



Chatham County, NC

Meeting Minutes

Board of Commissioners

Monday, February 16, 2026

2:00 PM

Historic Courthouse Courtroom

Work Session - 2:00 PM - Historic Courthouse Courtroom

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

CALL TO ORDER

Chair Robertson called the meeting to order.

ADJUSTMENTS AND APPROVAL OF WORK SESSION AGENDA

Chair Robertson asked for any agenda adjustments. Hearing none, Robertson called for a motion to approve the work session agenda as presented.

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

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

PUBLIC COMMENT SESSION

[26-0080](#)

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

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

Melisa Semenov

Good afternoon, Chairman, distinguished members of the Chatham County Board of Commissioners, staff, and fellow citizens. In light of the recent approval on February 11, 2026, of the temporary moratorium on data centers, cryptocurrency mining, and related facilities in unincorporated areas. I believe upgrading our wastewater ordinance, or implementing this proposed amendment, is not only doable, but timely. You've shown you can act decisively to protect residents, resources, and quality of life when big developments pose risks. The same proactive spirit applies here. We've heard from residents about failing package plants in Northeast Chatham. Think Briar Chapel. Spills into creeks, foul smells drifting across neighborhoods, and repair costs are

piling up. I'm here to support the proposed ordinance amendment to our subdivision regulations, strengthening wastewater standards for the unincorporated areas. This protects public health, safety, environmental quality, and physical. Fiscal sustainability by ensuring every lot is served by lawful, reliable systems, preventing long-term liabilities from private centralized treatment. It applies only to unincorporated Chatham, outside municipal limits, or ETJs. No effect on Pittsboro, Siler City, or other zones. The standards, each lot gets an individual septic system permitted by the health department, or if centralized wastewater is proposed. Like a cluster or package plant, it must connect to public water and publicly owned sewer, with a written commitment and capacity certification up front. The prohibition is firm. No private or privately operated centralized systems unless they tie into public infrastructure. No mandates here, nothing requires the county, towns, or utilities to extend service beyond current areas or capacity. It's smart coordination. This mirrors successful approaches elsewhere, like Davie County's wastewater ordinance, which restricts packaged treatments. Plans to heavy industrial zones only demand special use permits and mandates eventual hookup to public sewer when available, complete with financial security and covenants to shield taxpayers. Commissioner Howard has rightly opposed step systems, those affluent pump setups often baked into private clusters, because they shift risk to homeowners and the county, leading to very failures we see now. This aligns with Plan Chatham, individual septic systems for rural scales, public systems for denser growth. It keeps our rivers, groundwater, and Jordan Lake watershed clean, and taxpayers off the hook for bailouts. I've attached the proposed ordinance to be added to the public record. Thank you all for all you do, and for your time today. I urge you to adopt this proactive step for sustainable development. Thank you.

This Agenda Item was received and filed.

BOARD PRIORITIES

26-0030

Receive the Fiscal Year 2025 Financial Audit

Deputy Finance Officer Jody Picarella introduced Cassie Wilson, Senior Manager with Martin Starnes & Associates, who presented the results of the County's Fiscal Year 2025 financial audit.

Wilson reported that the auditors issued an unmodified (clean) opinion, the highest level of assurance that can be expressed on the County's financial statements. Wilson stated there were no audit findings, no material misstatements, and no findings related to the federal and state single audits.

Wilson noted that certain performance indicators associated with the County's utilities operations and the Southeast Water District merger would be addressed through management's response. Other than those items, there were no additional performance indicators requiring action by the Local Government Commission.

Wilson explained that the audit was completed and submitted by the February 12 deadline, which had been extended due to changes in federal Office of Management and Budget requirements. Final audit reports would be distributed upon approval by the Local Government Commission.

Wilson thanked County Finance staff, the Department of Social Services, the Health Department, and departmental leadership for their cooperation and extensive work supporting the audit process.

Reviewing the County's financial position, Wilson reported that General Fund revenues and expenditures both increased during FY 2025. Wilson stated that the General Fund balance increased by approximately \$30 million, largely due to the merger-related transfer associated with the closure of Tri-River operations, and that the General Fund ended the fiscal year with a fund balance of \$104,950,114.

Wilson explained that the County's available fund balance percentage increased to 54.2%, which is a metric used by the Local Government Commission to compare local governments of similar operating size. Wilson reported that property tax revenues increased by approximately 11 percent as a result of higher property valuations and economic growth rather than a tax rate increase. Wilson also noted that sales tax revenues experienced a slight decline but remained above \$30 million. Intergovernmental revenues remained generally consistent with the prior year despite fluctuations in federal and state grant activity as certain grants expired and others were awarded.

Regarding expenditures, Wilson stated that education remained one of the County's largest expenditure categories and represented approximately 31 percent of General Fund expenditures. Wilson reported that public safety expenditures increased by approximately \$4.8 million as a result of operational costs, salaries, and capital expenditures across public safety departments. She further noted that human services expenditures increased slightly and were largely supported by federal and state grant funding.

Wilson reviewed the Solid Waste Management Fund and noted slight decreases in total net position and cash flow from operations compared to FY 2024, although overall results remained relatively consistent from year to year.

Wilson also discussed the implementation of Governmental Accounting Standards Board Statement No. 101, which required adjustments and restatements related to compensated absences. Wilson explained that the changes increased government-wide liabilities but did not directly affect the General Fund balance.

Commissioner Howard asked whether future audits would reflect adjustments related to the Enterprise Fund and merger-related transfers. Wilson responded that staff would work to present those changes more clearly in future audits and noted that it would take several years before fully comparable post-merger financial data would be available.

The Board of Commissioners thanked Wilson for the report.

This Agenda Item was received and filed.

26-0073

Receive a presentation on the 2025 Chatham County Resident Satisfaction Survey

Attachments: [2025 Chatham County Biennial Survey Presentation](#)
[Link to Chatham County Biennial Surveys](#)

Public Information Officer Kara Lusk presented the results of the 2025 Chatham County Resident Satisfaction Survey. Lusk explained that the survey was conducted by ETC Institute between November and December 2024 and included approximately 400 randomly selected Chatham County residents age 18 and older. The survey utilized both cell phones and landlines, with approximately 92 percent of respondents reached by cell phone. Lusk noted that Chatham County has conducted the survey

every two years since 2015 and generally uses the same questions to allow for comparison over time.

Lusk stated that the survey included 47 core questions and evaluated residents' perceptions of County services, departmental performance, staff interactions, Chatham County as a place to live and work, and the ways residents receive information from County government. Respondents were also asked open-ended questions to identify concerns and provide detailed feedback. Survey results had been distributed to County department heads and management staff, who were reviewing the findings to identify opportunities for improvement.

Lusk reported that the County received an overall grade of B+, consistent with the 2023 survey. While the overall grade remained unchanged, the mean score decreased slightly from 3.45 in 2023 to 3.36 in 2025. More than 70 percent of all survey grades were B+ or higher. County services earned an overall grade of B+ with a mean score of 3.29, while County staff also earned a B+ with a mean score of 3.43.

Lusk reviewed respondent demographics and noted that 43 percent of respondents had lived in Chatham County for more than 20 years, while 24 percent had lived in the County between two and five years. The largest share of respondents lived in the central portion of the County, followed by the northwest region. Demographic characteristics, including age and racial composition, were generally similar to those reflected in the 2023 survey.

Commissioners asked whether the survey was administered to the same individuals each cycle. Lusk explained that respondents were selected randomly and were not necessarily the same participants from previous surveys.

Lusk reported that news articles remained the most common source of information about County government, increasing from 64 percent in 2023 to 69 percent in 2025. Use of the County website increased from 46 percent to 53 percent, and use of County social media increased from 39 percent to 46 percent. Email notices declined in usage, while Board of Commissioners meeting videos ranked last among information sources.

When asked about the most pressing challenges facing Chatham County, respondents most frequently identified managing rapid growth and development. The second most common response was that no significant issues came to mind. Concerns related to high taxes, traffic, and attracting jobs and businesses increased compared to the previous survey, while concerns regarding water resources, schools, and affordable housing decreased.

Lusk reviewed selected survey results by topic and department. Residents continued to grade County government at a B- for welcoming resident feedback, while grades declined from B- to C+ for providing good value for taxes paid and for being generally trusted to do the right thing. Ratings for Chatham County as a place to live and as a place to raise a family both declined from B+ to B, while the rating for Chatham County as a place to work remained at B-.

Departmental results reflected generally positive ratings. The Tax Office received overall service grades of B, while staff ratings remained strong at B+. Library services earned an overall grade of A-, with staff receiving A ratings across all categories. Parks, Recreation, and Cultural Resources received grades ranging from B+ to A- for services and A- ratings for staff. Lusk noted increased visitation at several County

parks and facilities, including Chatham Grove Community Center, and highlighted new facilities included in the survey, such as the Highway 64 River Access and the Chatham County Arts Center.

Planning Department ratings declined in several categories, including application procedures, courtesy, and timeliness, although overall service and staff grades remained at B-. In response to a Commissioner's question, Lusk explained that respondents were only asked department-specific questions if they had interacted with that department.

Permitting and Inspections earned an overall grade of B-, slightly lower than in 2023. Solid Waste and Recycling received strong ratings, maintaining an overall grade of A-, with new services such as mulch sales and food waste drop-off earning high marks. Register of Deeds staff maintained A- ratings. Public Health earned a B+ overall grade, slightly lower than its A- rating in 2023, while Aging Services maintained strong ratings at the A- level. Watershed Protection continued to receive grades in the B to B+ range, unchanged from the previous survey.

Commissioners discussed how survey results are utilized by departments and whether additional methods of collecting ongoing customer feedback should be considered. Lusk stated that department directors review the survey findings carefully and use them to identify potential service improvements, customer service enhancements, and budget priorities. Lusk noted that the County currently uses a general "Contact Us" form on its website but does not have a dedicated customer satisfaction feedback tool.

Commissioners also discussed the importance of considering open-ended comments in addition to numerical scores, the effects of sample size and survey methodology on the results, and potential confusion among residents regarding the distinction between County services and services provided by municipalities. County staff noted that resident comments often provide valuable context for understanding survey responses and stated that additional opportunities for gathering community feedback would continue to be explored.

The Board of Commissioners thanked Lusk for the update.

This Agenda Item was received and filed

26-0076

Receive a presentation on the Board of Commissioners' Rules of Procedure

Attachments: [Rules of Procedure Peer Jurisdiction Review Presentation 2-16-2026](#)
[Rules of Procedure Differences with SOG Suggested Rules Presentation 2-16-2026](#)
[Differences between Chatham County Rules of Procedure and SOG Suggested Rules of Procedure for the Board of County Commissioners](#)
[Chatham County BOC Rules of Procedure Adopted 4-15-2024](#)

County Manager Bryan Thompson introduced the presentation regarding the Board of Commissioners' Rules of Procedure. Thompson explained that the presentation was developed in response to discussions held during the Board's retreat and was intended to provide information for future Board consideration.

Thompson stated that the Board had requested two areas of review. The first involved

examining the rules of procedure used by peer county governments of similar size to compare how Chatham County's procedures align with those jurisdictions. The second involved comparing the County's rules to the North Carolina School of Government's model Rules of Procedure.

Thompson emphasized that the presentation was not intended to be a line-by-line review of every section of the County's rules. Instead, staff focused on topics and areas of interest that had been identified by Board members during retreat discussions and previous meetings. Thompson noted that the comparison of peer counties would provide a broad overview because procedural practices vary among jurisdictions, while the School of Government comparison would provide a more direct side-by-side analysis.

Thompson encouraged Commissioners to ask questions and engage in discussion throughout the presentation but suggested that final conclusions be reserved until both portions of the presentation had been completed. Thompson stated that staff would document discussion points and areas of interest for future consideration.

Commissioner Delaney asked whether staff's conversations with the School of Government had included discussion of a potential direct engagement with the Board. Thompson responded that discussions had focused on determining what type of assistance or engagement might be most beneficial, depending on the Board's goals. Thompson explained that the School of Government would typically tailor any assistance or training to the specific needs identified by the Board and that staff sought to better understand the Board's objectives before recommending a particular level of engagement.

Commissioner Delaney stated that obtaining expert information had been important to the Board and requested information regarding the School of Government personnel who assisted with staff's research and preparation. Thompson acknowledged the request and indicated that such information could be provided.

Thompson concluded his introductory remarks by explaining that the presentation was intended to serve as a starting point for discussion. Thompson stated that staff was prepared to conduct additional analysis, explore issues identified by Commissioners, and return with further information or recommendations as directed by the Board.

Following his introduction, Thompson turned the presentation over to Policy Analyst Brenton Hart for the first portion of the Rules of Procedure review.

Policy Analyst Brenton Hart presented an overview of the Board of Commissioners' Rules of Procedure and a comparison of selected provisions used by peer North Carolina counties with five-member boards. Hart explained that the presentation was developed in response to direction provided by the Board during its retreat to review how Chatham County's procedures compare with those of similar jurisdictions and to identify areas where differences exist.

Hart noted that the review focused on several topics identified by Commissioners, including organization of the board, agenda processes, meetings, consent agendas, powers of the chair, board actions, debate, public comments, and the use of Robert's Rules of Order. Hart emphasized that procedures vary widely among counties, although many jurisdictions utilize rules derived from School of Government guidance and generally accepted parliamentary practices.

Regarding board organization, Hart explained that Chatham County holds an organizational meeting following a general election, while some peer counties hold organizational meetings annually. Hart reported that in some jurisdictions the clerk calls the organizational meeting to order and presides until a chair is elected, while in others the current chair presides. Hart also noted that some counties include provisions allowing the chair to be removed by a majority vote of the board during the year.

Commissioners discussed whether organizational meetings differ substantively from annual elections of the chair and vice chair. Hart responded that practices vary by jurisdiction, but organizational meetings generally focus on board organization and the establishment of procedures for the upcoming year. Clerk to the Board Jennifer Johnson added that Chatham County historically has not performed substantially different actions during organizational meetings, aside from annual bond-related matters.

Hart then reviewed agenda-setting procedures. Hart explained that under Chatham County's current rules, the County Manager prepares meeting agendas, may review draft agendas with the Chair and Vice Chair, and provides agenda materials to Commissioners prior to meetings. Agenda items may be added with a majority vote of the Board, and Commissioners may request future agenda items during Commissioner Reports.

Hart reported that some peer counties allow individual Commissioners to place items on an agenda without a vote, establish fixed deadlines for agenda submissions, require supermajority approval for late additions, prohibit scheduling items without supporting documentation, clearly identify whether each item is for discussion or action, or prohibit action on items added after agenda publication. Commissioners discussed how other jurisdictions handle agenda amendments and publication requirements. Hart explained that his review examined rules from several comparable jurisdictions and that the analysis was based on Rules of Procedure documents obtained from county clerks across North Carolina.

Turning to meetings, Hart noted that state law largely governs regular, special, and emergency meetings, resulting in relatively consistent procedures among counties. Hart explained, however, that some jurisdictions maintain separate procedures for each meeting type and treat work sessions as distinct meetings rather than incorporating them into regular meeting structures. Hart added that some counties prohibit final action during work sessions.

Hart also reviewed consent agenda practices. Hart explained that under Chatham County's current procedures, the consent agenda is reserved for routine or noncontroversial matters, is assembled based on staff recommendations, and may be approved through a single motion and vote. Commissioners may request removal of consent items, but removal may require board action if another Commissioner objects.

Hart reported that peer jurisdictions use a variety of approaches. Some allow a single Commissioner to remove a consent item without objection or a vote, some prohibit certain matters from appearing on a consent agenda, and others either use a consent agenda at the discretion of the Chair or do not utilize consent agendas at all. Commissioners discussed the potential benefits and challenges associated with those different approaches, including efficiency, transparency, and opportunities for additional discussion. Hart explained that consent agendas are not required by state law and are implemented differently across jurisdictions.

Reviewing the powers of the Chair, Hart explained that Chatham County's rules authorize the Chair to preside over meetings, rule on procedural matters, manage public comment periods, and call recesses or adjourn meetings during emergencies. Hart noted that some peer counties grant additional authority to enforce decorum, limit repetitive remarks, rule speakers out of order, terminate speaking privileges following warnings, remove disruptive individuals, and require formal appeals of the Chair's rulings. Hart also noted that some provisions overlap with the Board's annually adopted expectations document.

Hart next reviewed actions by the Board and parliamentary motions. Hart explained that actions are generally taken through motions, which typically require a second under Chatham County's rules, and that motions are usually debatable and approved by majority vote. Hart outlined several procedural motions currently included in the Rules of Procedure and noted that some peer counties incorporate additional motions, including appeals of Chair rulings, referrals to committees, tabling items, rescinding prior actions, limiting debate, extending debate, amending agendas, and appointing temporary presiding officers.

Discussing debate procedures, Hart noted that under current rules the Chair states motions and opens the floor for debate, with the maker of a motion generally recognized first. Hart explained that some counties have more detailed provisions governing debate, including authority for the Chair to enforce relevance, limit repetitive discussion, close debate, and manage recognition of speakers. Commissioners discussed the relationship between debate and general board discussion and how procedural rules guide those interactions.

Hart then reviewed public comment procedures. Hart reported that Chatham County currently provides a 30-minute public comment period with a three-minute limit per speaker and permits public comment during both regular meetings and work sessions. Hart explained that state law requires counties to provide at least one public comment opportunity per month but leaves significant discretion regarding implementation. Hart noted that some counties limit public comment to regular meetings, utilize different time limits, restrict responses from Board members during public comment, or apply different procedures for registration and participation.

Finally, Hart discussed Robert's Rules of Order and their relationship to local rules of procedure. Hart explained that Chatham County's Rules of Procedure do not currently incorporate Robert's Rules of Order by reference. Hart noted that state law requires boards to operate in accordance with generally accepted principles of parliamentary procedure but allows governing boards significant flexibility in adopting their own procedures. Hart reported that some counties adopt Robert's Rules only when local procedures are silent, some adopt specific editions or selected portions, and others make Robert's Rules subordinate to local customs and practices.

Following questions and discussion, Commissioners thanked Hart for the presentation and comparative review.

County Attorney Emily Meeker presented a comparison of the Chatham County Board of Commissioners' Rules of Procedure and the North Carolina School of Government's recommended Rules of Procedure for county boards. Meeker explained that staff had completed a rule-by-rule comparison identifying corresponding provisions and major differences between the two documents. A detailed comparison chart was included in the agenda packet. Meeker stated that the presentation would focus on selected

topics rather than every individual rule and invited questions and discussion from Commissioners.

Meeker began with the open meetings provisions. Meeker explained that Chatham County's rules affirm the State's policy favoring open meetings and reference the statutory exceptions permitting closed sessions. The School of Government model includes separate sections addressing open meetings and closed sessions, with additional procedural requirements regarding motions, attendance, and the grounds for entering closed session. Meeker stated that Chatham County's existing provision was concise and effective but noted that more detailed procedural language could be added if desired.

Meeker discussed provisions governing board organization and noted that the School of Government model contains separate procedures for election years and non-election years. Meeker explained that the model more clearly specifies the sequence of events during annual organizational meetings, including the election of officers. Commissioners discussed whether additional clarity regarding organizational meetings and annual elections of officers would be beneficial.

Turning to agenda preparation, Meeker explained that Chatham County's rules provide for the County Manager to prepare meeting agendas, review draft agendas with the Chair and Vice Chair, and allow Commissioners to add future agenda topics. Meeker reported that the School of Government model contemplates agenda preparation by the clerk but recognizes that counties may use different practices. The model also permits Commissioners to request agenda items within specified deadlines and identifies agenda items as discussion items, action items, or both.

Commissioners discussed the practical implications of allowing individual Commissioners to request agenda items. Discussion included balancing flexibility for Commissioners to raise issues of public concern with the need to provide advance notice to Board members, staff, and the public. Commissioners also discussed the importance of providing adequate lead time, supporting materials, and clear descriptions of agenda items so that staff could prepare appropriately, and the public would understand the topics scheduled for discussion.

County Manager Bryan Thompson, Clerk to the Board Jennifer Johnson, and Meeker provided information regarding current agenda preparation practices, submission timelines, agenda packet requirements, and limitations applicable to special and emergency meetings. Commissioners discussed whether future revisions to the Rules of Procedure should allow a minority of Board members to request agenda items for future meetings while preserving the County Manager's responsibility for managing and scheduling agendas.

Meeker reviewed agenda packet requirements and noted that Chatham County's procedures generally align with the School of Government's recommendations regarding timely distribution of supporting materials.

Discussing consent agendas, Meeker explained that the School of Government model allows any individual Board member to remove an item from the consent agenda without requiring approval from the remainder of the Board. Commissioners discussed whether Chatham County should adopt a similar provision. Several Commissioners expressed interest in allowing individual members to remove items from the consent agenda for separate discussion without requiring a vote.

Meeker next reviewed provisions related to the powers of the Chair, actions by the Board, voting procedures, motions, debate, and parliamentary procedure. Commissioners discussed whether additional provisions should be added regarding debate procedures, recognition of speakers, limits on speaking time, and opportunities for all Commissioners to participate before members speak multiple times on the same issue.

Commissioners also discussed the concepts of relevance, decorum, and parliamentary procedure during debate. Views differed regarding the appropriateness of establishing additional limitations on discussion or authorizing enforcement of relevance standards. Several Commissioners expressed interest in obtaining additional guidance regarding debate procedures and parliamentary practices.

Meeker explained that the School of Government model includes provisions limiting the number and length of speeches on a particular motion and encourages recognition of members who have not yet spoken. Commissioners discussed whether similar language would be appropriate for a five-member board and whether such practices could improve meeting efficiency while preserving opportunities for participation.

Discussion also included procedural motions not specifically addressed in Chatham County's rules, including points of order, points of personal privilege, and procedures for appealing rulings of the Chair. Commissioners indicated interest in further reviewing those topics.

Meeker reviewed additional rules concerning voting requirements, withdrawal of motions, duties to vote, recusals, quorum requirements, ordinances, public hearings, public comment, and accommodations for individuals with disabilities. Commissioners discussed whether references to applicable state statutes should be incorporated into the Rules of Procedure or cited alongside particular provisions for ease of reference and public understanding.

Meeker then facilitated a rule-by-rule discussion of several sections of the Rules of Procedure.

Commissioners identified topics of interest for further review, including:

- Clarifying organizational meeting procedures for election and non-election years.
- Revising consent agenda procedures to allow a single Commissioner to remove an item for separate consideration.
- Exploring options for the addition of future agenda items by Commissioners.
- Reviewing debate and parliamentary procedure provisions.
- Considering references to generally accepted principles of parliamentary procedure.
- Evaluating whether statutory citations or explanatory references should be included within the Rules of Procedure.

Commissioners discussed the potential value of engaging the School of Government at a later stage of the process. Thompson reported that preliminary conversations with the School of Government indicated an estimated lead time of approximately two months for any facilitated engagement and provided general information regarding potential costs and available services. Thompson and Meeker noted that any School of Government assistance would likely focus on implementation, training, and review of proposed rules rather than drafting the Board's rules on the Board's behalf.

Following discussion, Commissioners generally agreed that staff should prepare draft revisions and redline versions of the Rules of Procedure reflecting issues raised during the work session and return them for future Board review. Commissioners expressed a

preference for continuing the Board's discussions before determining whether additional engagement with the School of Government would be necessary.

This Agenda Item was received and filed.

End of Work Session

RECESS

Chair Robertson called for a recess until 6:00pm.

Regular Session - 6:00 PM - Historic Courthouse Courtroom

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

CALL TO ORDER

Chair Robertson called the meeting to order.

INVOCATION and PLEDGE OF ALLEGIANCE

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

ADJUSTMENTS AND APPROVAL OF REGULAR SESSION AGENDA

Chair Robertson asked for any agenda adjustments. Hearing none, Robertson called for a motion to approve the agenda.

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

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

APPROVAL OF CONSENT AGENDA

Chair Robertson called for a motion to approve the Consent Agenda.

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

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

[26-0064](#)

Vote to adopt a resolution for the North Carolina Department of Transportation request for Catullo Run in the Briar Chapel Subdivision

Attachments: [NCDOT Request Letter for Catullo Run](#)
[Resolution for Cutullo Run in Briar Chapel Subdivision 2-16-2026](#)

A motion was made by Vice Chair Franklin Gomez Flores, seconded by Commissioner Karen Howard, that 26-6 resolution for the North Carolina Department of Transportation request for Catullo Run in the Briar Chapel Subdivision was adopted. The motion carried by the following vote:

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

[26-0066](#)

Vote to adopt a resolution of Intent to Permanently Close a Portion of an old section of right-of-way for NC HWY 902 and schedule a public hearing for this item during the March 16, 2025 meeting

Attachments: [NC HWY 902 Resolution on Intent to Perm Close](#)
[Agenda Attachment_NC-HWY 902 Package_Reduced](#)

A motion was made by Vice Chair Franklin Gomez Flores, seconded by Commissioner Karen Howard, that the 26-7 resolution of Intent to Permanently Close a Portion of an old section of right-of-way for NC HWY 902 and schedule a public hearing for this item during the March 16, 2025 meeting was adopted. The motion carried by the following vote:

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

[26-0063](#)

Vote to adopt the Northeast District Park Dam Amended Project Ordinance

Attachments: [Project Ordinance Northeast District Park Dam Amended](#)

A motion was made by Vice Chair Franklin Gomez Flores, seconded by Commissioner Karen Howard, that the Northeast District Park Dam Amended Project Ordinance was approved. The motion carried by the following vote:

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

[26-0065](#)

Vote to approve Fiscal Year 2025-2026 Budget Amendments

Attachments: [February 2026 Budget Amendments](#)

A motion was made by Vice Chair Franklin Gomez Flores, seconded by Commissioner Karen Howard, that the Fiscal Year 2025-2026 Budget Amendments were approved. The motion carried by the following vote:

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

[26-0067](#)

Vote to approve Tax Releases and Refunds for January 2026

Attachments: [January 2026 Release and Refund Report](#)
[January 2026 NCVTS Pending Refund Report](#)

A motion was made by Vice Chair Franklin Gomez Flores, seconded by Commissioner Karen Howard, that the Tax Releases and Refunds for January 2026 were approved. The motion carried by the following vote:

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

[26-0053](#)

Vote to amend the contract with Chatham County Economic Development Corporation for economic development services with an increase of \$10,551 with a total of \$467,109

Attachments: [Chatham Economic Development Corp Contract 7-21-2025](#)

A motion was made by Vice Chair Franklin Gomez Flores, seconded by Commissioner Karen Howard, that the amended contract with Chatham County Economic Development Corporation for economic development services with an increase of \$10,551 with a total of \$467,109 was approved. The motion carried by the following vote:

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

[26-0068](#)

Vote to approve the name of two private roads in Chatham County listed as Ohana Way and Jemms Farm Lane

Attachments: [Ohana Way Petition](#)
[Ohana Way Map](#)
[Ohana Way Area Map](#)
[Jemms Farm Ln Petition](#)
[Jemms Farm Ln Map](#)
[Jemms Farm Ln Area Map](#)

A motion was made by Vice Chair Franklin Gomez Flores, seconded by Commissioner Karen Howard, that the name of two private roads in Chatham County listed as Ohana Way and Jemms Farm Lane was approved. The motion carried by the following vote:

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

[26-0062](#)

Vote to approve a request by SRE NC Landco, LLC on behalf of True Homes, LLC for subdivision Final Plat review and approval of Parks at Meadowview Phase 2B, consisting of 131 lots on 24.675 acres, located off Parks Meadow Drive, (SR-1680), parcels 61935, 10893, 89726

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

A motion was made by Vice Chair Franklin Gomez Flores, seconded by Commissioner Karen Howard, that a request by SRE NC Landco, LLC on behalf of True Homes, LLC for subdivision Final Plat review and approval of Parks at Meadowview Phase 2B, consisting of 131 lots on 24.675 acres, located off Parks Meadow Drive, (SR-1680), parcels 61935, 10893, 89726 was approved. The motion carried by the following vote:

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

End of Consent Agenda

SPECIAL PRESENTATION

[26-0074](#)

Vote to adopt and present a Resolution Honoring Black History Month

Attachments: [Resolution for Black History Month 2-16-2026](#)

Commissioner Howard read aloud the resolution.

Chair Robertson called for a motion to approve the resolution.

A motion was made by Commissioner Karen Howard, seconded by Commissioner Katie Kenlan, that the 26-8 Resolution Honoring Black History Month was adopted. The motion carried by the following vote:

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

PUBLIC COMMENT SESSION

[26-0081](#)

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

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

No one signed up to speak.

This Agenda Item was received and filed.

BOARD PRIORITIES

[26-0078](#)

Vote to adopt a resolution to support the legislative requests made by NCDPS Juvenile Justice and Delinquency Prevention for increased funding for Juvenile Crime Prevention Councils, Community Programs, Juvenile Crisis and Assessment Center, Short-Term Residential Contract Sites, Transitional Living Programs, Medical/Mental Health Crisis Unit Capacity Increase, and NC Secure All Firearms Effectively Campaign

Attachments: [Resolution supporting NC Juvenile Justice 2-16-2026](#)

Commissioner Gomez Flores read aloud the resolution.

Chair Robertson called for a motion to approve the resolution.

A motion was made by Vice Chair Franklin Gomez Flores, seconded by Commissioner Karen Howard, that the 26-9 Resolution to support the legislative requests made by NCDPS Juvenile Justice and Delinquency Prevention for increased funding for Juvenile Crime Prevention Councils, Community Programs, Juvenile Crisis and Assessment Center, Short-Term Residential Contract Sites, Transitional Living Programs, Medical/Mental Health Crisis Unit Capacity Increase, and NC Secure All Firearms Effectively Campaign was adopted. The motion carried by the following vote:

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

[26-0079](#)

Vote to adopt the Parkers Ridge Park Amended Project Ordinance

Attachments: [Project Ordinance Parkers Ridge Park Amended](#)

Assistant County Manager Darrell Butts presented a request to amend the Parkers Ridge Park Project Ordinance. Butts explained that while project ordinance amendments are typically included on the consent agenda, this amendment warranted separate consideration due to changes in project costs.

Butts stated that the project had previously been discussed during the Capital Improvement Plan work session and approved as part of the Capital Improvement Plan in December. Since that time, the County had received a Guaranteed Maximum Price proposal from the selected design-build contractor. The proposal resulted in an estimated project shortfall of approximately \$500,000 beyond the amount currently budgeted.

Butts explained that staff's recommendation was to utilize additional coal ash settlement funds to cover the shortfall and allow the project to proceed as approved. Butts noted that approximately \$1 million in coal ash funds had previously been allocated for sewer extension work in the Moncure megasite area. Following the announcement of the VinFast project, the State assumed responsibility for those infrastructure costs, making those funds available for reallocation.

Butts reported that, after the proposed amendment, sufficient coal ash funds would remain available for annual environmental testing requirements and that approximately \$588,000 in unallocated coal ash funds would remain for eligible future uses. Butts further explained that, although interest earnings on the fund balance would decrease as project funds were expended, available funding remained sufficient to support environmental testing needs for many years.

Commissioners discussed the Guaranteed Maximum Price contract and sought clarification regarding how cost protections functioned under the agreement. Butts explained that the contractor would be responsible for completing the approved scope of work, including all project amenities, for the agreed maximum price unless the County requested additional amenities or other scope changes. Butts noted that the Guaranteed Maximum Price includes contingency funding to address unforeseen construction conditions, such as rock excavation.

Commissioners also asked about the source of the project cost increase. Butts stated that the original estimates had been developed with assistance from a third-party project management firm and that increases were attributable to inflationary factors as well as unanticipated costs related to dam evaluations and required remediation work identified during the design process. Butts explained that one dam on the property

required additional engineering analysis and improvements, resulting in significant design and construction expenses.

Following discussion, Chair Robertson called for a motion to adopt the Parkers Ridge Park Amended Project Ordinance.

A motion was made by Commissioner Katie Kenlan, seconded by Commissioner Karen Howard, that the Parkers Ridge Park Amended Project Ordinance was approved. The motion carried by the following vote:

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

26-0072

Vote to authorize the County Manager to sign a contract with Blum Construction with a Guaranteed Maximum Price to the Parker's Ridge Park project for \$8,338,878 upon final revision of the contract by the County Attorney

Chair Robertson asked if there were any questions on the contract, hearing none, Robertson called for a motion to approve the contract.

A motion was made by Commissioner Karen Howard, seconded by Vice Chair Franklin Gomez Flores, to authorize the County Manager to sign a contract with Blum Construction with a Guaranteed Maximum Price to the Parker's Ridge Park project for \$8,338,878 upon final revision of the contract by the County Attorney. The motion carried by the following vote:

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

INTERGOVERNMENTAL RELATIONS REPORT

Intergovernmental Relations Manager Lindsay Ray provided an update on upcoming federal and state legislative activities. Ray reported that several Commissioners would be attending the National Association of Counties Legislative Conference in Washington, DC and explained that staff were preparing a concise briefing packet to assist Commissioners during meetings with members of Congress. The packet will include National Association of Counties' national legislative priorities as well as priorities specific to Chatham County.

Ray reported that Congress had been active in recent weeks and that staff were reviewing a significant amount of new federal legislative information distributed through National Association of Counties. Ray highlighted recent House passage of the SAVE Act and stated that staff would provide additional information regarding the bill and its potential implications after further review. Ray noted that while the measure had passed the House, it still faced additional legislative hurdles.

Commissioners discussed topics they may wish to address during federal meetings and inquired about the status of TIPS funding, and Ray indicated staff would gather additional information on that issue.

Ray reported that two of National Association of Counties' primary federal legislative priorities for the conference would be reauthorization of federal surface transportation programs and the Farm Bill. Ray noted that federal discussions surrounding SNAP and Medicaid funding were also expected to be significant topics of conversation.

Commissioners discussed the importance of addressing climate-related issues during congressional meetings. Commissioners suggested that climate impacts and related agricultural considerations could potentially be incorporated into discussions surrounding the Farm Bill and other federal policies.

Ray also provided an update on state legislative activity, reporting that the North Carolina House Select Committee on Property Tax Reform and Reduction was scheduled to meet during the week. Ray noted that Senate leadership had also directed legislators to examine property tax issues and stated that staff would continue monitoring developments and provide updates as additional information becomes available.

The Board of Commissioners thanked Ray for the update.

CLERK'S REPORT

Clerk to the Board Jenifer Johnson reminded the Board of Commissioners of upcoming events and meetings.

MANAGER'S REPORT

County Manager Bryan Thompson provided several updates to the Board.

Thompson began by thanking Clerk to the Board Jennifer Johnson for coordinating travel, lodging, and logistics for the Board's upcoming National Association of Counties Legislative Conference trip. Thompson also recognized Intergovernmental Relations Manager Lindsay Ray for her work coordinating conference logistics, legislative meetings, and related planning efforts.

Thompson reported that staff continues to work on the Climate Change Request for Proposals. He stated that staff anticipates presenting a draft Request for Proposals to the Board at its next regular meeting for review and comment.

Thompson informed the Board that Central Carolina Community College had received a Golden LEAF grant for improvements to the Moore Center. Thompson noted that County staff had participated in the process through coordination with Golden LEAF and project applicants and described the award as the result of a strong partnership effort. Thompson advised that additional public information regarding the grant award would be forthcoming.

Thompson reminded Commissioners that Employee Appreciation Day would be held on March 6 and invited Commissioners to participate in the event.

Providing an update on the Bynum water tank project, Thompson reported that the tank had been painted and that remaining work included the disconnection of water lines by TriRiver Water and site restoration activities. Thompson commended Carolyn Miller and staff for their efforts coordinating the project and working with the community garden group on future use of the site.

Thompson announced that the Human Resources Department had relocated from the County Manager's Office area to the former Emergency Operations Center facility adjacent to the Sheriff's Office. Thompson noted that the move had been planned for some time and was necessary because of space needs within County facilities.

Thompson also recognized County intern Sidney Cheek for being accepted into the University of North Carolina at Chapel Hill's Master of Public Administration program. Thompson noted that Cheek had worked closely with Policy Analyst Brenton Hart and had been a valuable contributor to the County team.

Finally, Thompson announced the promotion of Carolyn Miller to Deputy County Manager and congratulated her on the appointment. Commissioners joined Thompson in recognizing Miller and expressing their congratulations.

In response to a question from Chair Robertson regarding the climate work Request for Proposals timeline, Thompson explained that the draft Request for Proposals would establish general goals and expectations while allowing flexibility for qualified vendors to propose implementation approaches. Thompson stated that staff's objective is to complete the preliminary procurement work before the start of the next fiscal year so that implementation activities can begin promptly after July 1. Thompson added that the Board would have an opportunity to review the draft and provide additional direction regarding timelines and expectations.

The Board of Commissioners thanked Thompson for the updates.

COMMISSIONERS' REPORTS

Commissioner Delaney reported attending the Central Pines Regional Council transportation committee meeting, which primarily consisted of informational updates. Delaney noted the completion of the Love's Creek project in the Siler City area and expressed appreciation for seeing transportation projects important to Chatham County continue to advance. Commissioner Delaney requested future Board discussions on several long-range policy topics. Delaney first raised the possibility of establishing a county historical commission or similar public body to support historical, archaeological, and cultural preservation efforts. Delaney explained that a public entity could help pursue state and federal funding opportunities that are not available to private organizations. Commissioners expressed interest in receiving background information on existing models and how such an entity might differ from organizations currently providing historical preservation services in Chatham County. County staff indicated that previous research on the topic could be shared with the Board for future consideration. Commissioner Delaney also revisited discussion regarding affordable housing planning and the timing of future housing-related conversations and retreats. Delaney emphasized the importance of coordinating affordable housing discussions with infrastructure planning, including potential wastewater studies and related growth management considerations. Commissioners discussed whether wastewater planning should occur before or as part of a broader affordable housing strategy discussion. County Manager Thompson indicated staff would provide an update on the status and timing of the proposed affordable housing retreat. Finally, Commissioner Delaney requested a future informational discussion regarding the Elections Method Task Force report completed approximately ten years ago. Delaney suggested that reviewing the report and its recommendations could provide context for a public conversation about county commissioner election methods. Commissioners expressed differing opinions regarding the timing and necessity of such a discussion. Some members supported reviewing the historical report and receiving public input, while others expressed concerns about revisiting the topic without a clearly defined purpose or triggering event.

Commissioner Kenlan reported attending the Haw River Assembly's 44th anniversary celebration and open house, where she had the opportunity to meet with staff and

community members working to protect water quality throughout the region. Kenlan also attended the Capital Area Metropolitan Planning Organization (CAMPO) Blueprint for Safety meeting, which focused on transportation safety data and fatalities. Commissioner Kenlan noted that the meeting provided valuable opportunities to connect with regional officials and transportation staff. Commissioner Kenlan attended the Chatham Chamber of Commerce Annual Meeting and highlighted the presentation of the Duke Citizenship and Service Award to Chatham County Schools Superintendent Dr. Anthony Jackson. Kenlan noted that Dr. Jackson's leadership, including the expansion of the AVID program throughout county schools, was recognized as a significant contributor to student success. Commissioner Kenlan announced plans to speak with the Pittsboro Kiwanis Club about county government and opportunities for citizens to serve on advisory boards and commissions. Kenlan also attended the Central Carolina Community College Legislative Breakfast, where elected officials discussed workforce development and educational priorities. Commissioner Kenlan highlighted the college's natural landscaping certification and green building programs and emphasized their value to the community. Commissioner Kenlan further reported attending the County's first conservation easement ribbon-cutting ceremony at the Sturdivant Farm in Snow Camp. Kenlan recognized the landowners for donating the conservation easement and preserving approximately 58 acres of farmland for future generations. Additionally, Kenlan spoke to third-grade students at Perry Harrison Elementary School about county government and public service and encouraged civic engagement among students. Commissioner Kenlan concluded by reminding residents that early voting was underway and encouraged voter participation.

Commissioner Howard reported that the Oil and Gas Commission recently met and continues reviewing and updating administrative rules based on lessons learned from other jurisdictions with experience regulating hydraulic fracturing activities. Howard also attended the Perry Harrison Elementary School classroom visit and echoed comments regarding the enthusiasm and engagement demonstrated by students. Commissioner Howard attended the Chatham Chamber of Commerce Annual Meeting and recognized Dr. Anthony Jackson's receipt of the Duke Citizenship and Service Award. Howard highlighted the significant progress made by Chatham County Schools in helping students recover academically following pandemic-related learning losses. Commissioner Howard reported attending a Central Carolina Community College Board meeting and announced that construction contracts for improvements to the Moore Center have been executed and funding is in place. Howard described the project as a major regional investment in advanced manufacturing workforce training. Commissioner Howard shared that he would be attending an upcoming Governor's Crime Commission Crime Victim Services Committee meeting to review grant applications and funding priorities. Howard noted that available grant funding remains limited. Howard also announced plans to participate in the 2026 Emerging Issues Forum panel discussion, "Future Forward Water," which will focus on water and wastewater infrastructure challenges facing local governments. Finally, Commissioner Howard provided a brief overview of the upcoming National Association of Counties (NACo) Legislative Conference and shared information received during a conference logistics briefing for participating North Carolina delegates.

Commissioner Gomez-Flores reported on several topics of interest to the Board. Gomez-Flores revisited the topic of wastewater planning and noted that the Board had previously discussed holding a focused conversation regarding wastewater infrastructure and growth management. He referenced constituent concerns related to land application of sludge, potential impacts from PFAS and other contaminants, and wastewater capacity constraints. Gomez-Flores suggested reviewing approaches

utilized by other North Carolina counties to address similar challenges. Commissioner Gomez-Flores also raised the topic of economic development and small business support. Referring to previous retreat discussions, Gomez-Flores suggested exploring methods used by other jurisdictions to assist small businesses and expressed interest in the possibility of establishing a small business advisory committee. Gomez-Flores stated that such efforts could support tourism development, strengthen local businesses, and help increase sales tax revenues over the long term. Commissioner Gomez-Flores concluded by thanking the Board for supporting the Juvenile Crime Prevention Council funding resolution. As a member of the Juvenile Crime Prevention Council, Gomez-Flores described the challenges associated with allocating limited resources among multiple service providers and emphasized the importance of increasing available funding for youth services and prevention programs.

Chair Robertson reported attending the farmland preservation conservation easement celebration at the Sturdivant Farm and commended Commissioner Kenlan for her leadership and advocacy for farmland preservation efforts within Chatham County. Chair Robertson also attended a National Association of Counties South Region meeting, where discussions primarily focused on preparations for the upcoming legislative conference in Washington, D.C. Additionally, Robertson reported attending the Bramblewood site visit near U.S. Highway 64 and noted that the Planning Board had recommended approval of the project. Chair Robertson stated that she had received communications from residents regarding sludge application and waste-related concerns in that area of the county. Robertson expressed interest in exploring available options and best practices from other jurisdictions to address those concerns while balancing property rights and agricultural uses. Chair Robertson concluded by thanking fellow Commissioners and County staff for their continued service and work on behalf of Chatham County.

ADJOURNMENT

With no further business, Chair Robertson called for a motion to adjourn.

A motion was made by Commissioner David Delaney, seconded by Vice Chair Franklin Gomez Flores, that the meeting was adjourned. The motion carried by the following vote:

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