LaMontagne said they have not heard from staff that there is a need to move forward with this project. Chair Howard asked what the results were of the needs assessment. Mr. LaMontagne was not sure about that. Chair Howard is the liaison to the Library Advisory Committee and she will talk to them about this. Many people in the NE go to the Chapel Hill library and are willing to pay a fee to have access to that library.*

*Mr. LaMontagne said the County was no longer looking at the Briar Chapel location for the new NE substation. Now staff are looking at the land near the future school site on Jack Bennett Road near Westfall. The Sheriff believes this is a good location that is visible to residents.*

*Mr. Thompson said the trails coordinator starts with the County on January 3rd.*

22-4606 Discussion

*Commissioner Gomez Flores asked about the camera by the new historical marker at the County Annex building. He heard there was no way to know if it gets vandalized*

*who did it. Mr. LaMontagne said he would check with the Sheriff and follow up.*

*Commissioner Gomez Flores asked where the County stands on a community building in Siler City. Mr. Thompson had a conversation with the Siler City Town Manager, and he is completely open to the conversation. Siler City has an RFQ for a parks and recreation master plan which would put a community center at Bray Park. However, they are open to partnering with the County on a joint community center. Commissioner Gomez Flores said he does not see the County supporting the west the same way it does for the east. The Agriculture and Center was built in Pittsboro and doesn't support the entire County. Chair Howard said the Ag Center was built to serve the entire County, not just Pittsboro. She said with the growth on the horizon there will be many more opportunities to partner with Siler City on projects.*

*Mr. LaMontagne said the County has always had the goal to grow the Siler City business park and it just hasn't grown at the rate they had hoped but the growth is coming. The County brought the hospital, and affordable housing and there are going to be more opportunities to bring projects to the business park and Siler City. Mr. Thompson said the utility planning for the CAM megasite was all paid for by Chatham County. Finance Officer Roy Lynch said there is a lot of planning around the airport because that will be very important to future growth. Vice Chair Dasher said from a public perception the County spends a lot of money on the east side, but he would say the County has spent 10 times more money on Siler City for things people cannot see. Chair Howard pointed out that Pittsboro is also the county seat and there is a level of business and services the county must provide in the county seat.*

*Chair Howard said the commissioners have a responsibility to communicate that school pods and mobile units are wonderful options and do not diminish the level of education provided to students. A quality education is being provided all across the county no matter the school or facility.*

*Commissioner Kenlan thanked staff for answering a lot of her questions in her one-on-one session and she appreciates all the work that went into the CIP and the presentation today.*

*Vice Chair Dasher said getting the Renaissance Drive campus moving forward sooner rather than later should be a priority. It is hard to imagine the County's current campus working adequately five years from now. Mr. LaMontagne said staff must figure out how they can move in phases. Chair Howard asked if they could make sure to build up instead of out so there is still some green space on the campus. Mr. LaMontagne said the staff would look at all options.*

*Chair Howard asked if the Pittsboro Master Plan included keeping the County Annex. Mr. LaMontagne said the Annex was removed from that plan and was replaced with a park.*

22-4605 Discuss commissioner board and committee liaison assignments and commissioner appointments to advisory boards and committees.

***Attachments:*** Board of Commissioner liaison table December 2022

*The Board discussed the liaison assignments and agreed to the list attached.*

## ADJOURNMENT

**A motion was made by Vice Chair Mike Dasher, seconded by Commissioner Franklin Gomez Flores, that this meeting be adjourned. The motion carried by the following vote:**

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