



Chatham County, NC

Meeting Minutes

Board of Commissioners

Wednesday, August 24, 2022

2:00 PM

Historic Courthouse Courtroom

Work Session - 2:00 PM - Historic Courthouse Courtroom

Present: 5 - Commissioner Mike Dasher, Commissioner Diana Hales, Vice Chair Franklin Gomez Flores, Chair Karen Howard and Commissioner Robert Logan

RECOGNITION OF RETIREES

[22-4449](#)

Recognize recent Chatham County retirees

Chair Howard recognized Mike Copeland on behalf of the Board of Commissioners for his years of service to Chatham County.

Mr. Copeland has worked with the Sheriff's office since February 2006 and served as a reserve officer prior to that for three years. After his promotion to investigator in 2008, he began specializing in financial crime and fraud cases. His work in this area led to a special relationship between the Sheriff's office and those in our community that were the most vulnerable. He gave countless presentations to groups interested in learning more about fraud and how not to be a victim and he investigated many reported incidents and crimes. His presence and experience in investigations will be sorely missed and we wish Mike a well-deserved fraud free retirement. Chair Howard congratulated and thanked Mr. Copeland for his service.

Mike Copeland said it had been an honor to serve the citizens of Chatham County the last twenty years. It had been rewarding to help the victims find closure.

This Agenda Item was received and filed.

PUBLIC INPUT SESSION

Clerk Lindsay Ray said one person had signed up to speak but they were not present.

BOARD PRIORITIES

[22-4427](#)

Receive annual update from Cooperative Extension Livestock agent Kristina Britt.

Attachments: [Livestock Cooperative Extension BOC Presentation 8 24 22](#)

Kristina Britt introduced herself to the Board. (Presentation attached)

Ms. Britt started with Cooperative Extension in November of 2020 as the Livestock agent.

Chair Howard asked whether the youth group was connected to 4-H. Ms. Britt said they were part of 4-H and she was part of the 4-H team. The group had members aged eight to eighteen years old.

Commissioner Hales asked if the young people were interested in continuing in farming or more of a management or research role. Ms. Britt said the youth were trying to figure out what they wanted to do, and a couple of the students had a few animals of their own.

Vice Chair Gomez Flores asked if there were things the Board could invest in to support agritourism in Chatham County. Ms. Britt encouraged marketing education to help farmers present a product that attracted clients and helped them maintain and attract their customer base.

This Agenda Item was received and filed.

22-4447

Receive Chatham County Minority Entrepreneur and Small Business Needs Assessment

Attachments: [Chatham County Needs Assessment Abbreviated Presentation Final](#)

County Manager Dan LaMontagne introduced Dr. Jim Johnson who gave a presentation on the Minority Entrepreneurial Small Business Needs Assessment (Presentation attached).

Chair Howard said none of the assessment was surprising, but the level of detail was very informative. She thanked him for this essential work.

Commissioner Hales stated she appreciated the rigour applied to the assessment. She said maybe there were things the County could eliminate about permitting and inspections that were impediments. She said the navigation of local government was difficult for most people and was not intuitive. The mistrust of the government really hurt her, and it said a lot about the need to rebuild that trust within the county. The County needed to step back and look at how government served those wanting to start a business.

Commissioner Logan thanked them for the comprehensive nature of the report. This information was necessary to get started. He has learned that when overcoming things that are historical, the initial steps had to be bold. He found the innovation lab very interesting. He asked if the labs typically stand alone or work in conjunction with the Economic Development Corporation or similar entities. Dr. Johnson said he had seen both and believed this need was so big it deserved a separate entity. Dr. Johnson said the potential for small business development in Chatham County was phenomenal.

Commissioner Logan asked when the County started the work, would it be wisest to look at other successful models and draw upon best practices. Dr. Johnson said it would never hurt to take that approach, but the County had to move quickly because the growth was already present.

Commissioner Dasher said the process could be made easier to navigate or resources could be offered to help people navigate or both.

This Agenda Item was received and filed.

[22-4451](#)

Receive presentation on American Rescue Plan Act Funds

Attachments: [August 24 2022 ARPA BOC Presentation \(2\)](#)*Courtney Cooper-Lewter gave a presentation to the Board. (Presentation attached)**Ms. Cooper-Lewter said a housing division would be needed moving forward. This was exacerbated by COVID-19.**Commissioner Dasher was very glad to see diversion programs as a priority. Ms. Cooper-Lewter said such programs would probably be housed in Court Related Programs. Chair Howard said the programs needed to be ongoing.**Dan LaMontagne said the County felt that a housing division was a future department but by using ARPA funding now the process could begin. The same would be possible for the diversion programs.**Commissioner Hales asked if this included a domestic violence shelter. Mr. LaMontagne explained more planning was needed amongst the various departments. The County knew this was needed but were not sure of how to organize the services needed. Second Bloom was making progress. More coordination would be needed with the Department of Social Services and the support structure was unclear at this time.**Mr. LaMontagne explained in detail how the ten million dollars would be reported to the State Treasury Department and National Association of Counties (NACO) for local governments. These funds would be used freely for salary replacement but the ten million would be spent on ARPA projects. It would be reported as salary replacement to make the ARPA projects less complicated to implement. The Treasury Department recommended a different methodology, and the County would track the funds. He said the NACO worked with the Treasury to accomplish this.**The Board gave consensus for staff to continue with the implementation process as proposed.***This Agenda Item was received and filed.**[22-4446](#)

Vote on a request to amend rules of procedure for advisory committees that fall under the Chatham County Board of Commissioners Advisory Committee Policy to allow remote meetings when there is not a declared North Carolina State of Emergency.

*County Attorney Bob Hageman reviewed the specifics of the request.***A motion was made by Commissioner Dasher, seconded by Vice Chair Gomez Flores, that this Agenda Item be approved. The motion carried by the following vote:****Aye:** 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan[22-4448](#)

Vote on a request to identify legislative goals to submit to the North Carolina Association of County Commissioners (NCACC) for consideration at the Legislative Goals Conference in November 2022.

Attachments: [NCACC 2021-2022 Legislative Goals](#)
[2022-23 Chatham County Legislative Goals Final Ver. 1](#)

Clerk to the Board Lindsay Ray reviewed the specifics of the request.

The Board of Commissioners asked for the list to be brought back to the August 29th meeting.

This item was continued to the August 29, 2022 Meeting.

CLOSED SESSION

22-4434

Vote on a request to go into Closed Session pursuant to G.S. 143-318.11(a)(4) to discuss matters relating to the location or expansion of industries or other businesses, including agreement on a tentative list of economic development incentives that may be offered by the public body and pursuant to G.S. 143-318.11(a)(6) to consider the performance of the County Manager.

A motion was made by Commissioner Hales, seconded by Vice Chair Gomez Flores, to go into Closed Session pursuant to G.S. 143-318.11(a)(4) to discuss matters relating to the location or expansion of industries or other businesses, including agreement on a tentative list of economic development incentives that may be offered by the public body and pursuant to G.S. 143-318.11(a)(6) to consider the performance of the County Manager. The motion carried by the following vote:

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

RECESS

End of Work Session

Regular Session - 6:00 PM - Historic Courthouse Courtroom

Present: 5 - Commissioner Mike Dasher, Commissioner Diana Hales, Vice Chair Franklin Gomez Flores, Chair Karen Howard and Commissioner Robert Logan

INVOCATION and PLEDGE OF ALLEGIANCE

Chair Howard asked everyone to observe a moment of silence after which she invited everyone present to stand and recite the Pledge of Allegiance.

CALL TO ORDER

Chair Howard welcomed those in attendance and called the meeting to order at 6:05 PM.

APPROVAL OF AGENDA and CONSENT AGENDA

Vice Chair Gomez Flores asked that agenda item #22-4414 Vote on a Request to Approve the FY 2023-2024 Budget Calendar to be removed from the consent agenda and added under Board Priorities.

Agenda item #22-4453 Vote on a request to adopt a Resolution Proclaiming Hispanic Heritage Month was added to the agenda after agenda was published.

A motion was made by Vice Chair Gomez Flores, seconded by Commissioner Hales, that the Agenda and Consent Agenda be approved as amended. The motion carried by the following vote:

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

[22-4239](#)

Vote on a request to approve to award a service weapon to retiring Investigator Mike Copeland.

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

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

[22-4407](#)

Vote on a request to approve the appointment of a member of the Chatham County Board of Social Services.

Attachments: [Chatham County Volunteer Application Form](#)

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

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

[22-4408](#)

Vote on a request to approve Tax Releases and Refunds

Attachments: [July 2022 Release and Refund Report](#)
[July 2022 NCVTS Pending Refund Report](#)

A motion was made by Vice Chair Gomez Flores, seconded by Commissioner Hales, that the Tax Releases and Refunds, attached hereto and by reference made a part hereof, be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

[22-4410](#)

Vote on a request to approve the naming of three (3) private roads in Chatham County

Attachments: [Clydes Way;Wilkie Run Petition](#)
[CLYDES WAY; WILKIE RUN LN](#)
[CLYDES WAY;WILKIE RUN LN AREA MAP](#)
[Rabbit Patch Rd Petition](#)
[RABBIT PATCH RD MAP](#)
[RABBIT PATCH RD AREA MAP](#)

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

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

[22-4415](#)

Vote on a request to accept \$185,000 Blue Cross Blue Shield Infant and Maternal Health Equity Grant Funds.

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

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

[22-4422](#)

Vote on a request to approve a Resolution Proclaiming September 2022 as Senior Center Month

Attachments: [Senior Center Month Proclamation - 2022](#)

A motion was made by Vice Chair Gomez Flores, seconded by Commissioner Hales, that this Resolution #2022-04 Proclaiming September 2022 as Senior Center Month, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

[22-4423](#)

Vote on a request to approve light installation at the Multi-Purpose field at the Northeast District Park

Attachments: [Quote for Northeast Light Installation](#)

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

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

[22-4426](#)

Vote on a request to approve Streamflow Rehabilitation Assistance Program (StRAP) grant award contract and authorize the County Manager to execute the agreement.

Attachments: [Streamflow Rehabilitation Assistance Program \(StRAP\) Contract](#)

A motion was made by Vice Chair Gomez Flores, seconded by Commissioner Hales, that this contract, attached hereto and by reference made a part hereof, be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

[22-4433](#)

Vote on request to approve donation of two Special Incident Response Team (SIRT) riot shields to Central Carolina Community College for their Basic Law Enforcement Training (BLET) program.

Attachments: [2010-Sheriff SIRT Shield Donated to CCCC](#)

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

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

[22-4437](#)

Vote on a request to accept \$7,500 grant funds from UNC Chapel Hill

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

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

[22-4435](#)

Vote on a request to accept the offer in the amount of \$2,500 for real property in ownership of Chatham County located north of the intersection of Old US 421 N. and Ward Road on the Chatham Randolph County line, with Parcel ID Number 0000189 as authorized by the prescribed method of "negotiated offer, advertisement, and upset bids" process defined by NC General Statute 160A-269.

Attachments: [Chatham County Deed 1608 - 0000189](#)
[Upset Bid Tammy Glover 072922](#)

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

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

[22-4445](#)

Vote on a request to approve Building Inspections Vehicle Purchase for code enforcement FY2022-2023.

Attachments: [Requisition 20231076-00 Equinox Purchase](#)

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

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

[22-4442](#)

Vote on a request to approve Fiscal Year 2021-2022 Budget Amendments

Attachments: [Budget Amendment 2021-2022 Aug22](#)

A motion was made by Vice Chair Gomez Flores, seconded by Commissioner Hales, that the budget amendments, attached hereto and by reference made a part hereof, be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

[22-4439](#)

Vote on a request to approve competitive bid exemption for standardization and current "sole source" for Chatham County Sheriff's Office, detention security cameras, South Western Communication (SWC), upgrade to the control stations and IP video system.

Attachments: [Stanley Security](#)
[SWC](#)
[Johnson Controls](#)

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

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

[22-4440](#)

Vote on a request to approve purchase from SWC control stations and IP video system for the Chatham County Sheriff's Office Detention Center and authorize the county manager and county attorney to negotiate and execute the agreement.

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

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

End of Consent Agenda

SPECIAL PRESENTATION

[22-4432](#)

Vote on a request to adopt a Resolution Recognizing Tuesday, September 13, 2022 as Chatham County's United Way Day of Service

Attachments: [RES United Way Day of Service](#)

Chair Howard read the resolution into the record.

Executive Director of United Way, Katie Childs, was present to receive the resolution. The United Way was still accepting volunteers for the Day of Service. Ms. Childs thanked the Board.

A motion was made by Commissioner Hales, seconded by Vice Chair Gomez Flores, that this Resolution #2022-05 Recognizing Tuesday, September 13, 2022 as Chatham County's United Way Day of Service, attached hereto and by reference made apart hereof, be adopted. The motion carried by the following vote:

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

[22-4453](#)

Vote on a request to adopt a Resolution Proclaiming Hispanic Heritage Month

Attachments: [CC Hispanic Heritage Proclamation 2022 English](#)
[CC Hispanic Heritage Proclamation 2022 Spanish](#)

The Executive Director of The Hispanic Liaison, Ilana Dubester, was present to receive the resolution.

Vice Chair Gomez Flores read the resolution into the record in Spanish and English.

Ms. Dubester thanked the Board and said she was proud of the county. Ms. Dubester invited everyone in attendance to the fiesta. There will be eighty booths of vendors and activities for the event. She recognized all staff members.

A motion was made by Commissioner Dasher, seconded by Commissioner Hales, that this Resolution #2022-06 Proclaiming Hispanic Heritage Month in Chatham County, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

PUBLIC INPUT SESSION

Larry Ballast brought international climate efforts about climate change examples for the board to review. He said sea ice was melting due to subglacial volcanoes under the surface of the water. Billionaires have critical materials to mine near ice caps for electric vehicles. Greenland's ice was melting faster than previously thought. Kenyans are burning plastic bags. Nuclear fusion energy was not polluting and gave continuous energy from water. Mr. Ballast brought articles for the board to review. Finland was creating a sand battery that would last six months.

The Executive Director of Webb Squared, Stephanie Terry, introduced herself to the Board. Ms. Terry said wealth through entrepreneurship for black businesses was the incubator accelerator in Chatham County. It would redress the racial wealth gap. There were major gaps in entrepreneurship like a lack of network. She said the business helped black business owners navigate external and internal challenges. She provided resources in network, training, and capital. There was a need for system wide infrastructure, and she wanted to collaborate. She requested to present more information to the Board. Chair Howard said she would love to continue this

conversation with the County.

BOARD PRIORITIES

22-4326

Vote on a legislative request by the Chatham County Board of Commissioners to approve a legislative General Use rezoning on Parcel 5368 being 66.5 acres located off the Moncure Flatwoods Rd, a portion of Parcel 85332 being approximately 200 acres located at 1315 Moncure Pittsboro Rd, and a portion of Parcel 5601 being approximately 47 acres located off Christian Chapel Church Rd, totaling approximately 313.5 acres, from R-1 Residential and Conditional Use Heavy Industrial to Industrial Heavy, Cape Fear Township.

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

Chatham County Planning Director, Jason Sullivan, presented to the Board.

Staff recommended actions:

- 1. First to take a motion to postpone decision for the General Shell properties once negotiations were completed between the property owners and General Shell.*
- 2. Followed by a vote to approve a resolution approving the consistency statement (was included in notes)*
- 3. Then a motion to approve an ordinance proving the rezoning of this portion of Duke Energy's property.*

Kent Jones, attorney, was present to answer any questions as representative for VinFast.

There was a request to postpone the General Shale portion of this rezoning to a future date. This required the Board to separate the General Shale portion of the item into its own agenda item for a future date.

A motion was made by Vice Chair Gomez Flores, seconded by Commissioner Hales, to approve separating out the General Shale portion of this rezoning as its own agenda item and postpone the new item to a later date. The motion carried by the following vote:

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

22-4450

Vote on a legislative request by the Chatham County Board of Commissioners to approve a legislative General Use rezoning on Parcel 5368 being 66.5 acres located off the Moncure Flatwoods Rd and a portion of Parcel 85332 being approximately 200 acres located at 1315 Moncure Pittsboro Rd, totaling approximately 266.5 acres, from R-1 Residential and Conditional Use Heavy Industrial to Industrial Heavy, Cape Fear Township.

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

This item was postponed to a future date.

This item was postponed to a future date.

[22-4326](#)

Vote on a legislative request by the Chatham County Board of Commissioners to approve a legislative General Use rezoning on Parcel 5368 being 66.5 acres located off the Moncure Flatwoods Rd, a portion of Parcel 85332 being approximately 200 acres located at 1315 Moncure Pittsboro Rd, and a portion of Parcel 5601 being approximately 47 acres located off Christian Chapel Church Rd, totaling approximately 313.5 acres, from R-1 Residential and Conditional Use Heavy Industrial to Industrial Heavy, Cape Fear Township.

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

A motion was made by Commissioner Dasher, seconded by Vice Chair Gomez Flores, that this Resolution #2022-07 Approving a Consistency Statement and Statement of Reasonableness for the Approval of Rezoning a Portion of Parcel 5601, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

A motion was made by Commissioner Dasher, seconded by Commissioner Logan, that this Ordinance Amending the Zoning Map of Chatham County for a Portion of Parcel 5601, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

[22-4409](#)

Vote on a request to approve a waiver and accept a payment-in-lieu of pedestrian access from Catullo Run to SD-West, Briar Chapel submitted by Nick Robinson on behalf of NNP-Briar Chapel, LLC, pursuant to Section 15 of the Compact Communities.

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

Chatham County Planning Director, Jason Sullivan, presented to the Board.

Nick Robinson was present.

Briar Chapel Homeowners' Association (HOA) representative. Jerry Cole, was present.

Commissioner Dasher asked if everyone in Briar Chapel was going to start driving down Taylor Road to the new Food Lion. Mr. Sullivan said yes. North Carolina Department of Transportation (NCDOT) said they were having funding issues and could not improve the road at this time.

Commissioner Logan asked why the decision was made for sidewalks in the first place. Mr. Sullivan said the requirement was of the Compact Communities' Ordinance (CCO) for connectivity between residential and commercial. Commissioner Logan asked if there would be a void. Mr. Sullivan said yes.

CCO only requires a sidewalk on one side because houses are not constructed on both sides. Commissioner Logan asked if a walking trail could be installed. Mr. Sullivan said not in the right of way.

Commissioner Dasher did not know if the sidewalk would be used all that much. He was concerned about the lack of walkability along 15-501 and NCDOT was not making it possible. Commissioner Dasher said NCDOT wanted to make it a super street and not reduce the speed limit coming into town.

Chair Howard asked Mr. Cole if the HOA was comfortable with the abandonment of the plan for a sidewalk. Mr. Cole said yes. The Board of Directors of the HOA had voted unanimously to request the \$73,700 from the developer to improve connectivity within the community not just by sidewalks.

Commissioner Dasher asked for input from the County Attorney. Mr. Hagemann said this would be the best solution because the County was not in the sidewalk business.

Mr. Robinson said he would modify the order to remove the payment as a condition but as a voluntary action the applicant would pay \$73,700.

A motion was made by Commissioner Dasher, seconded by Commissioner Logan, that this Order Approving Waiver of Pedestrian Access on Catullo Run/Taylor Road to SD-West Request of NNP-Briar Chappel, LLC per Secion 15 of the Compact Communities Ordinance, attached hereto and by reference made a part hereof, be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

SUBDIVISION FIRST PLATS

[22-4412](#)

Vote on a request by Ben Mayo, P.E. of Withers Ravenel on behalf of Windjam Development (RBV 1525, LLC) to approve for Subdivision First Plat review and approval of Flatiron Forest, consisting of 29 lots on 42.124 acres, located off Hamlets Chapel Rd (S.R. 1525), Parcel 2037.

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

Hunter Glenn reviewed the specifics of the request.

Commissioner Hales asked if there was a offsite septic. Mr. Glenn said there was not any off-site septic proposed. There was enough suitable soil per lot for individual septic systems.

Commissioner Hales asked if there were any problems with enough buildable area. Mr. Glenn said this was discussed in one of the Triangle Land Conservancy (TRC) meetings. There should be enough buildable area for house blueprints and septic systems.

A motion was made by Commissioner Dasher, seconded by Commissioner Hales, that this Agenda Item be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

[22-4414](#)

Vote on a Request to Approve the FY 2023-2024 Budget Calendar

Attachments: [FY24 Budget Calendar](#)

Vice Chair Gomez Flores requested departments that do not fall under the Board of Commissioners supervision to come to the Board of Commissioners with their budget requests. He also would ask departments to come back and share successes and challenges with the Board.

Commission Dasher liked the County Extension reports each month but maybe there would not be time for every department to report to the Board.

Commissioner Hales said the Board of Commissioners did this in 2014 and 2015.

Chair Howard said she did not think departments making individual budget requests was appropriate. This could create conflict among internal departments.

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

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

CLERK'S REPORT

Lindsay Ray reminded the Board of tomorrow's department head meeting. She will be announcing the commissioners' advisory committees that fall under the advisory committee policy. She said normally the committees do annual reports from August to December with typically one committee per month. Ms. Ray said the staff would like to reserve the October 3rd Board of Commissioners' meeting as a work session for the committees to give their updates and reports to the Board.

Ms. Ray said a local attorney had reached out to her and explained the North Carolina Legislature had amended G.S. 105-288.73 (a1) to authorize the Board of Commissioners to delegate either or both the county manager or county finance director the authority to grant requests from taxpayers refunds for excise tax on conveyances due to overpayment.

Commissioner Hales asked when the law had changed. Ms. Ray said in July of this year.

Commissioner Dasher asked if there were ever large refunds and whether there was a dollar amount limit. Ms. Ray said there was no dollar limit.

County attorney Bob Hagemann said the law allowed for either the county manager or finance director to approve the refunds, but Mr. LaMontagne did not want a single individual to make the decision, so the way it was written was for both the county manager and finance officer would have to approve the refunds.

Ms. Ray reminded the Board of the Special Meeting on Monday at 1:30 PM. There would be a presentation of the Small Area Plan and a few others, but she did not anticipate the meeting running past dinnertime.

[22-4458](#)

Vote on a request to adopt a resolution authorizing the county manager and county finance director to grant refunds for excise tax on

conveyances pursuant to G.S. 105-288.73 (a1)

Attachments: [Res authorizing manager and finance authorize to issue excise tax refunds](#)

A motion was made by Commissioner Dasher, seconded by Vice Chair Gomez Flores, that this Resolution #22-014 authorizing the county manager and county finance director to grant refunds for excise tax on conveyances pursuant to G.S. 105-288.73 (a1), attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

MANAGER'S REPORT

Dan LaMontagne said for the G.R.E.A.T. grants, Chatham was the highest or second highest county for the number of applicants. Mr. LaMontagne hoped to hear the news in the next couple of weeks.

The convocation with Chatham County Schools (CCS) was fantastic this morning. The Chair and Vice Chair gave great speeches, and it was a great turnout.

On September 10th there will be a recovery event from 12 PM-3 PM in Siler City.

COMMISSIONERS' REPORTS

Commissioner Dasher had nothing to report but he wished Chair Howard a Happy Birthday and welcomed her back stateside.

Vice Chair Gomez Flores said there were some grant opportunities for broadband. He has been sitting in on meetings for the digital equity inclusion plan with Bryan Thompson. The Maternity Care Center (MCC) at Chatham Hospital presented their challenges at the Board of Health (BOH) meeting. They have a problem with hiring staff. They are open five days a week compared to four days a week last year. He was on a taskforce as a representative for the BOH and the BOC. He wanted the BOC to begin dialogue with Chatham Hospital about how growth was affecting them. Commissioner Dasher asked how many babies are being born. Vice Chair Gomez Flores said eleven or twelve babies were born each month.

Vice Chair Gomez Flores asked for strategic planning for property taxes collected from the megasites.

Commissioner Hales also attended the NCACC conference and got a lot out of it. She said VinFast would displace a lot of people because of the roadwork. There was limited income in the Moncure area. Orange County and Durham County had longtime homeowners' assistance. There was a state program for the elderly and disabled populations. She would like to know more about these programs through their tax departments.

Commissioner Logan had nothing to report.

Chair Howard thanked everyone for allowing her to be gone for so long. She said convocation was excellent. This was the last first day of a first day of school for her children. She said with a child they did not think they would get to this day. Thanks to

the CCS community he has made it. She was really proud that the majority of our budget goes to CCS.

ADJOURNMENT

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

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan