



Chatham County, NC

Meeting Minutes

Board of Commissioners

Monday, April 21, 2025

1:00 PM

Historic Courthouse Courtroom

Work Session - 1:00 PM - Historic Courthouse Courtroom

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

CALL TO ORDER

Chair Howard welcomed everyone to the April 21, 2025 meeting.

ADJUSTMENTS AND APPROVAL OF WORK SESSION AGENDA

Chair Howard called for a motion to approve the work session agenda.

RECOGNITION OF RETIREES

[25-0137](#)

Recognize Retiree Denise Suits

Chair Howard invited retiree Denise Suits forward and read the following statement: Denise Suits started with Chatham County on July 25, 2000, as an Administrative Support Specialist in the Sheriff's Office. She was promoted in December of 2002 to serve as the Administrative Support Specialist in Emergency Operations under former EM Director Tony Tucker. Denise served her remaining years in Emergency Operations under Janet Scott and our now current EM Director, Steve Newton. In her 25-year tenure with the County, Denise served a critical role supporting both Emergency Management and Emergency Communications and has assisted both departments and the County navigate numerous disasters, severe weather, and other crises. We're grateful for her legacy of service to Chatham County and its residents.

Emergency Management Director Steve Newton thanked Suits for her dedicated service.

Suits thanked the Board of Commissioners for the recognition.

The Board of Commissioner paused for a photo.

This Agenda Item was received and filed.

PUBLIC COMMENT SESSION

[25-0190](#)

The Public Comment Session is held to give residents an opportunity to speak on any item. The session is no more than thirty minutes long to allow

as many as possible to speak. Speakers are limited to no more than three minutes each and may not give their time to another speaker. Speakers are asked to sign up in advance. Comments are always welcome in writing

Attachments: [Click Here To Sign Up For Public Comment](#)

No one signed up to speak.

This Agenda Item was received and filed.

BOARD PRIORITIES

25-0172

Receive a presentation and vote to approve FY2025 Chatham Agricultural Preservation and Development Farmland Preservation Grant Awards and Triangle Land Conservancy Partner Update

Attachments: [CAPD FY25 Project Presentation 4-21-2025](#)
 [Triangle Land Conservancy Partnership Update 4-21-2025](#)

Farmland Preservation Coordinator Andrew Waters updated the Board of Commissioners on the Fiscal Year 2025 Chatham agricultural preservation and development farmland preservation grant awards. The presentation included the progress to date, the funding request, and the grant pipeline. Waters shared the details of each project. Waters shared other farmland updates and challenges.

The Board of Commissioners thanked Waters for the presentation.

Chair Howard called for a motion to approve the Fiscal Year 2025 projects as recommended for the Chatham Agricultural Preservation and Development Trust Fund.

Triangle Land Conservancy Associate Director of Land Protection West Margaret Sands and Working Lands Manager Emma Childs updated the Board of Commissioners on the Triangle Land Conservancy partnership. The group shared information on the active projects in Chatham County including the timelines.

The Board of Commissioners thanked Sands and Childs for the update.

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Amanda Robertson, to approve the Fiscal Year 2025 projects as recommended for the Chatham Agricultural Preservation and Development Trust Fund. The motion carried by the following vote:

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

25-0173

Receive a presentation of the 2023-2024 Chatham County Greenhouse Gas Inventory

Attachments: [Greenhouse Gas Inventory Presentation 4-21-2025](#)

Environmental Quality Director Kevin Lindley introduced the Sustainability Intern Courtney Bagans. Bagans presented the Chatham County Greenhouse Gas Inventory for 2023 to 2024.

Bagans presentation included the history of the inventory and the methodology of the

data. The overview included the county data, trends, the carbon sink, green updates, and future impacts.

The Board of Commissioners discussed some of the data and asked questions of Bagans and thanked her for the update.

This Agenda Item was received and filed.

25-0174

Receive a presentation and vote on a recommendation by the Climate Change Advisory Committee to approve planning for a Chatham Climate Retreat

Attachments: [Climate Change Retreat Recommendation Presentation 4-21-2024](#)
 [Climate Change Retreat Recommendation 4-21-2025](#)

Climate Change Advisory Committee Chair Robbie Cox presented a recommendation for a climate retreat.

Cox stated that the Climate Change Advisory Committee is asking that the Board of Commissioners authorize the planning to begin for a climate change retreat with a agenda and date to be determined to discuss the impacts of climate change occurring in Chatham County for the development of a climate action plan.

Cox stated the participants would include interested commissioners, relevant county staff, invited experts, representatives from the Climate Change Advisory Committee, and knowledgeable area individuals.

Cox stated that the purpose would be to undertake a deep dive into current and likely near-future impacts of the climate crisis in Chatham County, to receive a briefing on elements of local government climate action plans, and to identify appropriate funding sources and personnel for development of a climate action plan.

Cox reviewed why the committee is seeking to hold the retreat. The Board of Commissioners discussed the retreat and directed staff to develop a plan and bring back more information to a future meeting.

This Agenda Item was received and filed.

25-0150

Receive a presentation and vote to adopt a resolution by the County of Chatham to direct the expenditure of \$1.29 million in Opioid Settlement Funds during fiscal years 2026-2028 to support the following strategies: 1. Collaborative Strategic Planning 2. Evidence-Based Addiction Treatment 3. Recovery Support Services 4. Early Intervention 5. Naloxone Distribution 6. Recovery Housing

Attachments: [Opioid Settlement Funds Presentation 4-21-2025](#)
 [Resolution Opioid Settlement FY26-28 4-21-2025](#)

Public Health Director Mike Zelek introduced Opioid Overdose Prevention Coordinator Amanda McNamara to present an update and proposal on the Fiscal Year 2026 to 2028 Opioid Settlement Funding.

McNamara shared information on the Sheriff's prevention partnership on controlled

substances including data on overdose and illicit opioid deaths. McNamara shared the budget process, additional settlement money details, and settlement strategies. McNamara gave an overview of each of the proposed programs.

The Board of Commissioners thanked McNamara for the update and asked questions of Sheriff Robertson, Director Zelek, and McNamara.

A motion was made by Commissioner Franklin Gomez Flores, seconded by Vice Chair Katie Kenlan, to adopt a Resolution 25-16 to direct the expenditure of \$1.29 million in Opioid Settlement Funds during fiscal years 2026-2028 to support the following strategies: 1) Collaborative Strategic Planning, 2) Evidence-Based Addiction Treatment, 3) Recovery Support Services, 4) Early Intervention, 5) Naloxone Distribution, 6) Recovery Housing Support. The motion carried by the following vote:

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

[25-0151](#)

Receive a presentation and direct staff on the Chatham County Advisory Committee Policy

Attachments: [Advisory Committee Direction Presentation 4-21-2025](#)

Policy Analyst Brenton Hart presented an update on the Chatham County Advisory Committee Policy. Hart stated that staff were seeking direction on some of the policy.

Hart shared an overview of the committees and reviewed some questions on the membership structure and representation.

Due to the lack of time to complete the agenda item, the Board of Commissioners asked that staff bring this item back to a future meeting.

This Agenda Item was tabled.

CLOSED SESSION

[25-0183](#)

Vote to go into closed session pursuant to § 143-318.11(a)(3) to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged

A motion was made by Commissioner Robertson, seconded by Vice Chair Kenlan at 4:01pm, to go into closed session pursuant to § 143-318.11(a)(3) to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged. The motion carried by the following vote:

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

[25-0184](#)

Vote to come out of closed session

A motion was made by Commissioner Franklin Gomez Flores, seconded by Vice Chair Katie Kenlan at 5:18pm, to come out of closed session. The motion carried by the following vote:

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

End of Work Session

RECESS

The Board of Commissioners recessed until the 6:00pm Regular Session.

Regular Session - 6:00 PM - Historic Courthouse Courtroom

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

CALL TO ORDER

Chair Howard called the meeting to order at 6:00pm.

INVOCATION and PLEDGE OF ALLEGIANCE

Chair Howard asked for a moment of silence which was followed by the recitation of the Pledge of Allegiance.

ADJUSTMENTS AND APPROVAL OF REGULAR SESSION AGENDA

Chair Howard shared the following adjustments to the regular meeting agenda and asked the Board of Commissioners if there were any additional adjustments.

- 1. On Consent Agenda: NEW AMOUNT: \$660,320 was \$775,000 for 25-0179 Vote to approve a subordination agreement with Wallick Communities for Oak View Low Income Housing apartments in Siler City Attachments: Subordination Agreement RiverHills Bank Wallick Oak View 4-21-2025*
- 2. Under Public Hearings: Remove 25-0156 Hold a public hearing to receive comments on the renaming of one (1) state maintained road from Paul Farrington Road to Lakeside Drive in Chatham County and vote to approve Attachments: Lakeside Drive Petition Lakeside Dr Map Lakeside Dr Area Map.*

Commissioner Delaney requested a addition to the Consent Agenda: The appointment of George Cianciola as the Planning Board District 3 member with a term ending December 31, 2026.

With no further adjustments, Chair Howard called for a motion to approve the regular session agenda.

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, to approve the Regular Session agenda as amended. The motion carried by the following vote:

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

APPROVAL OF CONSENT AGENDA

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that the Consent Agenda was approved. The motion carried by the following vote:

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

[25-0141](#)

Vote to approve the January 7, 8, and 9, 2025 Budget Retreat Minutes

Attachments: [1-7-2025 Minutes Draft](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that the January 7, 8, and 9, 2025 Budget Retreat Minutes were approved. The motion carried by the following vote:

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

[25-0157](#)

Vote to approve the January 21, 2025 Work and Regular Meeting Minutes

Attachments: [1-21-2025 Minutes Draft](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that the January 21, 2025 Work and Regular Meeting Minutes were approved. The motion carried by the following vote:

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

[25-0161](#)

Vote to approve the January 30, 2025 Special Meeting Minutes

Attachments: [1-30-2025 Minutes Draft](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that the January 30, 2025 Special Meeting Minutes were approved. The motion carried by the following vote:

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

[25-0162](#)

Vote to approve the February 17, 2025 Minutes

Attachments: [2-17-2025 Minutes Draft](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that the February 17, 2025 Minutes were approved. The motion carried by the following vote:

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

[25-0163](#)

Vote to approve the February 25, 2025 Joint Board of Education Meeting Minutes

Attachments: [2-25-2025 Minutes Draft](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that the February 25, 2025 Joint Board of Education Meeting Minutes were approved. The motion carried by the following vote:

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

[25-0189](#)

Vote to approve the March 3, 2025 Legislative Breakfast Minutes

Attachments: [3-3-2025 Minutes Draft](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that the March 3, 2025 Legislative Breakfast Minutes were approved. The motion carried by the following vote:

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

[25-0139](#)

Vote to appoint Eri Kim to the Chatham County Board of Health as a public member effective April 21, 2025

Attachments: [Eri Kim Advisory Committee Application Board of Health - Public Seat](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, to appoint Eri Kim to the Chatham County Board of Health as a public member effective April 21, 2025. The motion carried by the following vote:

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

[25-0140](#)

Vote to appoint Sara Hofmeier to the Chatham County Board of Health as a public member effective April 21, 2025

Attachments: [Sara Hofmeier Advisory Committee Application Board of Health - Public Seat](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, to appoint Sara Hofmeier to the Chatham County Board of Health as a public member effective April 21, 2025. The motion carried by the following vote:

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

[25-0115](#)

Vote to reappoint Alan Rimer, PE, PhD, to fill a second (2nd) term on the Board of Health as an engineer member, effective April 25, 2025

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, to reappoint Alan Rimer, PE, PhD, to fill a second (2nd) term on the Board of Health as an engineer member, effective April 25, 2025. The motion carried by the following vote:

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

[25-0144](#)

Vote to reappoint Charlie Cooper, Nita Dukes, and Alicia Kablonsky to the

Climate Change Advisory Committee with terms ending 6/30/2027

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, to reappoint Charlie Cooper, Nita Dukes, and Alicia Kablonsky to the Climate Change Advisory Committee with terms ending 6/30/2027. The motion carried by the following vote:

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

[25-0181](#)

Vote to approve the Chatham County ABC Board's recommendation to exceed the salary authorized by the General Assembly in North Carolina General Statute 18B-700 (g1) of the General Manager

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that the Chatham County ABC Board's recommendation to exceed the salary authorized by the General Assembly in North Carolina General Statute 18B-700 (g1) of the General Manager was approved. The motion carried by the following vote:

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

[25-0164](#)

Vote to adopt a Resolution amending the Chatham County Personnel Policy

Attachments: [Resolution Amending Personnel Policy](#)
[Personnel Policy - Amended](#)

A motion was made by Vice Chair Kenlan, seconded by Commissioner Gomez Flores, to adopt a 25-17 Resolution amending the Chatham County Personnel Policy be approved. The motion carried by the following vote:

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

[25-0154](#)

Vote to adopt a Resolution for the Suttles Road SR 1809 Partial Abandonment

Attachments: [NCDOT Letter Suttles Road Partial Abandonment](#)
[Resolution Suttles Road Partial Abandonment 4-21-2025](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, to adopt Resolution 25-18 for the Suttles Road SR 1809 Partial Abandonment was adopted. The motion carried by the following vote:

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

[25-0148](#)

Vote to adopt a Resolution approving an Interlocal Agreement for cost sharing of redevelopment with the Town of Pittsboro

Attachments: [Resolution Adopting the Pittsboro-Chatham Interlocal Agreement 4-21-2025](#)
[Pittsboro-Chatham Interlocal Agreement 4-21-2025](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that Resolution 25-19 approving an Interlocal

Agreement for cost sharing of redevelopment with the Town of Pittsboro was adopted. The motion carried by the following vote:

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

[25-0142](#)

Vote to adopt a Resolution approving the March 2025 Housing Trust Fund recommendations from the Affordable Housing Advisory Committee, which includes a recommendation to award \$120,000 to Habitat for Humanity for affordable housing development and \$20,000 to Preserving Home for home preservation

Attachments: [2025-04 Resolution Regarding Housing Trust Fund Awards by the Chatham County Affordable Housing Advisory Committee](#)
[Presentation Slide: HTF Recommendations March 2025](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that Resolution 25-20 approving the March 2025 Housing Trust Fund recommendations from the Affordable Housing Advisory Committee, which includes a recommendation to award \$120,000 to Habitat for Humanity for affordable housing development and \$20,000 to Preserving Home for home preservation was adopted. The motion carried by the following vote:

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

[25-0158](#)

Vote to adopt a Resolution approving a quasi-judicial Special Use Permit (SUP) requested by Chatham County Facilities and Construction for a new EMS station to be located on Parcel No. 62221 (2.3 acres) and 95753 (.66 acres), located at 9251 US 15-501 N, Baldwin Township

Attachments: [Resolution for SUP Chatham County Facilities 4-21-2025](#)
[More information from the Planning department website](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that Resolution 25-21 approving a quasi-judicial Special Use Permit (SUP) requested by Chatham County Facilities and Construction for a new EMS station to be located on Parcel No. 62221 (2.3 acres) and 95753 (.66 acres), located at 9251 US 15-501 N, Baldwin Township was adopted. The motion carried by the following vote:

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

[25-0155](#)

Vote to approve the naming of two private roads in Chatham County listed as Grayson Ridge Road and Aquila Lane

Attachments: [Grayson Ridge Rd Petition](#)
[Grayson Ridge Rd](#)
[Grayson Ridge Area Map](#)
[Aquila Lane Petition](#)
[Aquila Ln](#)
[Aquila Ln Area Map](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that the naming of two private roads in Chatham County listed as Grayson Ridge Road and Aquila Lane was approved. The motion carried by the following vote:

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

[25-0159](#)

Vote to approve Tax Releases and Refunds for March 2025

Attachments: [March 2025 Release and Refund Report](#)
 [March 2025 NCVTS Pending Refund Report](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that the Tax Releases and Refunds for March 2025 was approved. The motion carried by the following vote:

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

[25-0171](#)

Vote to receive the Tax Collector's Departmental Report for March 2025

Attachments: [March 2025 Report](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, to receive the Tax Collector's Departmental Report for March 2025 was approved. The motion carried by the following vote:

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

[25-0133](#)

Vote to approve the application for Aging Services for the FY27 North Carolina Department of Transportation 5310 Grant - Capital Purchase of Service

Attachments: [5310 Grant Conflict of Interest 4-21-2025](#)
 [FY27 Conflict of Interest Statement 1](#)

A motion was made by Vice Chair Kenlan, seconded by Commissioner Gomez Flores, that the application for Aging Services for the FY27 North Carolina Department of Transportation 5310 Grant - Capital Purchase of Service was approved. The motion carried by the following vote:

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

[25-0138](#)

Vote to approve a lease agreement with Chatham Arts Council, Inc for the county building located at 118 West Street, Pittsboro

Attachments: [Chatham Arts Council 2025 Lease](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that a lease agreement with Chatham Arts Council, Inc for the county building located at 118 West Street, Pittsboro was approved. The motion carried by the following vote:

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

[25-0175](#)

Vote to approve the three-year contract with ESRI (Environmental Systems Research Institute), Inc. for \$180,900

Attachments: [Environmental Systems Research Institute Contract 2025](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that the three-year contract with ESRI (Environmental Systems Research Institute), Inc. for \$180,900 was approved. The motion carried by the following vote:

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

[25-0168](#)

Vote to approve a contract with ClearGov for digital budget development and publication services for \$122,399.64

Attachments: [Clear Gov 3 Yr Renewal Contract 4-21-2025](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that a contract with ClearGov for digital budget development and publication services for \$122,399.64 was approved. The motion carried by the following vote:

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

[25-0169](#)

Vote to approve a contract with Hopkins Bowling Contracting & Consulting allowing them to act as the Design/Build contractor performing the renovations at the Aging Services - Western Center in Siler City

Attachments: [Hopkins Bowling Western Aging Contractor 4-21-2025](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that a contract with Hopkins Bowling Contracting & Consulting allowing them to act as the Design/Build contractor performing the renovations at the Aging Services - Western Center in Siler City was approved. The motion carried by the following vote:

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

[25-0160](#)

Vote to accept the Preliminary Engineering Reports and Governance Summary for the Western Intake Partnership Project

Attachments: [WIP - Water Intake Transmission Infra PER-Exec Summary 2024-08-23](#)
[WIP - Regional Water Treatment Facility PER Executive Summary - Final 10-22-24](#)
[WIP - Governance Summary Memo wExhibits 2024-07-30](#)
[WIP_FactSheet_20240425 General](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, to accept the Preliminary Engineering Reports and

Governance Summary for the Western Intake Partnership Project was approved. The motion carried by the following vote:

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

[25-0170](#)

Vote to accept North Carolina Department of Agriculture and Consumer Services Agricultural Growth Zone Grant in the amount of \$295,443 and approve local match of \$325,000

Attachments: [AGZ Award Notification 9.3.2024](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, to accept North Carolina Department of Agriculture and Consumer Services Agricultural Growth Zone Grant in the amount of \$295,443 and approve local match of \$325,000 was approved. The motion carried by the following vote:

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

[25-0179](#)

Vote to approve a subordination agreement with Wallick Communities for Oak View Low Income Housing apartments in Siler City

Attachments: [Subordination Agreement RiverHills Bank Wallick Oak View 4-21-2025](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that a subordination agreement with Wallick Communities for Oak View Low Income Housing apartments in Siler City was approved. The motion carried by the following vote:

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

[25-0177](#)

Vote to terminate the agreement with Chatham Rescue Squad of Siler City, Inc.

Attachments: [Chatham Rescue Squad Agreement 6-30-2017](#)

[Chatham Rescue Squad Amended Agreement 4-15-2024](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, to terminate the agreement with Chatham Rescue Squad of Siler City, Inc. was approved. The motion carried by the following vote:

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

[25-0116](#)

Vote to approve Fiscal Year 2024-2025 Budget Amendments

Attachments: [Budget Amendment 2024-2025 Apr 21](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that the Fiscal Year 2024-2025 Budget Amendments were approved as presented. The motion carried by the following vote:

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

[25-0188](#)

Vote to approve a Letter of Support for the Town of Pittsboro's for the Federal Community Project Funding Application of \$750,000 for the Downtown Pittsboro Streetscape Improvements project

Attachments: [Pittsboro Downtown Streetscape Project Letter of Support 4-21-2025](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, that a Letter of Support for the Town of Pittsboro's for the Federal Community Project Funding Application of \$750,000 for the Downtown Pittsboro Streetscape Improvements project was approved. The motion carried by the following vote:

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

[25-0195](#)

Vote to appoint George Cianciola as the Planning Board District 3 member with a term ending December 31, 2026

Attachments: [George J Cianciola Advisory Committee Application - Planning Board At Large](#)

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner Franklin Gomez Flores, to appoint George Cianciola as the Planning Board District 3 member with a term ending December 31, 2026 was approved. The motion carried by the following vote:

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

End of Consent Agenda

SPECIAL PRESENTATION

[25-0176](#)

Vote to adopt a Resolution Honoring the 56th Annual Professional Clerk's Week from May 4 to May 10, 2025

Attachments: [Resolution Honoring Clerk's Week 2025](#)

Vice-Chair Kenlan read aloud the Resolution Honoring the 56th Annual Professional Clerk's Week from May 4 to May 10, 2025.

Chair Howard called for a motion to approve.

A motion was made by Commissioner Franklin Gomez Flores, seconded by Commissioner Amanda Robertson, that Resolution 25-22 Honoring the 56th Annual Professional Clerk's Week from May 4 to May 10, 2025 was adopted. The motion carried by the following vote:

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

[25-0185](#)

Vote to adopt a Resolution proclaiming May 2025 Older Americans Month in Chatham County

Attachments: [Resolution Proclaiming 2025 Older Americans Month](#)

Chair Howard read aloud the Resolution proclaiming May 2025 Older Americans Month in Chatham County.

Chair Howard called for a motion to approve.

A motion was made by Vice Chair Katie Kenlan, seconded by Commissioner David Delaney, that Resolution 25-23 proclaiming May 2025 Older Americans Month in Chatham County was adopted. The motion carried by the following vote:

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

[25-0187](#)

Vote to adopt a Resolution Honoring Free Speech

Attachments: [Resolution Honoring Free Speech 4-21-2025](#)

Commissioner Robertson read aloud the Resolution Honoring Free Speech.

Chair Howard called for a motion to approve

A motion was made by Commissioner Amanda Robertson, seconded by Vice Chair Katie Kenlan, that Resolution 25-24 Honoring Free Speech was adopted. The motion carried by the following vote:

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

PUBLIC COMMENT SESSION

[25-0191](#)

The Public Comment Session is held to give residents an opportunity to speak on any item. The session is no more than thirty minutes long to allow as many as possible to speak. Speakers are limited to no more than three minutes each and may not give their time to another speaker. Speakers are asked to sign up in advance. Comments are always welcome in writing

Attachments: [Click Here To Sign Up For Public Comment](#)

Cindy Perry

I wanted to say that I am so proud of our Board of Commissioners to have placed this resolution on today's agenda, and having passed it both in the consent agenda and as the special presentation. Who would have thought that it would even be necessary to resolve support of the first amendment to our Constitution. I brought my copy of the Constitution with me tonight. It is a little bit worn, it has been read, shall we say. But did not we all take an oath, or at least an affirmation to live out the freedoms that are contained in this in this book and have not we lived our lives in belief of free speech and press, and the right to assemble all of our lives. We have done this, and we repeated it as we elected officials took office. This little book contains 250 years of freedom, which are now unfortunately questioned, unfunded, and endangered and for you to reiterate the contents is a brave, brave thing. It was as brave today as it was 250 years ago. Thank you.

Cynthia Crossen

I just want to echo what Cindy has said and applaud you all for your foresight in support of our rights of freedom of speech here in Chatham County. Sorry I got suddenly very emotional. Thank you for this resolution. We have had several large and peaceful rallies and demonstrations recently here in Chatham, where citizens were able to express their opinions openly and this resolution has affirmed that right to gather and speak out without fear. So again, thank you, Commissioners, for this resolution.

Susie Crate

I am echoing my sisters here by saying that I'm so proud of the Commissioners for putting this resolution, honoring the freedom of speech for us to reify and actualize this pillar of our constitution and democracy is incredibly important, especially in a time when our freedoms are threatened, and some are even being stripped away by our federal government. The April 5th Hands Off Rally in Pittsburgh, with over a thousand people attending, is a clear example of how important it is for us to respect and maintain our freedom of speech, our right to speak out. The only way we can counter what is happening to our great country is for us to continue to speak out and rally around our freedoms, one of which is freedom of speech. Another is the freedom to vote in free and fair elections. This is foundational to our governance and to our ability to maintain a democracy. As our constitution is threatened daily at a national level, we must at a community and a county level, maintain it, perpetuate it, and spread the good news that we plan to hold fast and continue to live and govern by it. Thank you.

This Agenda Item was received and filed.

PUBLIC HEARINGS

25-0152

Hold a public hearing on a legislative rezoning request by TIP Gateway LLC on Parcel 5841 and 66974 on approximately 18.81 acres, located at 680 Pea Ridge Rd., from R-1 Residential to GU RB General Use Regional Business, Cape Fear Township

Attachments: [More information from the Planning department website](#)

Chair Howard opened the legislative public hearing for the rezoning request by TIP Gateway LLC on Parcel 5841 and 66974 on approximately 18.81 acres, located at 680 Pea Ridge Rd., from R-1 Residential to GU RB General Use Regional Business, Cape Fear Township.

Zoning Administrator Angela Plummer presented the item. The property is currently zoned R1 residential. The applicant is asking for a general use regional business district to bring in have opportunity for additional small scale type businesses to locate in this area. Over the last four years this area has increasingly become more nonresidential, especially with the Mega Site and some other industrial properties. Other open land has been designated as a neighborhood business that has been rezoned within the last couple of years at this property. The new county park is going to be on Pea Ridge Road here to the north. We have not heard from any of the residents at this point about this rezoning.

Plummer stated that the property is in a Ws.4 area watershed and river quarter special area, so they would be limited to 36% built upon area. When we know the end user at this point there is no site plan to review. It's just a rezoning that would go through the administrative process once an end user is identified and presents that commercial zoning, compliance, application to our office. At that point they would be required to go to the Appearance Commission and then go through our normal permitting process and

reviews administratively.

Plummer stated that the applicants, Jan Nichols and Mike Dasher are here to present and answer any questions.

Mike Dasher stated that he is happy to answer any questions. Dasher stated that the owner of the property does not have any immediate plans to do anything with the property.

No one signed up to speak.

Chair Howard closed the public hearing.

This Agenda Item was referred to the Planning Board.

25-0153

Hold a public hearing on a legislative public hearing requested by the Chatham County Planning Department to amend the effective date of the adopted Unified Development Ordinance from July 1, 2025 to December 31, 2025 as a result of legislative action S382 bill

Attachments: [More information from the Planning department website](#)

Chair Howard opened the legislative public hearing for the requested by the Chatham County Planning Department to amend the effective date of the adopted Unified Development Ordinance from July 1, 2025 to December 31, 2025 as a result of legislative action Senate Bill 382.

Assistant Planning Director Chance Mullis presented the item. Planning Staff presented in January some of the impacts of Senate Bill 382. Since then, there have been a number of bills that have come forward throughout the House and the Senate. The reason we are here today to do this public hearing is because the effective date when we adopted the Unified Development Ordinance in November of 2024 was set to be July 1, 2025, and we have not been able to do that implementation due to Senate Bill 382, which prevents us from doing that because they removed the down zoning authorities of local governments. Therefore, we do not want the Unified Development Ordinance to become effective by default without us doing the implementation. We are here requesting to move the effective date to December 31, 2025. We felt that would be an ideal timeline.

The Board of Commissioners discussed the Senate Bill and the timeline.

No one signed up to speak.

Chair Howard closed the public hearing.

This Agenda Item was referred to the Planning Board.

CLERK'S REPORT

Clerk to the Board Jenifer Johnson stated that Chatham County hosted a very successful North Carolina County Clerks Association annual conference. Johnson also told the Board of Commissioners that her daughter will be attending the University of Cincinnati Genetic Counseling program.

MANAGER'S REPORT

County Manager Bryan Thompson stated that the Siler City Center for Active Living was recently awarded the statewide 2025 Ann Johnson Senior Center of the Year.

Thompson stated on May 5, 2025, the 2025-2026 budget will be presented, then we will hold a public hearing in both Pittsboro and Siler City, then we will get together with the Board of Commissioners in work sessions to discuss before adoption.

COMMISSIONERS' REPORTS

Commissioner Gomez Flores stated that there are a couple of vacancies on the Health Board. Gomez Flores shared details of a potential subdivision and quarry in the Goldston area.

Vice Chair Kenlan stated that she attended Central Pines Regional Day, State of the Child Conference, and the first Hands Off rally in Pittsboro.

Commissioner Robertson stated that she also attended Central Pines Regional Day and the North Carolina Association of County Commissioners meeting.

Commissioner Delaney stated that he attended the first Central Pines RPO meeting and he had a couple of community conversations in February and March.

Chair Howard stated that she has had a busy month because she got a new puppy. She attended dinner with colleagues from the Hunt Institute and she was part of a panel with Leadership Triangle on challenges of local governments. She was able to help pack food care boxes with Mountaire Farms and attend a panel discussion that same day with Senator Murdoch, Representative Reives, CORA, and Chatham Habitat for Humanity. Carolina Meadows invited her to their Earth Day celebration and ribbon cutting for their new electric charger

ADJOURNMENT

A motion was made by Commissioner Franklin Gomez Flores, seconded by Commissioner Amanda Robertson, that the meeting was adjourned. The motion carried by the following vote:

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