



Chatham County, NC

Meeting Minutes

Board of Commissioners

Monday, May 20, 2024

3:00 PM

Historic Courthouse Courtroom

Work Session - 3:00 PM - Historic Courthouse Courtroom

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

ADJUSTMENTS AND APPROVAL OF WORK SESSION AGENDA

A motion was made by Commissioner Delaney, seconded by Commissioner Gomez Flores, that the work session agenda be approved. The motion carried by the following vote:

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

PUBLIC COMMENT SESSION

In Writing:

Gretchen Smith

Below are my comments on the Draft UDO, and I have also attached a PDF document with my comments. Thank you for this opportunity to submit comments on this important subject. My comments are in support of section 6.1.5.E. Greenways and Trails Required and section 6.4.4 Permanent Protection Required. I was pleased to see both of these included in the draft UDO Development Standards Module and encourage the Board of Commissioners to retain them in the adopted UDO. The crucial word in both of these sections is "required", if the county is serious about conserving open space and increasing the number of public trails and river access sites. Chatham County should use all the tools available to local governments to protect our remaining Natural Heritage Areas. The Comprehensive Conservation Plan for Chatham County on pages 55-56 lists Significant Natural Heritage Areas. Some of the ones we have already lost or will soon lose to development, in major portions or in their entirety, include Bennett Mountain, Boothe Hill, Haw River Aquatic Habitat, Haw River Dicentra Slopes, Haw River Levees and Bluffs, Herndon Creek Ravine, and Pittsboro Wilderness. How many more Natural Heritage Areas is our county willing to sacrifice to development, if conservation is voluntary instead of required? Section 6.4.4 Permanent Protection Required will help conserve our remaining Natural Heritage Areas. It would be a tremendous boost to getting more trails in our county for the UDO to include a requirement that developers dedicate land for greenways and trails as described in section 6.1.5.E. Greenways and Trails Required. Developers would rather pay a "fee-in-lieu-of" than dedicate land that they can build houses on instead. That is why it is important that the county requires a developer to dedicate land, especially when the land has high conservation value and other significant public benefits. Expecting the county to use "payment-in-lieu-of" fees to buy desirable land somewhere else is unrealistic, in my opinion, given the rising prices of land in our county. Any

off-site land near the development will not likely be affordable, and land that can be purchased with the "payment-in-lieu-of" amount might not be desirable for conservation open space or recreation. When building trail networks, potential connectivity is crucial and having to go off-site with "payment-in-lieu-of" to find affordable land may not provide the connectivity needed for a trail network. Another drawback of the "payment-in-lieu-of" is that it divides the county into an Eastern District and a Western District, and the payment can only be spent in the district in which the development is located. So, a payment from the Western District cannot be used for land acquisition in the Eastern District, and vice versa. Land prices are rising a lot, especially in the eastern half of the county and in other parts of the county near major commercial development. I fear we have missed the boat again on affordable land acquisition. Land acquisition for parks, trails, and open space will need to come from requiring developers to dedicate land for that purpose. Section 6.1.5.E. Greenways and Trails Required includes the provision "if the Board of Commissioners accepts the dedication", leaving the decision up to the Board of Commissioners. The county needs to be driving these decisions, not the developers. There was discussion among the commissioners after the UDO Module presentation about whether it is worth it to get 10 acres dedicated in a development versus purchasing 200 acres in another area of the county with the "payment-in-lieu-of" fee. My response to that is "Yes" if the 10 acres are along the Haw River! Those dedicated 10 acres may provide potential connectivity for building the Haw River State Trail in our county, and land along the Haw River corridor is quickly becoming unaffordable for this purpose due to higher market values that may never be met with "payment-in-lieu-of" amounts.

Gene Monroe

I wish that the commissioners would consider the protection of our natural environment when planning any new development. I am concerned about so much destruction to nature for the benefit of all of us humans.

Selwin Gray

Commissioners, please require developers to dedicate land for greenways and trails in the revised Unified Development Ordinance. In addition, require developers to remove invasive species from developed properties and update the prohibited invasive species list to reflect the updated list maintained by the NC Invasive Plant Council.

Emily Moose

Thank you for your work on behalf of our community and for your consideration of my comments. I am a resident of Chatham County in between Pittsboro and Siler City, in an area designated as 'Agriculture' in the Comprehensive Plan adopted by the County in 2017. I was fortunate to serve on the Planning Board at that time and hoped that our work could help agricultural areas remain so. I am writing because my neighbors and I have recently become aware of a concerning bill requested by the town of Pittsboro, supported by the county Board of Commissioners, and sponsored by Representative Reives that is now moving through the NC legislature. HB 906 would allow unlimited, non-contiguous annexation for Pittsboro and Sanford, giving these areas the same potential growth impact as Goldston and Siler City. As an agricultural community situated between these areas, we know that if we don't act now, we're going to get swallowed up by the towns around us. We also know there are many other communities like ours who will face the same fate. I don't know all of the drivers for this bill because as far as I can tell there was no presentation or public feedback sought by the town or county. I understand the County has a need to service the complex on Renaissance Dr. Is there not a more direct and targeted method of doing that than unlimited satellite annexation for Pittsboro? Is there a corridor that could be annexed? Or, at the very least, could the non-contiguous annexation be limited to this

single property owned by the County? Chatham County is a precious rural island in the middle of some of the most aggressive developments our state has ever seen. We have a target on us, and it would be tragically short-sighted to ignore this short window of opportunity to save what makes Chatham County special. If unlimited, non-contiguous annexation is allowed (over the current 10% cap), this will have disastrous unintended consequences for our rural and agricultural areas, as evidenced by the Agricultural Advisory Board's opposition to the bill. It would also undermine the County's land use planning, which has broad community input and took years to develop. Surely, it's not worth throwing away all that hard work and trust. The absence of a public, transparent process in pushing this request forward has been disturbingly reminiscent of what happened with Chatham Park. There is a lack of trust between county residents and what we see as uncontrolled, deceptive, and destructive municipal growth that is threatening our rural areas and the goals we've set forth as a community. There is a way to grow responsibly and strategically, in a way we can be proud of as a community. This isn't it. It is obvious that this decision was not fully thought through, and I am asking you to please press pause so you can hear from your constituents on what this will mean for us. I am respectfully asking you to please remove your support from HB 906 and request that Representative Reives withdraw the bill. If Pittsboro needs to facilitate smart growth it should be done in a way that takes into account, all people impacted by the decision and the future viability of our agricultural and rural communities. I sincerely hope both boards can work productively together and with the public toward that goal.

Karen Pool

Annexation of swaths of property just to feed residential and commercial development outside the town limits should not be allowed. Once this is annexed, the language potentially morphs to accommodate rezoning. Keep the land use plan already designated. Protect what open spaces and land we have left now and be smart about how it grows in the future. We don't want 3 houses/acre and townhomes in our backyards out here. Be ethical and considerate of those other citizens you serve, that wish to keep the rural feel we moved here for. Some of us have lived here and paid taxes almost 30 years. We count and vote.

Susie Crate

Concerns about House Bill 906 "A BILL TO BE ENTITLED AN ACT REMOVING THE CAP ON SATELLITE ANNEXATIONS FOR THE TOWN OF PITTSBORO" sponsored by Representative Robert Reives.

Dear County Commissioners Dasher, Delaney, Flores, Howard and Kenlan, I am speaking to you tonight to ask that you withdraw your support of HB 906 and request that Representative Reives withdraw the bill from consideration. The county government, in collaboration with its residents, goes through long and deliberate processes to develop policy—consider both the Plan Chatham and the Unified Development Ordinance. I am proud to live in a county that functions guided by public, transparent processes. This Bill would supersede the goals and the policies that we've set forth as a community. There are many reasons this Bill needs to be withdrawn from consideration. I will highlight two which are informed by my expertise as a professor of environmental science and policy. The first reason to withdraw your support for this Bill is due to the loss of farmland that this Bill will bring. Chatham County is number two in the state for loss of farmlands. If we allow unlimited, non-contiguous annexation, over the current 10% cap, we will quickly lose our rural and agricultural areas. Our own Agricultural Advisory Board is opposed to this bill. This should mean something. Furthermore, allowing this Bill to pass will undermine the County's land use planning, which took years of county and citizen engagement to develop. I am proud to live in a county that honors deliberations and thoughtful policy development based on citizen

engagement. Please don't throw that all away. The second reason to withdraw your support for this Bill is because of the severe environmental consequences of doing so. If satellite annexation becomes a reality in Chatham, developers will flock to our county areas to take advantage of Pittsboro's weaker environmental standards. This will initiate development projects that lack environmental protections which will impact both our terrestrial and aquatic ecosystems. For example, we continue to see the offenses to riparian buffers and stormwater management resulting from the Town of Pittsboro's weak environmental protection regulations. Again, relating to the deliberative citizen-engaged processes I referenced above, the draft Chatham County Unified Development Ordinance includes new protections for the people of the county and the environment, including Tree Protection standards which Pittsboro does not have. If this Bill is passed, County residents, such as myself, would have no agency—we could not appeal to our elected Chatham County officials about the development of neighboring areas annexed into Pittsboro through this new legislation. In closing, I again ask you to please remove your support from HB 906 and request that Representative Reives withdraw the bill. I want to remain proud to live in a county that honors deliberations and thoughtful policy development based in citizen engagement. Please do not throw this all away.

Karen Serrano

Dear commissioners, as Chatham County grows at a rapid rate, please include the following measures for natural areas to protect trees, birds, and other wildlife: Protect our native tree canopy by requiring the preservation of specimen and heritage trees in the Development Standards. Require that all new developments include 100% native canopy trees and no more than 25% non-native species in new planting plans. Include a high diversity of native plant species to help maintain our natural biodiversity. Require developers to dedicate land for greenways and trails in the revised Unified Development Ordinance. Protect Chatham County's Natural Heritage areas, such as the area surrounding the Haw River. These protections will ensure a healthier ecosystem and help protect bird and wildlife populations.

In Person:

John Alderman

Hickory Mountain

Thank you for representing all Chatham County citizens. Last year, my wife and I moved out of north Chatham County after living there for almost fifty years. We chose to remain in our beautiful county but now live deeper in what is left of the countryside. We moved for numerous reasons, including accelerating development, increasingly deadly traffic and congestion on our roads and highways, and rapid environmental quality declines. Before buying our land in rural Chatham County, we checked on zoning with the Planning Department. I don't think the Planning Department knew about the potential effects of Pittsboro's ability to satellite zone, but, if they had told me, we would have bought land in some other rural county with projected "low growth during the foreseeable future." Such counties still exist in North Carolina. Why should our BOC object to HB 906? 1. Voters must have a voice in the direction of their government. Citizens have a most direct and meaningful voice by voting. If approved, HB 906 and its associated statute eliminate Chatham County citizens' ability to direct the fate of their community, especially around Pittsboro, Goldston, and Siler City. Rural folks and others not living within the borders of these towns cannot vote for the town politicians in or out of office. To me, that seems un-American. As an example of what is coming at us if Pittsboro is added to the exempt list as proposed in HB 906, think of Goldston. It was added to the list of exempt towns two years ago. Since then, Goldston has entertained annexing over 1,100 acres for a landfill, a massive housing development, a high-density development, and a new rock quarry. Rural affected

citizens around these potential projects are irate but have no political voice in Goldston. Given its proximity to the Triangle and its location at the intersection of two major highways, think about what Pittsboro will rapidly do with this kind of authority and the effects on county citizens. 2. HB 906 and its associated satellite zoning statute essentially support urban sprawl, which is contrary to county planning and zoning documents that have taken years to develop. HB 906 and its associated satellite zoning statute alter the rules for development in Chatham County and ultimately allow towns and cities to eventually transform Chatham County into an urban metropolitan area. 3. Also, consider the eminent domain cases that will arise when infrastructures cross private rural citizens' properties to service satellite annexed properties. Such nightmares are playing out in Apex associated with sewer lines (i.e., Apex vs. Rubin). Although similar cases will be challenged in court here in Chatham County, citizens will be burdened with legal costs and emotional stress. In addition to eminent domain issues, we may well see North Carolina's first case questioning whether satellite zoning is illegal spot zoning. Do not let these legal nightmares happen in Chatham County; please ask Representative Reives to pull HB 906. Further, please request that he spearhead removal of Goldston and Siler City from the associated satellite zoning statute. 4. I've worked in the environmental field for more than forty years and have seen much that is concerning, including the effects of a changing climate. As Chatham County leaders, you should prepare for the future your citizens will face. Encourage and find ways to support our three towns to grow wisely, increase their densities, and grow up, not out. Protect our highly productive agricultural and silvicultural landscapes for ourselves and future generations. Passage of HB 906 and its associated satellite zoning statute will ensure we fail with these efforts. 5. Finally, I try very hard to stay abreast of Chatham County news but only learned about HB 906 about ten days ago from a short news segment on Google News. The bill at the state legislature was available online about four days later. Given the potentially significant effects of this bill on all citizens, it would have been helpful for Chatham County BOC to have held a public hearing to explain the bill and listen attentively to citizens' comments for and against the bill. Given that this did not occur, I respectfully request that you ask Representative Reives to pull HB 906.

Ann Corley Silverman

I would like to register my concerns about development that disrupts and threatens the natural, as in rural and forested, nature of our county. I am especially concerned about the area around the county land on Renaissance Dr. because it directly affects me, and the neighbors all around me. I have asked to buy acreage next to my property but have not heard back. It would help create a buffer to protect my woodland and wetland. But despite my individual concern I am also deeply concerned about the destruction by development that impacts the natural environment that is a hallmark of Chatham County. Farmers are being squeezed by big business agriculture and the devastating speculative land prices pushed by big business development. Let us protect the natural, agricultural, and rural nature of our county. The national interest in protection of these precious qualities requires our County to have the courage to pursue this goal.

Elaine Chiosso

To the Chatham County Board of Commissioners, I would like to share my concerns about House Bill 906, which would remove the 10% cap on satellite annexations by the Town of Pittsboro. If this bill is passed the only restriction on satellite annexations by Pittsboro would be a three-mile limit from the town's corporate boundary. Pittsboro's growth is unprecedented in recent years as the 8000 acres of Chatham Park is being developed. All of North Village of Chatham Park has been annexed into Pittsboro which brings the town's corporate boundaries up to the edge of the Haw River. This means the three-mile limit has now moved further into north Chatham, beyond

Pittsboro ETJ. The large section of Chatham Park to the south of Pittsboro and other new developments on the west and east sides will be added in the future, moving the three-mile limit for satellite annexation outwards in all directions, only stopping when reaching the limits of another town. Chatham County has stronger environmental protections than the Town of Pittsboro including those for stormwater management, riparian buffers, and the protective river corridor zone. Developers of satellite annexations could conceivably build dense developments in areas Chatham County had designated in the Comprehensive Plan as farmland, or for rural and more forested land uses. There is no mandate under state law for these voluntary satellite annexations to be serviced with town water and sewer, Residents of the county that live within the 3 miles of Pittsboro's expanding corporate limits would have no recourse to appeal to their elected Chatham County officials concerning development of neighboring properties asking to be annexed into Pittsboro. What about the protection that zoning offers to residents of Chatham County if a property is annexed into Pittsboro for a completely different use - whether for a dense housing development, a commercial project or industry? How will county residents who chose to live in the more rural and forested areas outside of towns and sprawling developments be affected? How will it impact the natural resources, including water and air quality, wildlife, agricultural lands and the scenic beauty Chatham County is known for? So much excellent work has gone into new planning and regulatory tools for Chatham's future including the Comprehensive Plan, ReCode Chatham and the draft UDO. I believe this legislation would counteract that work. Because of the many questions and concerns that have been raised, I urge you to ask that this bill be withdrawn, to allow time for discussions between the County and Pittsboro, and for all voices to be heard. Thank you.

Bob Mallary

Good afternoon. I live with my wife and 1921 Hadley Mill Road. We own it's Bob and Peggy Mallory. We own a horse operation. Also raise hay and have some cattle on the farm. Just a little bit about my background. I'm a Professor Emeritus, North Carolina State University Animal Science Department. I spent 30 years as an extension professor working with farmers and producers, livestock producers out in the State. North Carolina has a rich tradition in animal agriculture as well as production, AG, and growing in silver culture. We have to preserve that. You know. You've indicated on your UDO the need for good quality foods. That was one of the primary emphases that came out of that. Well, those foods are produced on farms and required land and farmers to do it. If we continue to encroach in the rural areas, the designated agricultural rural areas we're going to be reducing the capacity and ability to produce good foods for our citizens. Now, I'm here to represent not only myself and my farm, but residents in my area and I'll quickly indicate there was a movement back 3 or 4 months ago for a cricket field to develop. Behind our farm in a wooded area there was adjacent landowners were invited to that meeting. I think there were 7 adjacent landowners and actually 76 people showed up and there was strong opposition. 74 out of 76 people opposed the loss of roll, land, and agriculture, especially for cricket field. I would say that my neighbors, if anything, have grown more resolute in their opposition, and even more and more people getting involved. Saying that we need to protect our rural heritage in Chatham County. We would ask the Commissioners to really consider this as issues come in front of you, and people ask for requests and rezoning to be done from agriculture to residential zoning. I think it is one acre that can be requested and we would like to see the agriculture role preservation in our area.

Jan Galliger

I have nothing to say, if the bill is pulled.

Melisa Semenov

First, allow me to thank you for your work on behalf of Chatham County and my community, you are appreciated. I am a 30 year resident of Hickory Mountain Township, an area designated as "agricultural" in the Comprehensive Plan adopted by Chatham County in 2017. My farm is part of PUV and soon VAD, supporting horse boarding. It has come to my attention that the Town of Pittsboro is requesting inclusion in HB 906 "A Bill to be entitled an Act Removing the Cap on Satellite annexation" and that this request is supported by the county Board of Commissioners, sponsored by Representative Reives and that this bill has moved along in the NC legislature. HB 906 would allow unlimited, non-contiguous annexation for Pittsboro and Sanford. Hickory Mountain Township is an agricultural community with some of the most fertile soil for farming, we know if we do not act now we will be swallowed up by surrounding towns. Here are my concerns and comments: The apparent lack of presentation of HB 906 to the public and lack of requests for public feedback from county residents is troubling. It seems the Pittsboro Board and their ETJ have taken charge, thus leaving county residents taxation without representation in matters that could gravely affect the entire county. The recent press release by the Pittsboro Board stated, "We are confident that local control over annexation will allow us to serve our community better and ensure sustainable development." With satellite annexation, Pittsboro has control. What about the rest of the county? With the understanding that the county needs to service the complex on Renaissance Dr. It seems there should be a more targeted and direct method to achieve that end, other than unlimited satellite annexation for Pittsboro. The Town of Pittsboro has less stringent environmental protection regulations than Chatham County. Asking for satellite annexation to develop property under Pittsboro's weaker standards could seem very attractive to developers. Residents of the county outside Pittsboro's corporate limits would have no recourse in an appeal to their elected officials. Please abide by the Agricultural Advisory Board's opposition to HB 906. HB 906 would also undermine the County's UDO which has broad county input and took years and thousands of dollars to create. Let's not waste all those tax dollars, effort and resident's trust in the process. County residents, having been burned by Chatham Park, have suffered a breach of trust with both CBOC and PBOC. Please make sure this and future decisions are in keeping with our current land use plan. Going forward, please work with County residents and the Town of Pittsboro to improve communication to ensure broad community input BEFORE actions /decisions are made. Speaking for myself and many other county residents, there is a way to grow responsibly, we are not against growth and development. However, HB 906 is not the way to achieve this goal. Wouldn't it be great to be the #1 county in NC known for responsible growth and development, instead of #2 county in NC for loss of farmland for agriculture, forestry, silviculture and livestock? In closing, I respectfully ask you to remove support of HB906 and request Rep.Reives withdraw HB906. Let's hit the pause button and promote smart growth for Chatham County by taking into account ALL county residents and the impact decisions made on them. Thank you for considering my concerns.

BOARD PRIORITIES

[24-5266](#)

Receive FY2024 Third Quarter Budget Update

Attachments: [FY24 3rd Quarter Budget Update](#)

Budget Director Darrell Butts gave a FY24 3rd Quarter Budget Update.

Butts shared the following background;

- Includes revenues and expenditures for the first nine months of the fiscal year (July –

March)

- Is a high-level overview – not a line-item level review
- Does not include:
 - Interest Revenue
 - Transfers In or Out
 - Appropriated Fund Balance
- Nine months of sales tax data due to lag between collection by the State and disbursement to counties
- Compares Revenue/Expenses by category and budget function
- Compares 3rd quarter current year to 3rd quarter for each of last three fiscal years and an average of those years.

Butts shared and reviewed the expenditures by category, expenditures by function, revenues by category, revenues by function, and the revenues for the first nine months.

Butts noted the following on revenues:

- Development Services continues to operate at a brisk pace in Chatham County – driven largely by inspections fees.
- Register of Deeds excise tax revenues down significantly from last year (FY22/23 were historic highs).
- Inspections continues to operate at a rapid place. FY24 was the highest revenue year at the 6-month mark of the fiscal year.
- Environmental Health revenues are down significantly from last year – driven primarily by less well/septic inspections.
- The Ad Valorem revenue, which is our largest single source of revenue, is slightly behind last year in collection percentage but total collections are higher.
- We are on track to meet, or slightly exceed, budget in the Ad Valorem revenue category.
- Motor Vehicle tax, another ad valorem revenue, is performing above last year in actual collections (+860k), and is slightly ahead in total collection percent (+1.7%).

Butts updated the Board of Commissioners on Sales Tax:

- Through nine months, sales tax collection is at 82.3% of budget, slightly behind last year (87.1%).
- Actual sales tax collections are approximately \$2.1M ahead of last year.
- Locally collected sales tax is trending at 18% year-over-year growth.
- Statewide articles trending at 6% year-over-year growth.
- 8 of 9 collection months (thus far) in FY24 has exceeded the same month in FY23.
- 4 of the 5 highest collection months in Chatham occurred in FY24.
- February sales (most recent data available) is the only month thus far to be below FY23.
- We are on pace to exceed the budget by \$1.5M+ (across all articles*).

Butts reviewed Article 46 Sales Tax:

- Reminder – we budgeted \$3,200,000 in Article 46 sales tax funds in FY24.
- \$2 million was budgeted towards schools.
- Following the guidance that the Board gave staff in late FY21, the remaining \$1,200,000 was allocated evenly across the other 3 areas authorized for use: Affordable Housing, Agricultural Preservation & Enhancement, and Parks & Recreation.
- FY24 YTD (through 9 months) Collections: \$2,839,507.

- Approximately \$365,000 ahead of last year in total collections.
- On pace to exceed budget by approximately \$400,000+, if current collection trends hold.
- Once budget exceeded, we will bring budget amendment back to BOC for approval.

The Board of Commissioners thanked Butts for the update.

This Agenda Item was received and filed.

24-5272

Receive Quarterly Update on American Rescue Plan Act Funds

Attachments: [ARPA Quarterly Update 5.20.24](#)

Budget Analyst Will Curvin presented a quarterly update on the American Rescue Plan Act (ARPA).

Curvin shared the ARPA background:

- The American Rescue Plan Act of 2021 (ARPA) was signed into law in March 2021.
- ARPA established the Coronavirus State and Local Fiscal Recovery Fund (CSLFRF).
- The U.S. Department of Treasury (Treasury) is the federal agency responsible for overseeing the implementation of the CSLFRF program.
- On January 6, 2022, Treasury issued the Final Rule, which governs the eligible uses of CSLFRF.
- CSLFRF or "ARPA" funds are also governed by Uniform Guidance, or the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, which is a framework for managing federal grants set by the U.S. Office of Management and Budget.

Curvin reviewed what ARPA funds can be spent on:

1. Supporting public health expenditures and addressing negative economic impacts caused by the public health emergency.
2. Replacing lost public sector revenue by expending CSLFRF on general government services using either the \$10 million standard allowance, or the formula approach for pandemic revenue loss.
3. Providing premium pay for essential workers performing essential work during the COVID-19 public health emergency. (category expired April 2023).
4. Making necessary investments in water, sewer, and broadband infrastructure.

Curvin reviewed Chatham County's allocation:

- Allocated a total of \$14,464,924.
- Grant period of March 3, 2021, to December 31, 2026.
- December 31, 2024, is the obligation deadline – recipients must "obligate" or "incur expenses" to continue spending until 2026.
- States, schools, health departments received separate funds and many county departments have received pass-through ARPA funding from the State.
- Expenditures for ARPA must meet organization policies, NC law, federal law (uniform guidance), and be allowable under the grant.

Allocated a total of \$14,464,924:

- \$10,000 ARPA "Enabled"
- \$4,464,924 "Straight ARPA"
- Through the "Revenue Loss" category, Treasury allows recipients to claim the "Standard Allowance".
- The "Standard Allowance" allows \$10M of an award to be used on "general government services":
- This pathway allowed the County to reimburse itself for salary and benefit costs for

the Sheriff's Office, Emergency Communications, and Emergency Management Staff.

- The \$10M reimbursement allowed the County to set aside \$10M of general fund dollars for use on ARPA projects without the same rules and regulations surrounding federal dollars.

Curvin gave an overview of the identifying projects, public input themes, and prioritization criteria.

Curvin shared the prioritized project list:

High: Affordable Housing Development, ARPA Community Engagement, COVID-19 Detention Center Modifications, Diversion Programs, DSS Housing Assistance, Early Childhood Assessment, Emergency Housing Support, County Fiber Extension to Siler City, GREAT Grant Match, Homelessness Service Navigator Housing Division, Nonprofit Grants, Parker's Ridge Park, Transitional Housing Units/Shelter, and Staff Vaccine Incentive

Medium: Community Resource Location, Hydrant Repair Project, Domestic Violence Shelter, Public Health Response Needs, and Compliance and Audit Costs

Low (Not Funded): Justice Center A/V, Premium Pay, Septic Tank Repair Program, and Wastewater Monitoring

Required: Audit and Compliance Costs

Added: CAB Grant matching funds \$2,500,000, WEBB Squared contract for operationalizing inclusive economic development for BIPOC entrepreneurs through an entrepreneurial training program \$79,244, United Way Admin Fee for Homelessness & Housing Instability Working Group \$14,950, UNC Fellows Program Intern \$7,500, and Supplies/Computers for some ARPA funded positions \$4,013.

Curvin shared the project statuses including the complete, in-progress, and not started.

Curvin reviewed the project impacts with the Board of Commissioners included: 407 employees participated in the vaccine incentive program, Partnership for Children conducted an early childhood community assessment and created an Early Childhood Action Plan for Chatham County, through the NCDIT GREAT Grant, Chatham partnered with the State, AT&T, and BrightSpeed with plans to install fiber to 2,472 homes and 68 businesses, UNC Fellows Graduate Student is working with DSS on housing programs and initiatives, contracted with Webb Squared for operationalizing inclusive economic development for BIPOC entrepreneurs through an entrepreneurial training program, expanded diversion programs capacity through an additional Parenting Educator, Substance Abuse Counselor tackling drug abuse in partnership with Schools, and provided 1M dollars in additional funding to local nonprofits.

Curvin shared the non-profit programs that were funded, the EHAP program impacts, and the CAB impacts.

Curvin reviewed the expenditures from January to March 2024 and the projected expenditures.

Curvin stated that the Treasury has eased their restrictions for the Obligation Deadline (December 31, 2024) and salaries and Benefits are currently allowed to be expended after the deadline as long as a position is filled by December. However, the Obligation

Final Rule has not been released. A group of U.S. Senators has proposed an act to not allow counties to spend on personnel costs and reduce overall flexibility in spending after the obligation deadline. NCACC believes there may not be enough votes, but changes and flexibilities are possible.

Curvin stated that the remaining funds, if the current rules around the Obligation Deadline hold, then the County will be able to fully expend "straight" ARPA dollars by the December 31, 2026 spending deadline. As for ARPA "enabled" funds, there is a projected \$1.8M remaining. The potential options for utilizing remaining funds are to support projects that have not been started, to support housing initiatives through the Housing Trust Fund, or to support DSS EHAP program above the \$225,000 allocated for the project. Ideally, utilization of the remaining funds should go towards projects that align with themes heard from public input and the goals of the ARPA program.

The Board of Commissioners discussed the assistance program with DSS, the deadline, outreach, non-profit funding, and transformational projects.

The Board of Commissioners thanked Curvin for the update.

This Agenda Item was received and filed.

24-5303

Receive the annual presentation from the Community Child Protection Team and Child Fatality Prevention Team (CCPT-CFPT) Reports and vote to approve the Five At-Large Members of the Team

Attachments: [2023 Community Child Protection Team & Child Fatality Prevention Team Annual Report](#)
[2023 Annual CCPT CFPT Presentation BOC 5.20.24](#)

Social Services Director Jennie Kristiansen and Health Director Mike Zelek presented the Chatham County Community Child Protection and Fatality Prevention Combined Team 2023 Report.

The program team reviews active child welfare cases to determine gaps or deficiencies in the community's resources that affect child wellbeing, reviews all child fatalities (under age 18) and develops strategies to prevent fatalities, and examine policies and procedures of state and local agencies.

They shared a list of the team members and the citizens at large at attend. They shared the 2024 recommended list of the citizens at large which included: Anne Chapman, Chatham County Victim Services, Shirille Lee, Communities in Schools, Heather St. Clair, Chatham County Partnership for Children, Noel Martin, Daymark Recovery, and Dr. Luke Smith, El Futuro (or designee).

They reviewed the case goals and child welfare findings. The Child Fatality Prevention Team reviewed seven child fatality reviews in Chatham County in 2023 (6 in FY23, 8 in FY22). Reviews took place at least a year after death with three cases were determined to be unpreventable. The ages ranged from newborn to 16 years and the topics of concern included traffic safety, youth mental health, safe storage, and safe sleep.

They shared the general themes were traffic/driver safety remains among the leading causes of death among youth, youth mental health continues to be a concern, as is safe storage of firearms and safe sleep has been seen in case reviews over past several years. The areas of focus are Chatham County Youth Risk Behavior Survey

Results, Driver Safety, Parents Bill of Rights, and the Child Fatality Prevention Team Refresher.

They shared the 2023-24 successes including traffic/driver safety remains among the leading causes of death among youth, so the CCPHD Car Seat Safety Check Program continues to grow as well as coordination around driver safety education with Safe Kids and others. Youth mental health continues to be a concern, as is safe storage of firearms. A new behavioral health facility (Monarch) in Pittsboro and Chatham County Schools launched teletherapy services through Daybreak. They received and are distributing additional gun locks through statewide initiative and safe sleep has been seen in case reviews over past several years continue to disseminate safe sleep materials.

The 2024 opportunities are to expand community-based services, implementation of first Family First Prevention Services Act program, Mobile Outreach Response Engagement Services (MORES), and the Child Welfare Workforce Study.

The Board of Commissioners asked a few questions and thanked Kristiansen and Zelek for the presentation.

A motion was made by Vice Chair Howard, seconded by Commissioner Gomez Flores, that this Agenda Item be approved. The motion carried by the following vote:

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

[24-5309](#)

Receive a presentation and vote to approve the Chatham County Language Access Plan

Attachments: [Chatham County Language Access Plan](#)

Equity and Community Engagement Officer Brenda Clegg shared an update on the Language Access Plan.

Clegg stated that language access means that people who don't speak English very well or at all, are able to use and benefit from a wide range of services. Furthermore, Chatham County believes that the access should also consider the range of abilities that individuals may have and attempt to reduce any barriers to accessing the information and services provided by the County.

Clegg stated that Chatham County serves a diverse population in a variety of ways that are important to day-to-day life. Communications should be accessible to the whole community. Chatham County will be more inclusive and welcoming to all that seek information or services.

Clegg shared what the Plan in Action includes:

- 1. Improving communication between Chatham County and LEP residents through expanding multilingual communications and engaging in outreach with LEP residents.*
- 2. Translate building signage and vital documents.*
- 3. Created interpreter request process for public services and meetings.*
- 4. Launched LanguageLine services and Document Translation services to all County Departments, Chatham County Schools and Non-Profit Partners.*
- 5. Revamping of County website.*
- 6. Grow involvement and leadership of LEP residents and bilingual staff.*
- 7. Build a Team-Support Staff of bilingual employees who want a secondary role as*

interpreter on an "on-call" rotational basis with compensation.

8. Halted to use certified Interpreters.

9. Interpretation Equipment will be housed at the Chatham Community Library and Wren Library: may be checked out on a first-come first-serve basis. There will be three separate units available at each location.

10. One 50-person capacity Interpretation-set housed in The Equity & Community Engagement Office

Clegg shared the impacts on the community which included: contract certified onsite interpreters for community events, allowing more opportunities for increased engagement, interpretation signage in public-facing departments, which will increase communication for better sense of customer service and belonging and ease of use of county services. A new community engagement platform will be launch, including Chatham Community Nexus, request for translation of documents averages 5/month since launch from County departments, partnership with local nonprofits, including Chatham Literacy Council, Hispanic Liaison, and a new collaboration with Chatham Schools.

Clegg stated that the key components to a formal plan is needs assessment, policy development, commitment statement, scope of planned services, implementation strategies, resource allocation, public notification, monitoring & evaluation, and partnership and community engagement.

The Board of Commissioner asked questions of Clegg and thanked her for the update.

Chair Dasher called for a motion to approve the Chatham County Language Access Plan.

A motion was made by Vice Chair Karen Howard, seconded by Commissioner David Delaney, that the Chatham County Language Access Plan was approved. The motion carried by the following vote:

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

CLOSED SESSION

[24-5267](#)

Vote to go into closed session § 143-318.11(a)(5) to instruct the public body's staff on the acquisition of real property

A motion was made by Commissioner Franklin Gomez Flores, seconded by Commissioner Katie Kenlan, to go into closed session §143-318.11(a)(5) to instruct the public body's staff on the acquisition of real property at 4:50pm. The motion carried by the following vote:

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

[24-5313](#)

Vote to come out of closed session

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, to come out of closed session at 5:04pm. The motion carried by the following vote:

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

End of Work Session

RECESS

Regular Session - 6:00 PM - Historic Courthouse Courtroom

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

ADJUSTMENTS AND APPROVAL OF REGULAR SESSION AGENDA

Commissioner Kenlan requested that consent agenda item #24-5298: Vote to approve a request by Nick Robinson, Attorney on behalf of Laurel Ridge Development, Inc. for subdivision Final Plat Revision and Recombination review of Estates at Laurel Ridge, Phase 1B, consisting of removing stub-out to parcel 66108, located off private road Brook Green Lane parcel 95012 and 95013 be moved to before public input and add to add a discussion of HB 906 after that.

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, that the agenda as amended is approved. The motion carried by the following vote:

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

INVOCATION and PLEDGE OF ALLEGIANCE

Chair Dasher asked for everyone to pause for a moment of silence, then Dasher asked those able to stand for the Pledge of Allegiance.

CALL TO ORDER

Chair Dasher called the meeting to order at 6:03pm.

APPROVAL OF CONSENT AGENDA

[24-5254](#)

Vote to approve the October 16, 2023 Work and Regular Session Minutes

Attachments: [10-16-2024 Minutes - Draft](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, that the October 16, 2023 Work and Regular Session Minutes are approved. The motion carried by the following vote:

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

[24-5269](#)

Vote to approve the November 6, 2023 Work and Regular Session Minutes

Attachments: [11-06-2024 Minutes - Draft](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, that the November 6, 2023 Work and Regular Session Minutes were approved. The motion carried by the following vote:

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

[24-5310](#)

Vote to approve the April 15, 2024 Work and Regular Session Minutes

Attachments: [4-15-2024 Minutes - Draft](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, that the April 15, 2024 Work and Regular Session Minutes were approved. The motion carried by the following vote:

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

[24-5311](#)

Vote to approve the May 6, 2024 Work and Regular Session Minutes

Attachments: [5-6-2024 Minutes - Draft](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, that the May 6, 2024 Work and Regular Session Minutes were approved. The motion carried by the following vote:

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

[24-5180](#)

Vote to approve a quasi-judicial request by 1535 King Road LLC for a Special Use Permit on parcel 95385, zoned Heavy Industrial, located at 1535 King Rd., being approximately 18.685 acres, for an asphalt manufacture or refining plant, Cape Fear Township

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

A motion was made by Vice Chair Howard, seconded by Commissioner Gomez Flores, that this Resolution 24-20 Special Use Permit request by 1535 King Road LLC for a Special Use Permit on parcel 95385, zoned Heavy Industrial, located at 1535 King Rd., being approximately 18.685 acres, for an asphalt manufacture or refining plant, Cape Fear Township be approved. The motion carried by the following vote:

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

[24-5257](#)

Vote to approve recommendation of Agricultural Advisory Board to appoint John Headen for Agricultural Advisory Board membership

Attachments: [John Headen Ag Board recommendation](#)
[4.10.24 Minutes Agriculture Advisory Board Meeting Draft](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, that the appointment of John Headen to the Agricultural Advisory Board be approved. The motion carried by the following vote:

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

[24-5264](#)

Vote to approve the on-call contract with WithersRavenel to provide Disaster Consultant Services

Attachments: [WithersRavenel SOQ Chatham County OnCall Disaster Consultant](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, that the on-call contract with WithersRavenel to provide Disaster Consultant Services was approved. The motion carried by the following vote:

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

[24-5296](#)

Vote to approve a contract with Central Carolina Holdings for hauling scrap tires from the 12 Collection Centers and Solid Waste and Recycling Main Facility

Attachments: [Central Carolina Holdings Tire Hauling Contract](#)

A motion was made by Vice Chair Howard, seconded by Commissioner Gomez Flores, that contract with Central Carolina Holdings for hauling scrap tires from the 12 Collection Centers and Solid Waste and Recycling Main Facility be approved. The motion carried by the following vote:

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

[24-5318](#)

Vote to approve Fiscal Year 2023-2024 Budget Amendments

Attachments: [Budget Amendment 2023-2024 May 20](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, that the Fiscal Year 2023-2024 Budget Amendments as presented were approved. The motion carried by the following vote:

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

[24-5300](#)

Vote to approve Tax Releases and Refunds

Attachments: [April 2024 Release and Refund Report](#)
[April 2024 NCVTS Pending Refund Report](#)
[April 2024 Manual NCVTS Pending Refund Report](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, that the Tax Releases and Refunds as presented were approved. The motion carried by the following vote:

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

[24-5297](#)

Vote to approve the naming of one private drive listed as Dorothy Drive in

Chatham County

Attachments: [Dorothy Lane Petition](#)
 [Dorothy Lane Area Map](#)
 [Dorothy Lane map](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, that the naming of one private drive listed as Dorothy Drive was approved. The motion carried by the following vote:

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

[24-5302](#)

Vote to approve the naming of one private road listed as JBird Street in Chatham County

Attachments: [JBird Street petition](#)
 [JBird Street map](#)
 [JBird Street area map](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, that the naming of one private road listed as JBird Street was approved. The motion carried by the following vote:

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

[24-5305](#)

Vote to adopt a resolution for the addition of streets to the North Carolina System of Secondary Roads for the Briar Chapel Subdivision

Attachments: [NCDOT Request Letter 5-6-2024](#)
 [Resolution For Road Maintenance Addition of Select Roadways Briar Chapel Subdivision](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, that this 24-19 Resolution for the addition of streets to the North Carolina System of Secondary Roads for the Briar Chapel Subdivision was adopted. The motion carried by the following vote:

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

End of Consent Agenda

SPECIAL PRESENTATION

[24-5317](#)

Vote to approve a Proclamation of Vulnerable Adult and Elder Abuse and Exploitation Awareness Month in Chatham County

Attachments: [Proclamation for Vulnerable Adult and Elder Abuse and Exploitation Awareness Month 2024](#)

Update time stamp to 1-2 minutes earlier

A motion was made by Commissioner Delaney, seconded by Commissioner

Gomez Flores, that this Proclamation of Vulnerable Adult and Elder Abuse and Exploitation Awareness Month in Chatham County be approved. The motion carried by the following vote:

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

BOARD PRIORITIES

24-5298

Vote to approve a request by Nick Robinson, Attorney on behalf of Laurel Ridge Development, Inc. for subdivision **Final Plat Revision** and **Recombination** review of Estates at Laurel Ridge, Phase 1B, consisting of removing stub-out to parcel 66108, located off private road Brook Green Lane parcel 95012 and 95013

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

Commissioner Kenlan stated that she wanted to pull this item from the consent agenda because she has a couple of questions concerning the road.

Planning Director Jason Sullivan came forward and stated that Subdivision Administrator/Planner II Kim Tyson would normally present subdivision items, but he's filling in for her tonight.

Sullivan shared a map and stated that this is a request for modification to an existing approved development, therefore this is a request to amend an existing development approval.

Vote to approve a request by Nick Robinson, Attorney on behalf of Laurel Ridge Development, Inc. for subdivision Final Plat Revision and Recombination review of Estates at Laurel Ridge, Phase 1B, consisting of removing stub-out to parcel 66108, located off private road Brook Green Lane parcel 95012 and 95013

Sullivan stated that the Laurel Ridge Development was approved many, many years ago. The developer has installed the road, but it is not completely finished. Originally this road and right of way within the development was a public right of way but the developer came back to the Board of Commissioners and requested to convert this to a private right of way which has been approved. So now this is a private right of way.

Sullivan continued, at the time of original approval there was a stub out street or stub out street on paper adjoining a track of land shown on the right of the map. That part of the street was not constructed, but the right of way was a dedication to an adjoining landlocked piece of property. That property is now owned by the same owner and has access to Old Graham Road. Although this lot is landlocked. It is owned by the same property owner, so in theory it would have access to the public road.

Sullivan stated that the applicant's attorney touched base with that property owner. That property owner has no problem with this right of way being removed. Additionally, since this is a private right of way. Now, if someone wanted to connect to that street, it would be at the discretion of either the developer or the Homeowners Association, so it would not be automatically available for use.

Sullivan stated that the Planning Board reviewed this and made a recommendation of 6 to 0 to approve the request, and staff are in support of the request as well.

Sullivan stated that the developer's representative, attorney, and the developer are present to answer any questions.

Commissioner Kenlan stated that she did not have any specific questions now that the map and plan had been explained. Kenlan thanked Sullivan for the presentation.

A motion was made by Commissioner Franklin Gomez Flores, seconded by Commissioner David Delaney, that the request by Nick Robinson, Attorney on behalf of Laurel Ridge Development, Inc. for subdivision Final Plat Revision and Recombination review of Estates at Laurel Ridge, Phase 1B, consisting of removing stub-out to parcel 66108, located off private road Brook Green Lane parcel 95012 and 95013 was approved. The motion carried by the following vote:

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

[24-5326](#)

NC House Bill 906 Discussion

Chair Dasher and Vice-Chair Howard noted in the work session that they heard from NC Representative Reives office and House Bill 906 is being pulled.

Commissioner Kenlan stated that this week has been a very uncomfortable for her. She has received concerns from people in the county around the Town of Pittsboro being added to NC House Bill 906, which would give the town permission to satellite annex above ten percent.

Commissioner Kenlan stated that she wanted to acknowledge the emails she has received and share that she understood their concerns. She stated that other board members may have concerns as well. She understands that this is a decision for the Town of Pittsboro to evaluate and make decisions on plans for the best way for them to move forward. But she wanted to make sure that she said something about it as an elected official for Chatham County.

Commissioner Kenlan stated that she did have concerns for people that would be impacted by how the satellite annexations could come up against their property, and she wants to make sure to emphasize that these are all voluntary annexations.

Commissioner Kenlan stated that she thinks it is important that we work together with the towns and other elected officials. From having conversations with residents in Pittsboro and her own constituents, she wanted to make sure that she recognizes that she heard what the concerns were, and a lot of them were around the Town of Pittsboro's current environmental protection regulations not being as strong as the counties. There's a long history of how different things have come in place. The people of Chatham County are very proud of the time that they put into developing these very specific regulations around storm water protection, riparian buffers. The tree protections that we are going to add to our UDO, that currently are not in there.

Commissioner Kenlan stated that the people sitting here add to our UDO, and also the impact that the county has on the river corridor zone, 5-acre average size lot requirement. She thanked everyone for letting the board know what the concerns were in the Town of Pittsboro, and she wanted to ask the Pittsboro Board to pull themselves from this bill so that it gives everyone time to work closely to understand their needs, and she fully supports them if that happens.

Commissioner Kenlan made a motion to ask the Chatham County Board of Commissioners to also support the Town of Pittsboro Board on removing themselves from NC House Bill 906.

Chair Dasher asked for a clarification on the motion. He asked is the motion to support the Town of Pittsboro or is it in support of what they have already done.

Commissioner Kenlan clarified the motion to state: A motion that Chatham County would like the Town of Pittsboro to remove the Town of Pittsboro from NC House Bill 906.

Chair Dasher asked for a second. There was not second on the motion.

Vice-Chair Howard stated that she believes this kind of opportunity for our Board to work with all the towns in Chatham County, more so particularly with Pittsboro and Siler City, to maybe develop a joint land use agreement similarly to how we have it with the Town of Cary. Getting to that stage with the two biggest towns in Chatham County opens up the opportunity for us to engage in further dialogue of how we could collaborate with the dense communities to be able to serve the needs of the people. Howard stated that she would support that sentiment. But she is a little hesitant on seconding the motion since the bill is being pulled by Representative Reives.

Chair Dasher asked if there was a second for the motion. Hearing none, the Board of Commissioners move to the next item on the agenda.

A motion was made by Commissioner Katie Kenlan that Chatham County would like the Town of Pittsboro to remove the Town of Pittsboro from NC House Bill 906. The motion did not receive a second, therefore no vote was taken.

PUBLIC COMMENT SESSION

Two individuals signed up to speak, but were not present, but one submitted comments.

Susie Crate

Concerns about House Bill 906 "A BILL TO BE ENTITLED AN ACT REMOVING THE CAP ON SATELLITE ANNEXATIONS FOR THE TOWN OF PITTSBORO" sponsored by Representative Robert Reives.

Dear County Commissioners Dasher, Delaney, Flores, Howard and Kenlan, I am speaking to you tonight to ask that you withdraw your support of HB 906 and request that Representative Reives withdraw the bill from consideration. The county government, in collaboration with its residents, goes through long and deliberate processes to develop policy—consider both the Plan Chatham and the Unified Development Ordinance. I am proud to live in a county that functions guided by public, transparent processes. This Bill would supersede the goals and the policies that we've set forth as a community. There are many reasons this Bill needs to be withdrawn from consideration. I will highlight two which are informed by my expertise as a professor of environmental science and policy. The first reason to withdraw your support for this Bill is due to the loss of farmland that this Bill will bring. Chatham County is number two in the state for loss of farmlands. If we allow unlimited, non-contiguous annexation, over the current 10% cap, we will quickly lose our rural and agricultural areas. Our own Agricultural Advisory Board is opposed to this bill. This should mean something.

Furthermore, allowing this Bill to pass will undermine the County's land use planning, which took years of county and citizen engagement to develop. I am proud to live in a county that honors deliberations and thoughtful policy development based on citizen engagement. Please don't throw that all away. The second reason to withdraw your support for this Bill is because of the severe environmental consequences of doing so. If satellite annexation becomes a reality in Chatham, developers will flock to our county areas to take advantage of Pittsboro's weaker environmental standards. This will initiate development projects that lack environmental protections which will impact both our terrestrial and aquatic ecosystems. For example, we continue to see the offenses to riparian buffers and stormwater management resulting from the Town of Pittsboro's weak environmental protection regulations. Again, relating to the deliberative citizen-engaged processes I referenced above, the draft Chatham County Unified Development Ordinance includes new protections for the people of the county and the environment, including Tree Protection standards which Pittsboro does not have. If this Bill is passed, County residents, such as myself, would have no agency—we could not appeal to our elected Chatham County officials about the development of neighboring areas annexed into Pittsboro through this new legislation. In closing, I again ask you to please remove your support from HB 906 and request that Representative Reives withdraw the bill. I want to remain proud to live in a county that honors deliberations and thoughtful policy development based in citizen engagement. Please do not throw this all away.

PUBLIC HEARINGS

[24-5282](#)

Hold a public hearing to receive public comment on economic development incentives for Innovative Construction Group and vote on a request to approve an economic development incentive agreement

Attachments: [ICG Video](#)
 [ICG EDA Presentation](#)
 [ICG Economic Development Incentive Agreement](#)

Chatham Economic Development Corporation Project Manager Phillip Thompson shared a company video with the Board of Commissioners from Innovative Construction Group's website.

Thompson reviewed the specifics of the requested incentive agreement for the NC Economic Development Project Ice.

Thompson stated that Innovative Construction Group is based in Jacksonville, Florida and their comprehensive framing solutions include design services, manufactured wall panels, roof trusses and floor systems, and onsite installation to provide a full shell construction process. Innovative Construction Group also considered two out-of-state sites in large metro areas before deciding on Chatham County.

Thompson shared the job and investment data which includes one hundred fifty-seven new full-time permanent jobs with over \$8.3 million in annual payroll upon reaching full operations. The company plans to invest approximately \$39 million in the facility in Siler City and plans to construct 150,000 square-foot manufacturing facility. Thompson shared a map of the location in Siler City.

Thompson shared the advantages to Chatham County which included job creation, increase in the ad valorem tax base, economic diversification, and stimulus.

Thompson stated that the company fully intends to establish an important presence in the County by employing a large number of local employees and making substantial investments in the training and development of such employees

Thompson stated that the county is authorized pursuant to N.C.G.S. §158-7.1 to provide financial and other incentives after a public hearing. Since this was a competitive process for this project with other states, the county offered economic development incentives in accordance with already existing policy to induce the company to locate the project in Chatham County.

Thompson stated that with the business incentive grant, the County would make annual performance-based cash incentive grants to the company for 5 years equal to a declining percentage of actual increased property taxes paid. The performance would be measured by the creation of eligible jobs with the following breakdown: year one: 75%, year two: 65%, year three: 55%, year four: 45%, and year five: 35%.

Thompson stated that the key partners for the project were North Carolina Department of Commerce, Economic Development Partner of North Carolina, North Carolina General Assembly, Chatham County, Town of Siler City, Duke Energy, North Carolina Department of Transportation, The Samet Corporation, Norfolk Southern Railroad Company, North Carolina Railroad Company, and site partners: Tim Booras and D.H. Griffin

One individual submitted written comments.

Mary Gillogly

*Good afternoon, Commissioners, Thank you for your continued work and guidance as our county experiences immense growth. Approving incentives brings new residents, provides a home, living wage and community. Within this same community new residents get to drive by and give a friendly wave to the neighbors on their street. Those are the current residents who are and will be in a dangerous, life-threatening crisis of losing their home. These residents are victims to the UN-affordable housing and lack of ATTAINABLE housing that was meant to be here. Last May 2023 Chatham's Affordable Housing Committee had outstanding city and county representation. At April's 2024 meeting, it was apparent that every city/county staff representation (even those that are appointed members) have stopped showing up without notice. With the exception of Commissioner John Foley, whose dedication to AHAC has not faltered. Hopefully by sharing this, the board can encourage other staff to get involved with AHAC? I checked to see what our neighboring counties were doing, and Durham has made big strides in affordable housing. They have direct involvement with appointees of the mayors and other staff.
<https://www.durhamnc.gov/4501/Affordable-Housing-Implementation-Commit>. Thank you for reading-listening. I'm hoping this got through and wasn't declined by a technicality. Please note that this comment is the sole opinion of me, Mary Gillogly, and not in any way associated with the Affordable Housing Committee of Chatham County or its members.*

The Board of Commissioners asked question of Thompson and thanked him for the important work on the project.

A motion was made by Vice Chair Howard, seconded by Commissioner Delaney, that the Economic Development Incentive Agreement with Innovative Construction Group be approved. The motion carried by the following vote:

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

[24-5306](#)

Hold a public hearing for the recommended fiscal year 2024-2025 Chatham County budget

Attachments: [Recommended Budget Presentation--BOC Initial Presentation FY2025 Final updated](#)

Assistant County Manager Bryan Thompson stated that the presentation on the fiscal year 2024-2025 recommended budget was given in greater detail on May 6 and this will be a high-level overview of the recommended budget.

Thompson stated that more detailed information can be found in the budget message in the larger budget document, and you can see each department's budget in greater detail. This is the next step in a multi phased approach for the adoption of the FY 25 budget. Tonight, the Board of Commissioner is holding a public hearing here in Pittsboro and tomorrow evening we will hold an additional public hearing in Siler City. Later this week we have two days planned both Thursday and Friday for budget work sessions to go over any additional details and receive direction from the board

Thompson stated based on the direction we received from the Board of Commissioner, Staff will go back and make changes as necessary with a goal of bringing back the finalized budget to the Board for review and consideration of adoption on June 17, in advance of the State mandated June 30 deadline.

Thompson stated that the budget at a glance can be found at the beginning of the budget document and it provides a glimpse of an important overview cost of by county function, a summary of the general fund and the total budget for the enterprise funds.

Thompson reviewed revenues, expenses, and the fee schedule with the Board of Commissioners.

The Board of Commissioners thanked Thompson for the presentation.

The following comments were received in writing:

Suzanne Burke

We urge the Commissioners to support fully the Chatham County school budget. Our teacher salaries are among the poorest in the nation. Public funding should be a priority over charter schools which are private entities and should not be receiving our tax dollars. As NC entices businesses to come to our state, the education of our children should be a top priority as well. So far, the legislature has failed our youth. Change that and support our public schools not with a trickle of monies but with appropriate and full funds.

Catherine Alexander

The de-funding of the public school system continues with constrained budgets, largely connected with the siphoning of funds to vouchers and grants for charter and private schools. As these vouchers are extended to everyone, regardless of income, public schools continue to decline. This is a disserve to the public and a failure of those who swore themselves to public service, a keeper of the public, the common good. North Carolina is reaping what it has sown in the past by providing inadequate resources for high quality education: an inability to attract qualified and experienced

teachers and other personnel required to run and maintain our schools. This phenomenon continues today, because as funding authorities, such as the one you sit on, ignore the real impacts of diminished funding, that reality does not escape those entrusted with our children's education and, thus, the future of our communities, our state, and our country. Some documented innovation that has taken place in charter and some public magnet schools is to be commended. Where funding and innovators can be found, including in adequately resourced public schools, such innovation will continue. However, starving the public schools of funding results will result in further decline, where it is now evidenced. Those schools are the only truly open schools and the only ones that are held accountable for their service to all Americans and for their educational outcomes. Meanwhile, funding charter and private schools for all incomes tends to attract mostly those with resources to send their children to private schools already. The false narrative through which voucher programs were enacted has been exposed. When the early vouchers were not accessed by low-income families, often because schools are not accessible geographically or families cannot afford the remaining costs of attendance beyond the voucher, money started to flow to adequately resourced families. You, as a funding commission, can reverse this flow of funds from those who truly serve the public to those who don't. Re-fund the public schools, pay, and adequately resource the educational process, as required by law. If salaries are not enough to attract the needed well-qualified teachers, then the schools are not adequately resourced. Fully fund the budget proposed by the Superintendent and Board of Education. You are on the front lines. How you vote matters. Please go on record supporting increased salaries for teachers and support personnel. I believe that future elections will focus more on where funding officials stand on the matter of funding public education.

Emily Moose

Thank you for all you do for Chatham County and for considering my comments. My name is Emily Moose, and I am a proud parent in the Chatham County school system. I'm writing to ask you to fully fund the Chatham County School Board's revised budget, including a \$2700 raise for all teachers and a \$500 raise for all classified staff, including bus drivers, teaching assistants, and cafeteria workers. These amazing people do some of the most important jobs in our community, educating and taking care of our kids—and right now we are losing them. This budget is an incredibly important way to show our school staff that we value them not just as employees, but as community members, neighbors, and partners in shaping the next generation of this community. I understand that it is the state's responsibility to fully fund our public schools, and they have been derelict in their duties. They have left us with the choice of shortchanging our schools or making up the difference. Neither option is fair, but while we press for accountability from the state, we have to make sure our schools aren't casualties in the process. Our schools are straining to provide the services needed with the resources we're giving them. Looking back over the previous school years, half of my kids' former teachers have left teaching altogether and one is nearing retirement. We're lucky in that we made it through each school year with the same teacher, but we know other families whose teachers changed as much as twice in the same year or had long-term substitutes for a large part of the year. As you know, there is a serious shortage of bus drivers, which impacts kids' instruction hours and parents' work schedules. These challenges have real and significant impacts on our kids' education, and if extended, on our wider community and economy. The single biggest factor in school system staff retention is pay—this is not an abstract consideration for people. It means the difference between whether teachers and classified staff can live in the county where they work, afford health insurance for family members, or have to get second and third jobs to make ends meet. I am respectfully requesting that you fully fund the raises above, not just as a matter of principle but for the real and

concrete impacts it will have on people's lives. I am so grateful for our public schools, our teachers, our bus drivers, custodians, administrators, and all our school staff. But as a county we are asking them to do too much for too little, and we genuinely can't afford to keep going like we're going. This is why I'm asking you to fully fund the budget that Dr. Jackson presented in April. This budget will position Chatham as a leader in education, attracting the best teachers and demonstrating that our community fully supports our kids, and our collective future.

Mary Tiger

As a mother of two Chatham County Schools students and a Chatham County citizen, I am writing to implore that you fully fund Superintendent Jackson's revised heads-up budget request for fiscal year 2025. My husband and I moved to Chatham County over twelve years ago after living in various towns and cities in the Triangle. We cast a broad net when we were looking for a community to set roots in and raise a family. Ultimately, the deciding factor for us moving to Chatham County was the quality of the schools. Chatham County schools were a level above the other areas where we were looking. Fast forward twelve years, and we now have two Chatham County Schools students: one at Margaret Pollard Middle School and one at Chatham Grove Elementary School. Our family are active members of the community, and we support many small Chatham County businesses through our kids' extra-curricular activities alone. Over the years, our kids have had some amazing teachers that have inspired in them a love of learning and encouraged them to push themselves academically and personally. Unfortunately, we have also seen many of these teachers leave the profession prematurely. In fact, our daughter's teacher left in the middle of the school year this year. Faced with the prospect of a series of substitutes for the remainder of the year, we were concerned about her academic and personal welfare. Fortunately, a school parent with a teaching background stepped up to complete the rest of the year with her class, and she is successfully finishing the school year in Chatham County Schools. However, that a parent stepped in to complete the school year with the class with no intention of being a full-time teacher next year feels more like a stroke of luck than a strategic direction on the school district's part. I am concerned that underinvestment in our teachers will erode the quality of the schools, a detrimental impact that falls disproportionately on low-to-mid income families in our County. Superintendent Jackson's budget request is a step in the right direction in shoring up the support that our educators deserve. The County's proposed budget falls short. Unfortunately, it is all but a requirement that our county step up to fill the gap left by the NC General Assembly's under funding of public schools and educator salaries. Thank you for your leadership in our community. I know that you are balancing a lot of considerations in adopting next year's budget. I hope that you will see that in fully funding the School District's revised heads-up budget request you are making a solid investment into the economic future of our County.

Ana Felix

*I am a Chatham County resident, a mother and am proud to have my children attend county schools. It is with a very heavy heart that I notice that the proposed salary increase is less than 1/2 of what was recommended, after careful deliberation by Dr. Jackson and his team. This, at a time when our county's growth is unparalleled, new divisions and subdivisions, businesses develop on a speedy scale, creates a space that will leave our county with a major lapse in public education. Our future **DEPENDS** on our educators- our children will replace each of us and in 20 years, without an education, where can they be? Our teachers deserve better. They have been flexible throughout all that is demanded of them. Some teachers provide online AND in person teaching while juggling increasing demands on administrative duties along with taking care of our children, because no teacher wants to move to NC or choose not to work*

for such low salary. Education, like other logistical support, creates a space that makes our county desirable to develop, and a well-educated population will secure the future of the county- with wise people, taught by devoted educators. It should be noted that salaries in NC are already at an incredible low: a teacher with a doctoral degree (approximately 6 or more years of college education), can expect a salary of ~ \$5000 per month with an increase to approximately \$6600 monthly after 24 years of experience. There is no other profession where we ask so much of the person and give so little in return. We implore you to reconsider your budget. We ask that you prioritize education above all else. There is simply no greater need at this time: We MUST educate those who we expect to support the county in every field in the future and we can only do this by securing their education.

Heather Horton

Please consider competitive teacher supplements to attract and retain talented educators. The proposed increase in teacher supplements to \$2,700 per step will not only benefit our educators but also enhance the overall quality of education in Chatham County. Stress the importance of investing in our educators! Keep good teachers and raise their pay! Vital to our kids' education and they do the hardest job every day.

Sarah Wright

I am a parent of a student at Chatham Grove Elementary School, and I'm writing to express my strong support for fully funding the Chatham County School Board's revised heads-up request. As a Chatham County resident, I believe that investing in our schools is critical to ensuring our success as a county. Paying teachers more will allow us to attract and retain skilled, experienced educators that will benefit every school in the district and establish our county as a leader in education. I understand that allocating funds can be a challenging task with competing priorities and limited resources, however I urge you to prioritize education and ensure that our schools have the necessary resources to provide a high-quality learning environment with talented teachers for every student. Thank you for your past work to fund our public schools and work with the Board of Education. Please continue this support by funding the heads-up request in its entirety.

Emily Boynton

Dear Chatham County Commissioners, I am writing to you today to ask that you fully fund the budget request made by Chatham County Schools. There are many reasons that I support this request, and some are listed below. 1. It is unacceptable that NC is ranked 36th in the nation for average teacher pay, and a disturbingly low 46th in the nation for beginning teacher pay. I know paying teacher salaries is the responsibility of the state, and that the county shouldn't have to provide a supplement to bring teachers to a reasonable wage allowing us to be competitive with other districts. Unfortunately, you have no other choice because unless we elect a new state legislature, there will be no change. The reality is we are a growing county with a median income that is now \$76k. The average age is 47.1 years which means there are plenty of younger folks with school age (and younger) children moving into the many new homes being built in Chatham County. In fact, as of April 2024 these new homes had a median cost of \$550k, million-dollar homes are now the norm. These new homeowners can certainly afford a small property tax increase to fund teacher raises, as well as all the new schools that will be needed to house the students of the families moving into all these new giant subdivisions being built throughout the county. And it's not just in Chatham Park or Briar Chapel anymore, I don't see any plans for schools to serve all the new families that will be moving into Rieves Farms and the other new developments being planned for the western side of Pittsboro. And yes, I share the concern of Dave

Delaney that our property taxes are regressive and impact folks in different areas of the county unfairly. This should be another area of focus for the board of commissioners for sure. But we can't wait forever, making sure we can attract and keep teachers in the county should be a huge priority, if we don't provide the requested supplement increase now, we will never be able to keep up with hiring for our current schools and future new schools, and we will continue to lose more staff to neighboring districts with higher supplements. In reviewing the county budget, I noted that sheriff's deputies now have a starting pay of \$53k a year. From what I gathered from the sheriff's budget presentation in April, they are now hiring deputies before they have completed their training program through CCCC, so they are being paid to attend school. Starting teachers on the other hand must have at least a bachelor's degree, and they receive a starting pay of \$43k if you include the county supplement, which honestly, I'm not sure they get until their second year of employment? If that's the case, their starting pay is only \$39k. These are educated folks, doing an extremely challenging job that is so important to our community, state, and nation, and they are paid a truly insulting wage for what we're asking them to do. Also, if you consider that our county's median income is \$76k, with a median home cost of \$550k, you can see we have a serious problem. Setting aside a tiny bit of "affordable housing" in every new subdivision that's built (which isn't really that affordable) is not going to solve this problem. I could say more but I'll end with this, I've lived in Chatham County for almost 20 years, and have had kids in Chatham County Schools for 12 of them. I've seen the changes and struggles in our schools over the years. More than once my kids have had a substitute for a class the entire school year because the school was unable to hire a permanent teacher. I see some schools on the western side of the county struggling more than others to fill teacher positions. I see teachers asking to transfer to the newer and more modern schools with better facilities, which is another discussion that needs to be had about the upkeep of our older schools, and the marked differences between facilities at the different schools in our county. The bottom line is that we are at a crossroads in our county, what happens now will determine our future and I hope that you will think long and hard about the budget decisions you make this year because those decisions will impact our county for many years to come.

Luanne Bannan

My name is Luanne Bannan, I am a long-time resident of Chatham County living at 307 Forest Lane, Pittsboro, NC, 27312. I am writing to show my support for the full school budget requested by our Chatham County Board of Education. Our students & staff are hardworking and increasing the Teacher Supplement is the right thing to do. My child will be graduating very soon from Seaforth High School. As a parent, community member & Chair of Seaforth High School Performing Arts Foundation I am present tonight to be seen & heard. Please support our teachers & students, our community depends on the Board of Commissioners to find a way to make this work!

Joy Hewett

Thank you for allowing public input on FY2025 budget. First, please fully fund the teachers of our county with what the Board of Education has requested for supplemental salary increases of \$2700 per teacher and \$500 per staff member. The Republican majority in our legislature is defunding public education. An uneducated population cannot protect our democracy, Thomas Jefferson said. As a retired community college instructor, I urge you to support our public schools and the teachers who work so hard for our community. Also please fund any acquisition of land along the Haw River that you can. Access to the river is limited in our county and state natural areas help, but we need more opportunities for people to fish, swim, or just enjoy the river. Conserving land and wildlife habitat near the river also benefits water

quality. It's great we have farmland preservation and now progress on trails along the river and green space. The 2017 Comprehensive Plan for Chatham included a goal of preserving at least 30% of our county's natural resources. The Comprehensive Plan for Chatham has an inventory of 40 sites identified as conservation priorities. We need to protect as much as we can. If there are areas in the budget along with the sales tax that can help with preservation of land and natural resources, please use them to fund land purchases. Conservation easements can be costly for landowners; any way to help fund access to the waterways in our county will be appreciated. Conservation through recreation benefits the community in many ways.

Craig Carlson

Hi, I'm Craig Carlson, a social studies teacher at Northwood High School. Northwood is an exceptional place to teach, learn, and work - it is filled with fantastic students, wonderful colleagues, and great administration. Thank you for helping to make all this possible! Thank you also for taking the time to consider the recommended salary supplements. I started teaching in 1996 at a time when my base salary was about \$21,000.00 a year. Since then, I've gotten a master's degree, been National Board Certified (2008-2018), been a Teacher of the Year, been a department chair, an assistant principal, and gained over 25 years of educational experience. My base salary is now \$60,610.00 - almost \$40,000.00 more! Being a history teacher, however, I looked into what that 1996 salary would be in today's dollars-according to the Bureau of Labor Statistic's Inflation Calculator, \$21,000.00 is the equivalent of almost \$42,000.00 today - so my 40K raise is now an 18K raise, not quite as good, but seemingly an improvement. But that's apples to oranges of course, we can't compare a first-year teacher in 1996 to a 25+ year teacher in 2024, we need to compare an experienced 1996 teacher to an experienced 2024 teacher. For that comparison, a 1996 teacher with 25+ years' experience made \$35,515.00 base salary - inflation adjusted, according to the BLS's calculator: \$70,212.81 in 2024 dollars. That's \$10,000.00 MORE than I currently make. It is important to note that this reduction is not a function of runaway inflation, in fact inflation over the past 30 years has been relatively low and stable, averaging just over 2% a year - one of the lowest stretches in our country's history. Instead, the culprit has been the state legislature and local governments consistently failing to step up and adequately pay teachers and educational professionals. I urge you to fully approve the recommended salary supplements and stop the downward spiral in educator wages. A career in teaching has provided me with a wealth of experiences and great work, but I clearly make far less than teachers did when I started. It's time to stop the bleeding and create a school system and a future in which people can afford to make careers out of teaching. Thank you.

Megan Parker

I'm writing to encourage the commissioners to fully fund the request from the school superintendent to supplement our teachers' salaries. There is a mass exodus of teachers leaving the profession and those who don't leave teaching leave to go to another county. I believe the data clearly shows this and we have to do better. Why would they stay in Chatham when they could go to a neighboring county and make more? Please vote for the full supplemental increase!

The following comments were received in person:

Kevin Ricker

Good evening. My name is Kevin Ricker and I have lived in Chatham County since 2016. I own and operate Chatham Pediatric Dentistry, a small business which is a specialty provider of children's dental care in northern Chatham County. I have two children who are students in Chatham County schools, and I am a former high school

math teacher. First, I'd like to thank our current and previous commissioners for their proven commitment to supporting public education in Chatham County. I'm grateful to send my children to schools where faculty, staff, administration, and the surrounding community work together to provide an excellent service to better our shared future. Second, I'd like to ask for their ongoing bold support for public education by fully funding the Chatham County School's budget request. These are extraordinary times for education policy and education funding at the state level, and while I know I and my fellow Chatham citizens can't completely make up for the state's shortcomings in leadership, we can make a brave move to directly apply county dollars at something that will benefit the entire community, not just the students, faculty, and staff. Teaching is an exercise in total commitment. Our wonderful team at CCS consistently goes above and beyond on behalf of our children. I respectfully ask the commissioners to demonstrate their complete commitment by fully funding the budget request from Chatham County Schools. Fully funding the requested budget of Chatham County Schools.

Lauren Shepherd

Good evening, Commissioners. I'd like to start by thanking you for your work to help make Chatham County a great place to live. My family has lived here for eight years, and we have loved it... so much that we decided not to relocate when my husband completed his job training a few years ago. I'm here to ask you to fully fund the Chatham County School District's revised Heads-Up Request. When we were looking for houses in NC, the key reason we chose to live in Pittsboro over Durham was the school system. We could have afforded a bigger house in Durham, but the schools were not rated as well. Since my oldest was starting kindergarten at the time, we wanted to provide our kids with the best possible public-school experience, and we chose Chatham County. Within the first few months of moving here, we met seven other families in the area that were relocating from Durham based SOLELY on the schools being better. While I have appreciated the education that my three children have received (and the incredible teachers they've had), I have also watched things change, and not always for the better. I'll share three examples: In 2016, each class in kindergarten through second grade had both a teacher and an instructional assistant. Now, whole grades share a single instructional assistant between them. Their educational experience has suffered as a result. I have watched as friends' children are assigned classes at the beginning of the school year with no teacher in place and subs lasting for months. My oldest has had three teachers and long-term subs within a single school year. I have friends with high school students who are forced to take online math because the school can't attract candidates. Parents have volunteered to tutor the classes to help them keep up, but none had anything positive to say about the experience. I realize that staffing positions in public schools is a problem felt across the country, but we need to do all we can to attract and retain the highest quality of educators. We cannot do that when districts within 30 minutes are offering more money. Sadly, I am now having conversations with friends who are considering options for sending their kids to schools outside the Chatham County public school system because it isn't meeting basic educational needs of some students. Voting to approve the budget would benefit teachers by giving them a raise. It would also benefit my family since I have three children who will be in Chatham's public school system for another 10 years. However, this isn't just about teachers and families with kids in public schools. Investing in paying our teachers more will also invest in the county as a whole. It's an investment in our economy. People will choose to live in our county based on the quality of schools. With the projected growth in our area, we cannot fall behind in this, or we won't be able to catch up. High quality schools equate to higher home values. It means better business development. It leads to reduced crime rates, all of these benefits are felt by every person living in the county, not just those with

children in the public school system. Please vote to fully fund the revised Heads-Up request, and make the needed investment in our schools, our educators, our children, our businesses, and our county.

Edward Walgate

Afternoon everyone. My name is Edward Walgate. I'm a teacher at Northwood High School and part of the Chatham County Association of Educators. Thank you again for listening to us and thank you for this process where the public can engage with the board. I'm here along with a lot of other parents, educators, and school stakeholders to speak to the school component of the budget. I want to stress tonight the urgency of the staffing crisis that Chatham public schools are experiencing. I know many of you on the board have children in the school system or have had students in the school system and some of you know how challenging it is when a full-time substitute is in charge of your child's classroom, instead of a highly qualified and licensed educator. And if you're not familiar with this challenge, you will be in the future. Chatham started school with roughly one out of 10 teaching positions unfilled. And it's not much better than that right now. The absence of a teacher significantly impacts student learning and increases the workload and stress levels of other school staff. The supplement increase proposed by the Chatham County School system will address this and reduce the number of unfilled teaching positions. As you know, our staffing issues are not unique. To chat them. All school systems in the State are suffering due to the intentional underfunding of public education by the legislature. The suffering is very acutely going forward because neighboring school systems are spending more than us. They will poach more of our educators, as they already do every year, and they will attract more people from the shrinking pool of educators. An investment in a competitive supplement right now that retains our existing staff and attracts new staff is required. And this investment right now will be much less expensive than a required future investment when vacancy rates are even higher, and the pool of available educators is even smaller. I urge you to prioritize public education in this year's budget. And finally, I'd like to speak to members of the public who are concerned about property tax increases. I'd like to remind them that their state income tax has gone down significantly over the last 15 years and the State corporation tax has done the same. The State legislature intends to reduce those taxes down to 0% in the coming years. That may sound great to most people, but it comes with a cost. A cost that is being paid by our public schools, our public-school staff and students across, and public education is being underfunded to pay for those tax cuts, and to make up for this, counties must step in with local funding. It's not right, but it is necessary. I respectfully ask you to please fully fund the Chatham County Schools Budget request. Thank you very much.

Beth Chang

Good evening. Thank you for all of you. Will everybody who is here to support education. Please stand up. Thank you. Lot of people care about this. So, I'm glad we're doing this. I had something else written for tonight. I changed it because I think that the fact that our schools are really suffering. Some teachers have described them as broken and getting lost in some of the details. Our kids are suffering. Our teachers are suffering. It's bad guys. We have many full-time subs. As Ed said. Teachers are leaving. Teachers who stay worry that their colleagues are leaving. Teachers can't afford to live in this county. Many teachers in our schools are excellent. Mrs. Silla was here. I saw her earlier. She teaches health science. My daughter's taken 2 classes with her. Loves her. Mrs. Silla and others have started a CNA program at Seaforth and my daughter, and others will leave high school with a CAN and that's impressive. But there are not enough teachers. Period. The State is not doing its job. We know that the State is constitutionally responsible for fully funding education. They're not doing

that. And they're not going to do that in the next couple of years, anyway. And we can't just do nothing, or we can't just stay with a \$1,200 support increase. We need to be able to compete with our fellow counties so that we can get more good teachers. Thank you.

Katie Chastain

My name is Katie Chastain. I am a Chatham County resident of nearly a decade and the parent of a current 2nd grader in Chatham County Schools. Since my son entered Kindergarten in the 2021-2022 school year, I have been a regular volunteer at his school and have served on the PTA Board for the past 2 years. In doing so, I have been able to gain a deeper insight into the day-to-day workings of our elementary school. I have seen first-hand how the staffing shortages of both teachers and support staff have added to the daily workload and mental/emotional toll of teachers, staff and admin. I have also seen how staff shortages are short-changing our kids. My son entered Kindergarten without a dedicated teacher which made his transition to full time school more difficult. I have seen several of his schoolmates and friends endure the heartbreak teacher turn over at some point during the school year. Some of these students have had a new teacher or long-term substitute in kindergarten, 1st and now 2nd grade. It is my understanding that Kindergarten, 1st and 2nd grade classes should also all have Instructional Assistants and in the 3 years my son has been in those grades, this has never even been a possibility. I don't have to tell you that this is less than ideal, and I am concerned about what the long-term impacts will be. I also personally know of at least 8 parents of students at our school who have seen the great need and returned to the classroom as teachers or became Instructional Assistants or substitute teachers. And yet our school, as many others are, is still understaffed. I am here tonight to request that you reconsider your budget, find a way to prioritize Education and meet the request for a \$2700 supplement for teachers and support staff. It is needed to retain the qualified teachers and staff we have and attract those from neighboring counties as well as newly graduated Education Majors. Our elected officials in the State Legislature are not being good stewards of Education. I am asking you to make a larger impact with an increased supplement so that our schools will be better staffed. In doing so, the students of Chatham County will receive the standard of education we all want for them and the standard of education that they all deserve.

Howard Fifer

No one here is blind to the reality of how Public Education is paid for, and supposed to be paid for, in the State of North Carolina. Irrespective of whose job it is supposed to be in the first instance, the current reality is that the people assembled here must turn to you, our local leaders, to do even more than you have in the past. You have done a lot in the past, but Public Education is in every sense about the future. Others will tell you that you must invest in the student's future, but I remind you this is an investment in the future of every citizen of Chatham. Others will talk to you, whether tonight or on another occasion, about using the County budget in other ways. Invest in job creation. Protect our environment. Provide access to Broadband throughout the County. Preserve the rural character of the County. Just a few things to attend to keep Chatham vital and progressing into the future. As Commissioners you all know this, and more, as you juggle needs and resources during every budget process. So why am I speaking to you? I ask you to review priorities, and fully consider public education as the root for everything that allows this County to thrive. You have worked hard to attract new corporations to our megasites. They cite the quality of our workforce as a primary reason to locate here. Thank Public Education. Property owners see the value of their home and land rise as new arrivals appreciate the opportunity for their children to grow in our schools. Thank Public Education. Our kids get the option of working, living and

raising a family in Chatham County. Thank Public Education. Existing and new small businesses, the very backbone of our economy, can grow, finding workers and markets. Thank Public Education. And just as Public Education is at the very heart of a vibrant Chatham County, and directly benefits every person of every age who lives here, so too are great teachers at the very heart of great Public Education. We ask that the budget request of the Board of Education for supplemental teacher salaries be funded in full. It is at the core of everything that allows this County to thrive. It is at the core of every citizen's best interest. This request is made not to complain about the level of education funding which you have provided in the past and which has propelled us to this point, but with a clear-eyed view of the entire County's future needs. The future all grows from the foundation of great teachers and great schools.

Ellen Manning

My name is Ellen Manning and I am a retired public school teacher. I know firsthand what it takes to teach a 1st and 2nd grade class in our public schools. It's hard. Really hard. As teachers, we nurture, educate, guide, model and "grow" our nation's children (and parents) into what we hope and pray will be responsible, well educated, kind, accepting and open-minded adults. Is this incredibly important job not worthy of a living wage, good health care and a well-earned pension? Of course it is. I am sure that you, as our County Commissioners want to give raises to teachers and see them well paid for their incredibly difficult and stressful jobs, so I ask you now to figure out a way to make this happen Chatham is supposed to get tax money from new corporations coming into our county like Vinfast and Wolfspeed so why can't you budget some of that new income to pay a decent wage to teachers and staff? Improving the quality of life for those living here now should be a priority so that we don't continue to lose high quality employees across the board. Please honor our hard-working teachers and staff with meaningful raises by accepting the budget proposal our Chatham Board of Education presented to you. Let's make Chatham County a desirable place for folks in the field of education to work, and keep our public schools filled with accomplished, gifted and skilled teachers. Thank you.

Ashley Patterson

My name is Ashley Patterson, and I am a parent of three Chatham County Schools students as well as a volunteer and substitute teacher in the schools. I am here to ask that you, the Chatham County Commissioners, to fully fund the Chatham County School Board's revised heads-up request. Among other things, this will allow Chatham County Schools to be more competitive with its teacher supplements. Having high quality teachers in our students' classrooms is essential, and our teachers deserve this supplement. The increase in the teacher supplement will put the district in a much stronger position to recruit and retain teachers in an environment that has become even more competitive as the new teacher pipeline has all but dried up. As a volunteer, I have seen what it is like when a school in our district has gone with numerous teacher vacancies. Staff do what they need to do to ensure our students are taught, but they are overextended and burnt out in the process. As a parent, I have had a student in a class without a full-time teacher that had to be covered by subs and overextended staff. This is not the environment that our teachers deserve, and this is not the quality of education that our students deserve. Ultimately, the situation we are in is due to the state's failure to fully fund public education. However, we can't wait on the state. You can make a difference now. Our county has the capacity to make a difference now. You can make it clear through action that we support our public schools and want the best for our students by fully funding the School Board's revised budget request. Thank you, Commissioners, for considering this request and we understand that you work extremely hard to balance the needs of our county. The School Board's request this year does represent a substantial budget increase, but it

is necessary. It is essential that we prioritize public education.

Brooke Davis

Good evening, County Commissioners and staff – thank you for your time and service, and for holding this space for community members to speak. My name is Brooke Davis and I stand before you, asking you to please support the full proposed \$2,700 pay increase for Chatham County teachers in this year's district budget. I am a parent of three students in Chatham County: high school, middle school, and elementary school. For our family, the past year has heightened the already apparent need for proactive funding for our educators and schools – and I know we are not alone. Our high schooler, after months of time and effort by administration, spent her second semester without a Pre-Calculus teacher. She spent the majority of her days, month after month, without teacher instruction or assistance in learning a difficult, new curriculum, forced to rely on self-paced online instruction for both course work and exams. A student, taking an Honors class on an advanced math track, preparing for college – with no teacher for a semester. By early October, six weeks into the school year, our middle-schooler was introduced to her seventh math teacher of the year. The continual changes and restarts caused anxiety and stress at a time she should have settled into her eighth-grade year. A student, who yearns for consistency, who wants to truly learn the subject – being required to pivot and adapt seven times in one class within a six-week period. In elementary school, we've witnessed already stretched parents stepping up to be full-time teachers due to extended vacancies. The now weekly calls of bus routes being cancelled due to driver availability, often with same day notice, requiring families to scramble and coordinate school transportation. This year, our fifth grader seeing and questioning why teachers are walking through car rider line at 7:30 in the morning week after week handing out fliers and holding signs asking for support all BEFORE putting in a full day teaching our children and then going home to address the needs of their own families in an economy that continually stretches their dollars. The support our teachers and operational staff need is palatable. We see it in their faces – every day. When there are cracks in the education system (in this case, low funding) the entire community suffers. I believe conversations about growth in Chatham County, the future developments in our area, and the building of more schools to accommodate growth, cannot occur without first addressing the increasing number of vacancies and lack of qualified candidates for our schools. We must invest now in the future of our students and ensure our schools receive the resources they need to thrive. I trust the Superintendent and qualified staff have done their due diligence. The proposed \$2,700 increase was approved by our Board of Education as it offers parity with surrounding counties, it would move Chatham County Schools to the top of teacher pay in the region, and significantly improve our state rank. This increase is imperative for teacher recruitment and retaining quality educators in our classrooms. It is true, state salaries are determined by the General Assembly; and we advocate for funding at the state level through our elected Representatives. However, it is no secret the General Assembly is not funding public education at a level that offers enticing employment, attracts quality educators, and sustains enriching classrooms for all students in North Carolina. Chatham County cannot sit idle and wait. Local funding is dependent on your votes, and we need your help. I trust Superintendent Jackson and the Board of Education are acting in the best interest of our teachers and our schools. I hope and trust that you all will do the same. Thank you.

Tamara Trotter

My name is Tammy Trotter. I am a teacher at Virginia Cross Elementary and have been very involved in CCS for over 28 years now and have lived in Chatham County for over 24 years. I want to start off by saying thank you. Thank you for all the collaboration and support you have shown and continue to show Chatham County

Schools. Your support is unwavering and for that I am thankful not only as an educator but also a parent to three children who are products of CCS. As you are all aware, the state has completely failed to adequately fulfill its constitutional obligation to fund education. Unfortunately, the burden has fallen on local funding authorities making it imperative that you, the county commissioners, prioritize education funding. I come before you this evening advocating for full funding of the CCS budget so we can provide every student in Chatham County with the quality education they deserve, regardless of the state's shortcomings. By fully funding the request, you will support crucial allocations for teacher supplements, increased classified staff salaries, funding for mandated fixed costs, and capital funding. If we want to recruit and retrain excellent educators and support staff it is imperative that we show them that the commissioners and board of education take the necessary action to show the support for our educators, students, and schools. By fully funding the school board's revised heads-up request, Chatham County can lead by example and set a precedent for other counties in the state and region. Prioritizing education and investing in the success of our schools will ensure that Chatham County remains a model for excellence in education. I cannot express my gratitude to you for your consideration of the school budget. I can't fathom the challenges you face in allocating funds. Thank you for consistently working with the board of education to meet the needs of our schools. The relationship between the board of ed and you all are like no other and for that, I am so grateful. Prioritizing education and investing in the future of our students is so critical. Please make decisions that will positively impact the lives of students and educators in Chatham County. Thank you for your time and serious consideration.

David Boynton

hey, David Boynton. Thank you for the opportunity to speak to you tonight. I'm asking that you fully fund the Chatham County Schools budget as requested. We lived in Pittsboro for 17 years, and as a first and continued statement of support for our public school system. Both of our boys have attended Pittsboro Elementary school, Horton, and now Northward High School. I myself taught high school science for 9 years. It's a tough but rewarding job. Any efforts ever made us, as teachers, were always appreciated, but especially those that made it easier for us to provide the right learning environment for our students. It made the long hours a little easier to bear. In particular, I'm interested and want to talk about the topic of the competitive supplement for teacher compensation. I've heard it said, and I don't disagree, that the State should raise the base salaries, but they're not going to. We know this. We also know that their overt gerrymandering makes it extremely difficult to vote for politicians that will work to serve all North Carolinians. We'll keep voting for change at the State level as well as at the local level, like we voted for you. As the State isn't the only source of funding for public schools, we voted for the UN as the antidote to some of the State's shortcomings. We voted for you to stand in the breach and do what's right for Chatham County, please fund the Chatham public schools' budget as requested. Thank you.

Monica Jarnagin

Okay, so this is a photograph of a man inside Northwood High School a few weeks ago. Holding an AR 15 rifle loaded with a 30-round magazine and displaying tactical and home invasion gear. The child who took this picture was upset, seeing this at school, where kids and staff are already on edge about school shootings. When you consider the funding request from the Chatham County sheriff's office, please remember this picture. The people with those weapons and gear were Chatham County deputies at Northwood High School career day at the Northwood High School Career fair during the school day, attempting to entice our children into careers and law enforcement by showing them fancy toys they might get to use to assert authority and

violence in their community. I believe that the questionable presentations you heard from the Chatham County sheriff's office, and the lack of questioning put forth to the sheriff is deeply connected to what this child saw at their school law enforcement agencies depend on the public's quiet acceptance of longstanding propaganda about the police's role in our communities when they show us a chart like this one from their presentation. It's propaganda when they say that the most important thing, they do is community engagement, that's community propagandizing when they bring weapons to schools to entice kids. That's dangerous propaganda. I listened to the sheriff's office presentations, and I never heard an argument for why they need a single additional armed deputy. In fact, I heard the sheriff make arguments for why CCSO doesn't need any more deputies. I heard that call volume is high. We do not need to fund more armed deputies to address the types of calls that they're coming in. I heard that the hardest workers are the people in CCSO are an animal resources officer. We do not need to fund a single armed deputy to address that issue. The sheriff, without any data said, and I quote, I guarantee if you ask the community what they want, they're going to want more deputies. Maybe you want to do a survey and ask, would you be okay? Have more deputies in your area? I don't know of a place in Chatham County that would say no end quote. I'm here to say no. I am asking you to take a huge pause and decline across the board, the recommended budget increase for CCSO in fiscal year 25. Commissioner Gomez-Flores, thank you for questioning CCSO on whether they, like other departments, tried to seek funds from other sources. The answer that you got was underwhelming. I know that you have a positive working relationship with the sheriff's office evidence by Commissioner Delaney's immediate commitment to the sheriff's office on behalf of everyone in the room without asking a single question. In January you actually weren't given any real, evidence-based reason for a single additional armed Deputy. Commissioner Dasher. You've said that this budget for you is a reflection of the county's values. I know you all have made bold, brave, forward, thinking decisions plenty of times in the past, and I hope that you will take time to do the same here. Thank you.

Claire Coffey

My name is Claire Coffey. I'm a resident of Chatham County for 8 years. I'm also the majority veteran owner of Intrepid. We are a commercial general contractor. We currently have two offices in downtown Pittsboro right and now we are renovating the beautiful community house on Thompson Street prior to that it was the Intrepid building. I was a teacher. I taught science and math at a New Jersey boarding school and at a community college. I'd like to speak from my perspective as an employer and educator. In March of 2020, my husband and I decided to start Intrepid with the mission of redefining success in the industry by valuing quality, integrity, and humanity. During Covid it was easy to see the importance of essential workers. It was clear how difficult things had gotten for so many households with their children. Likely many of you experienced this with their children being educated from home and when the job of teaching our own children was their own children was retired. Society as a whole touted the importance of all of our teachers, parents and guardians begged for schools to reopen with the professionals who knew the material understood pedagogy and created, and a welcome space for their children. My husband and I started this company, and it's because we witnessed the horrible treatment of the trades. Everybody was always able to get it done cheaper. That's when quality declines. Very few employers are interested in investing, in training and retaining their employees. Trade is dying, and it's because the billions of dollars that are spent on development is concentrated at the top. Laborers are the most important part of every single project, and they are often the least considered. I say very often, when I'm sitting across from big clients and developers, that unless a 300-page contract can install, rebar, and put-up drywall. Nothing that executives will do can build anything at all at our

company's starting package is worth over \$48,000 a year. That's with no secondary education, that is, with no construction experience. Knowing that the men and women who represent Intrepid build are not worried about the necessities of feeding and educate and taking care of their families and that gives me a great sense of pride. Hundreds of millions of dollars will be spent in the coming years. Focus on constructing Chatham schools, looked at as a shiny new school without dedicated and passionate teachers to educate those children. We hope by treating all teachers and county staff with humanity. Intrepid build has already invested significant resources to providing local housing that will allow county employees to live where they work. Thank you.

John Clark

Good evening, my name is John Clark, a 2nd and 3rd grade combo teacher at Chatham Grove Elementary. I come to speak to the commissioners tonight to voice support for our school board's proposed supplement increase of \$2700. To you, I understand that the funding we are all discussing must all be balanced with financial responsibility in mind. However, what you all don't see is the impact these decisions have on our students' learning. Learning, as in life, requires structure. We all saw how Covid up ended our student's learning when the structure their education was built upon started to collapse. Unfortunately, there are other, more preventable ways that their educational structure can falter. Teacher upheaval. I have only taught for 6 years, but I have lost track of how many amazing coworkers have left for better situations in other districts. I know the age-old rhetoric is "blame the state", but the state has absolutely nothing to do with a teacher's decision to leave for a better situation in a different district. The state raises base pay unilaterally depending on years of experience, that is all. Even if by some miraculous event the State decides to massively increase teacher pay, there will still be county by county disparities in supplements that will drive teachers to better paying districts. Teachers will still leave. Students will be left without qualified educators. I see the effects of that every day. I am, after all, a combo teacher for this reason. That is why it is up to our county to be a shining beacon of educational support. I believe in my heart that we are one. I have seen our families come out in droves to support education through our NCAE petitions with over 1400+ signatures. Our community is behind our school board's budget proposal. I'd be willing to bet EVERYONE sitting in this room behind me is in support of it as well. I want to end by saying thank you to the commissioners for considering our proposal and thank you for coming out to CGE last year to talk to our 3rd graders about your roles in our community. I still have kids come up to me and talk about that day and how fun it was. Although, I say I reminisce with the kids, because, well, they're still here, and sadly a lot of my amazing teammates from just last year, have left.

Matt Rudolf

My name is Matt Rudolf. I've lived in Chatham County, off and on for about 19 years, now. Moved here in 2005 when we were just starting the Piedmont Biofuels Plant way back then. It's hard to add much to what's already been said about the competitive nature of competitive salaries and attracting teachers, but just a quick reflection on how that affects people like me. We were here from 2005 when we went up to Asheville in 2012. We lived in Asheville from 2012 until Covid began and have been here about four years. And frankly, we're sort of at this point in our lives. We have a young son at Perry Harrison now, and we're reflecting, where do we want to be? Long term? Do we want to be in a place like Chatham County? Do we want to go back to Asheville. We still have a house there. Do we want to go up to Chapel Hill, where I'm from? And for us schools are the number one deciding choice for that, absolutely the number one. And so, I just want to reflect on when we're talking about investing in our schools and investing in teachers getting the best teachers that we possibly can in Chatham

County. It has very real impacts on decisions for people like me about where we are going to spend the next eighteen years of our life while we raise our kids? Is it going to be here? Is it going to be in some other district? Are we going to go back to Asheville? Frankly, we're pushed away from Asheville because the public schools there haven't been properly funded, and it's one of the things that's keeping us here right now. So, I really would urge the Commissioners to think seriously about providing the proper funding for the teachers to retain and build competitive teacher salaries to get the best teachers here, to continue to attract great people and continue to grow. This this county, with professionals that want to live here attracted to this place for all the great things that Chatham County offers, as well as it's a educational opportunity for our kids. Thank you.

Brandy Marie

The testament of how tired I am. Well, everyone said so many things that I had written out, so I guess I'll just come from the heart. First, thank you. I'm up here a lot in front of the School Board and I think by now you know what this shirt means. It means these kids, these schools, this community families that's my life. I was a student, taught here, and I never left because I loved the schools. I am more tired this year than I've ever been ever in my life. And it is because so many of my colleagues are leaving. And it's because I'm covering lesson plans or clubs or activities for someone else. And it's because no one can help me because they're also too tired. That's why I'm currently running a play with 120 students, and I have to pull parents from every corner of the neighborhood because everyone else is too stretched. Then to help. I know you all have been incredibly supportive in the past, and we have a strong relationship, which is one of the reasons I love this county. I love that I'm standing here right now, and I have hope that you're going to hear me. And I know that you can see me, and you can see them, and I know that's a rare thing and I always, I think, a lot about what if what if I lived in a place where getting up here was not a possibility. What if I lived in a place where me coming to you, and then telling you what I need to live, to keep my job to keep doing what I can for this community got me vilified, or got me looked down on, or even ignored. I know if I lived in a place like that. I wouldn't have the strength for the battle coming up because everyone knows it's election year, and the State is not doing their job. A lot of us are not blind to that. I think no one in this room is blind to that but I know that if I didn't have a supportive community behind me if I thought not, even my local community was backing me up, or supportive of my job and my work. Would I have the strength to fight a much bigger and much more uphill battle? I do not think I would. I can only ask again that you continue to show full support for the budget as proposed by Dr. Jackson in the School Board, and to show everyone in this community that is already so supportive and so strong that we can continue to get stronger, and that we can make a difference and push the state to do their job. Thank you.

The Board of Commissioners thanked all the speakers.

This Agenda Item was received and filed.

24-5223

Hold a legislative public hearing requested by Gunjan and Vikas Laad on Parcel 96061, located off Farrington Point Road, being approximately 19.43 acres, to rezone from R-1 Residential to CD-NB Conditional District Neighborhood Business, for an Event Center Limited, Williams Township

The public hearing was continued from the April 15, 2024 meeting to May 20, 2024 due to illness.

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

Zoning Administrator Angela Plummer reviewed the legislative public hearing requested by Gunjan and Vikas Laad on Parcel 96061, located off Farrington Point Road, being approximately 19.43 acres, to rezone from R-1 Residential to CD-NB Conditional District Neighborhood Business, for an Event Center Limited, Williams Township.

Plummer stated that they could have an event center. But the size of the building is limited to no more than 5,000 square feet, and then they have their associated parking and landscaping, and all that goes along. They have met with the Appearance Commission, and they recommended approval with some a few changes.

Plummer stated that they have incorporated the changes into the site plan. They held a community meeting we addressed noise, lighting, and they talked with the adjacent landowners. They work through a solution for those types of things which there may be some conditions that I will place going forward. This property was previously part of the Ray Parker farmlands that got subdivided last year into a boat and army storage facility on the parcel across the road was approved and a solar farm has been in operations for several years.

Plummer stated that the parcel is currently zoned R-1 Residential and located within the Rural node of the Land Use Plan and less than ½ mile from a compact residential node. This property is located within the watershed protected area of Jordan Lake, which means that they can only develop up to 36% of impervious area. The project is proposing less than 10%. There is no flooding noted on this property according to the NRCS and USGS maps. There's a stream that will be buffered.

The applicants, Gunjan and Vikas Laad and consultant Scott Radway with Radway Design Associates presented an overview of the project along with maps and findings.

The Board of Commissioners discussed the project and asked questions of staff and the applicant.

No one signed up to provide additional comments during the hearing.

This requested by Gunjan and Vikas Laad on Parcel 96061, located off Farrington Point Road, being approximately 19.43 acres, to rezone from R-1 Residential to CD-NB Conditional District Neighborhood Business, for an Event Center Limited, Williams Township. was referred to the Planning Board.

[24-5299](#)

Hold a general use legislative public hearing rezoning requested by Renago Inc to rezone Parcel 5626, located on Christian Chapel Church Rd., from R-1 Residential to Ind-H Heavy Industrial, being 37 acres, Cape Fear Township

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

Zoning Administrator Angela Plummer presented an overview of the rezoning requested by Renago Inc to rezone Parcel 5626, located on Christian Chapel Church Rd., from R-1 Residential to Ind-H Heavy Industrial, being 37 acres, Cape Fear Township.

Plummer stated that this area of the county is zoned Heavy Industrial to the west, R-1 Residential to the north, south, and east. All of the property to the east and into the adjacent county is owned by Duke Energy to the Sharon Harris Nuclear plant. This is a general use rezoning and there is not a site plan or specifics to be reviewed at the time. But the proposed end-user for the site. Bluesky Solutions LLC is a battery

recycling industry, specifically lithium-ion batteries found in cell phones, electronics, etc. Commissioners asked about EV batteries and the owner stated they would take those as well.

The applicant's representative, Matthew Carpenter with Parker Poe Attorneys provided a presentation and the owner of Bluesky Solutions LLC also spoke.

Mr. Carpenter stated that even though this is a general use rezoning and there isn't a site plan or specifics to be reviewed at this time, they are aware of a proposed end-user for the site. Bluesky Solutions LLC is a battery recycling industry, specifically lithium-ion batteries found in cell phones, electronics, etc. Commissioners asked about EV batteries and the owner stated they would take those as well.

The Board of Commissioners asked questions about the waste regulations.

No one signed up to provide additional comments during the hearing.

This Resolution was referred to the Planning

CLERK'S REPORT

Clerk to the Board Jenifer Johnson stated that additional written comments for public comment and budget public hearing have been received. Johnson stated that the June 3, 2024 meeting will not be needed. Johnson stated that she has changed the weekly updates some and if the Board of Commissioners had any questions to let her know. Johnson stated that the budget public hearing will be held tomorrow in Siler City at 6pm and we have seven signed up to speak currently, then on Thursday and Friday, the board will have budget work sessions at EOC.

MANAGER'S REPORT

County Manager Dan LaMontagne shared an update on the Continuing Access to Broadband (CAB) Program. He stated that the county has received five applications, and we are reviewing them and he thanked Policy Analyst Brenton Hart for all his work on the project.

COMMISSIONERS' REPORTS

Commissioner Gomez-Flores just wanted to remind everyone to complete the insurance survey.

Commissioner Howard stated that she attended the North Carolina Association of County Commissioners board meeting this past weekend. She reminded everyone that the annual conference is coming up in August. Howard also stated that she recently had a conversation with a District Attorney in another area about state and federal funding around PACES, which is programming around mental and behavioral health services designed to help children and adolescents cope with feelings of sadness, anger, anxiety. She reached out to the District Attorney in Chatham to begin a conversation about doing something similar in Chatham.

Commissioner Delaney stated that he will be attending the National Association of Counties annual conference in Tampa, Florida in July. He stated that he would be holding a community engagement event on June 11 at 6pm at Chatham Grove

Community Center and all residents are welcome.

Commissioner Howard stated that North Carolina has a candidate for the National Association of Counties for the first time in a very long time and she would like the board to support him. The candidate is George Dunlap, Chair of Mecklenburg County Board of Commissioners. He is running for Second Vice Chair.

ADJOURNMENT

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

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