



Chatham County, NC

Meeting Minutes

Board of Commissioners

Monday, September 16, 2024

2:00 PM

Historic Courthouse Courtroom

Work Session - 2:00 PM - Historic Courthouse Courtroom

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

ADJUSTMENTS AND APPROVAL OF WORK SESSION AGENDA

Chair Dasher asked for any additions, deletions, or corrections to the Work Session agenda. Hearing none, Dasher called for a motion.

A motion was made by Vice Chair Howard, seconded by Commissioner Delaney, that the Work Session agenda be approved. The motion pass by the following vote:

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

PUBLIC COMMENT SESSION

[24-5542](#)

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](#)

Mark Korell

I'm a Chatham County resident. I'm on the Board of United Way. I'm here to thank you for the \$30,000 grant that you made in support of our bold goal project to end and prevent poverty for 2,000 Chatham County people in the next 2,000 days. Thank you very much. We appreciate your support.

BOARD PRIORITIES

[24-5491](#)

Receive a presentation from United Way of Chatham County on the Bold Goal Foundations

Attachments: [United Way Bold Goal Presentation 9-16-2024](#)

United Way of Chatham County Executive Director Katie Childs updated the Board of Commissioners on the Bold Goal Foundations.

Childs stated at United Way of Chatham County, we envision a community in which all residents have access to the necessary resources to thrive. Our mission is to address the most critical needs of Chatham County residents.

Childs shared the following Community Engagement and Visioning:

- Wealth gap*
- Some will benefit from rapid economic development, while others will not.*
- Lack of equity in access to resources disproportionately affects minority populations.*
- Recurring concerns of growing poverty.*

Childs shared the United Way's Role in a Solution:

- Serve as a convener.*
- Provide direction on priorities and how partners collaborate.*
- Foster existing relationships and bring a diverse group of agencies together.*
- Ensure that diversity, equity and inclusion are driving principles to building system change.*

Childs shared how poverty is defined:

- Absolute poverty: This is the most severe form of poverty, where individuals lack the basic necessities for survival, such as food, clean water, shelter, and healthcare.*
- Relative poverty: This type of poverty is measured in comparison to the standard of living in a particular society. People living in relative poverty may have their basic needs met but struggle to afford things that are considered essential for a decent standard of living, like housing, transportation, or education.*
- Situational poverty: This is a temporary type of poverty caused by a specific event, such as job loss, illness, or natural disaster. People experiencing situational poverty may have previously been financially stable.*
- Generational poverty: This type of poverty is passed down from one generation to the next. Families living in generational poverty often lack the resources and support to break the cycle.*

Childs shared a list of the collaborating organizations, which includes Communities in Schools, Boys and Girls Club, Chatham County Schools, CORA, West Chatham Food Pantry, Love Chatham, Chatham County Public Health, Department of Social Services, Managers Office, Chatham Hospital, Partnership for Children, El Futuro, Chatham Cares Community Pharmacy, NC Cooperative Extension, Chatham County, Chatham Literacy, Salvation Army, The Learning Trail, Central Carolina Community College, UpLift Chatham, Rebuilding Together of the Triangle, Town of Pittsboro, Chatham Health Alliance, The Local Church, and Chatham Transit.

Childs stated that the goal is to end and prevent poverty for two thousand people in two thousand days.

Childs shared the following intermediate outcomes: heads of household increase their earned income, households maintain stable housing, children experiencing poverty succeed in school, partners align their programming to support the systems change, and Chatham County has greater opportunities for households living in poverty to succeed.

Childs shared the next steps for the program. She stated that United Way of Chatham County has dedicated \$100,000 to invest in the pilot program and will continue to lead the Bold Goal Project with community partners.

September 2024 - United Way Board to Review and Approve Funding.

October to December 2024 - Pre-implementation and develop MOU's with primary

partners.

January 2025 - • Implementation

June 2025 - Formal Evaluation and Scale

Childs stated that the Impact Funding is the future model of United Way. As this project scales, additional partners will be added, capacity will be built, and funding will be allocated.

The Board of Commissioners discussed their excitement about the program, some of the challenges, and the collection of data.

The Board of Commissioners thanked Childs for the presentation.

This Agenda Item was received and filed.

[24-5486](#)

Receive a presentation from Capital Area Metropolitan Planning Organization (CAMPO) Staff on the Blueprint for Safety program

Attachments: [CAMPO Blueprint for Safety Local Government Update 09-16-2024-Chatham Co](#)

Capital Area Metropolitan Planning Organization Senior Transportation Planner Daniel Spruill presented the BluePrint for Safety Regional Transportation Safety Action Plan.

Spruill shared the Phase 1 Update which includes engagement. Engagement elements included project website, online survey, safety kick off summit, triangle area transit organizational meetings, social media training and digital toolkit, town council meetings, and public engagement events.

Spruill shared the next steps which includes future engagement, analysis and engagement summary, and release of the public survey.

The Board of Commissioners thanked Spruill for the presentation and discussed the representation on the organizations board, the importance of highlighting changes in safety, and changing driving habits. The Board of Commissioners also discussed the traffic patterns, animal data, coordination with other agencies, and speed.

This Agenda Item was received and filed.

[24-5510](#)

Receive a presentation on the Conservation Dashboard and Implementation Plan

Attachments: [Chatham County Conservation Plan & Dashboard](#)

Conservation and Resiliency Coordinator Brandon Dawson presented an update on Chatham County's Conservation Plan and Dashboard.

Dawson shared the following task from phase 1 of the plan:

Task 1: Project Initiation (July - October): finalizing stakeholder engagement strategy, research example projects, refine comprehensive plan conservation components.

Task 2: Develop Metrics (September - November): final list of metrics including equity.

Task 3: Dashboard & Data Compilation (October - January 2025): draft, refine, and publish dashboard

Dawson shared the following task from phase 2 of the plan:

Task 4: Preparation (November 2024 - March 2025): draft, refine, and publish list of conservation-based strategies.

Task 5: Capacity & Responsibility Planning (February - May 2025): departmental meetings, responsibilities and needs.

Task 6: Implementation Plan Development (April - August 2025): present draft plan to department heads, stakeholders, and community working group, refine plan based upon feedback, and publish final implementation plan.

Dawson shared the engagement principles:

- 1. Consensus: Consensus based development of metrics based on availability, and equity.*
- 2. Transparency: Provide input into the Conservation Dashboard to ensure transparency for the public and create a centralized method to track progress towards environmental goals.*
- 3. Feasibility: Gather stakeholder input to ensure that selected metrics are feasible to measure and provide appropriate level of information to guide decision making.*
- 4. Equity & Diversity: Incorporate input from diverse stakeholders on implementation strategies for conservation-based components of Comprehensive Plan.*

Dawson shared of list of the key stakeholders, which included:

- 1. Conservation Working Group: key interdepartmental Chatham County Staff.*
- 2. Community Stakeholder Group: local and state staff, community-based organizations, and local experts.*
- 3. Chatham County Board of Commissioners: elected officials to approve final plan.*

Dawson updated the Board of Commissioners on the engagement tools and key engagement tasks.

Dawson shared the next steps which include compile initial stakeholder list for the Board of Commissioners to review, research examples of other projects, create branding/color schemes for a cohesive look/feel for materials & dashboard, and conduct workshops to refine the conservation-based components of the Comprehensive Plan and Metrics List.

The Board of Commissioners thanked Dawson for the update on the plan and discussed the staff engagement, best ways to conserve, different grades of land, and the effective ways to accomplish the task.

This Agenda Item was received and filed.

[24-5530](#)

Receive a presentation of Chatham County's 2025 Reappraisal Schedule of Values, and vote to schedule a public hearing on Monday, October 21, 2024 at 6:00pm

Attachments: [Reappraisal Schedule of Values 2025 Presentation](#)

Tax Administrator Jenny Williams and Jimmy Tanner with Tanner Valuation Group updated the Board of Commissioners on the Chatham County Reappraisal Program.

Williams and Tanner reviewed the following topics with the Board of Commissioners

1. *What is a reappraisal*
2. *What does "tax value" really mean*
3. *Where does "tax value" or "market value" come from*
4. *Equalization*
5. *Show real examples of the market*
6. *The new valuation notices and the appeal process*

The Board of Commissioners thanked Williams and Tanner and discussed industry standards and fair market.

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, to set a public hearing at 6:00pm on October 21, 2024 for the 2025 Reappraisal Schedule of Values. The motion carried by the following vote:

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

End of Work Session

CLOSED SESSION

24-5535

Vote to go into closed session pursuant to § 143-318.11 (a)(6) to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee

A motion was made by Vice Chair Howard, seconded by Commissioner Kenlan, to go into closed session pursuant to § 143-318.11 (a)(6) to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee. The motion failed by the following vote:

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

24-5536

Vote to come out of closed session

A motion was made by Commissioner Franklin Gomez Flores, seconded by Commissioner David Delaney, to come out of closed session. The motion carried by the following vote:

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

24-5627

Vote to approve the employment agreement with the incoming County Manager Bryan Thompson effective December 27, 2024

Attachments: [Bryan T Thompson - County Manager - Employment Agreement - Chatham County - Approved Sep 16, 2024](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, to offer the position of County Manager to Bryan Thompson effective December 27, 2024 at 5pm based on the terms of the contract. The motion carried by the following vote:

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

RECESS

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

Regular Session - 6:00 PM - Historic Courthouse Courtroom

CALL TO ORDER

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

INVOCATION and PLEDGE OF ALLEGIANCE

Chair Dasher asked for a moment of silence and then lead the Pledge of Allegiance.

ADJUSTMENTS AND APPROVAL OF REGULAR SESSION AGENDA

Chair Dasher asked that item 24-5517 National 4-H Week Proclamation and item 24-5627 Employment Agreement with Bryan Thompson be added to the consent agenda. Vice-Chair Howard asked that item 24-5520 Vote to appoint the District 3 appointments of Emily Behr and Terri Tyson to the Parks and Recreation Advisory Committee be moved under Board Priorities.

APPROVAL OF CONSENT AGENDA

[24-5540](#)

Vote to approve the December 20, 2021 Work and Regular Session Minutes

Attachments: [12-20-2021 Minutes Draft as of 9-9-2024](#)

A motion was made by Commissioner Katie Kenlan, seconded by Vice Chair Karen Howard, to approve the December 20, 2021 Work and Regular Session Minutes. The motion carried by the following vote:

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

[24-5379](#)

Vote to approve the February 20, 2023 Work and Regular Session Minutes

Attachments: [2-20-2023 Minutes Draft](#)

A motion was made by Commissioner Kenlan, seconded by Vice Chair Howard, to approve the February 20, 2023 Work and Regular Session Minutes. The motion carried by the following vote:

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

[24-5378](#)

Vote to approve the February 27, 2023 Legislative Breakfast Minutes

Attachments: [2-27-2023 Minutes Draft](#)

A motion was made by Commissioner Katie Kenlan, seconded by Vice Chair Karen Howard, to approve the February 27, 2023 Legislative Breakfast Minutes. The motion carried by the following vote:

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

[24-5518](#)

Vote to approve the March 6, 2023 Regular Session Minutes

Attachments: [3-6-2023 Minutes Draft](#)

A motion was made by Commissioner Katie Kenlan, seconded by Vice Chair Karen Howard, to approve the March 6, 2023 Regular Session Minutes. The motion carried by the following vote:

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

[24-5531](#)

Vote to approve the August 19, 2024 Work and Regular Session Minutes

Attachments: [8-19-2024 Minutes Draft](#)

A motion was made by Commissioner Katie Kenlan, seconded by Vice Chair Karen Howard, to approve the August 19, 2024 Work and Regular Session Minutes. The motion carried by the following vote:

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

[24-5537](#)

Vote to approve the September 4, 2024 Special Session Minutes

Attachments: [9-4-2024 Minutes Draft](#)

A motion was made by Commissioner Katie Kenlan, seconded by Vice Chair Karen Howard, to approve the September 4, 2024 Special Session Minutes. The motion carried by the following vote:

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

[24-5504](#)

Vote to reappoint members to the Board of Adjustments for District 1 - Carol Robbins, District 5 - Matthew Stark, At Large-Alternate - Tom Glendinning, At Large-Alternate - Billie Hinton with the terms expiring on June 30, 2027.

A motion was made by Commissioner Katie Kenlan, seconded by Vice Chair Karen Howard, to reappoint members to the Board of Adjustments for District 1 - Carol Robbins, District 5 - Matthew Stark, At Large-Alternate - Tom Glendinning, At Large-Alternate - Billie Hinton with the terms expiring on June 30, 2027. The motion carried by the following vote:

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

[24-5502](#)

Vote to appoint the District 2 Appointment of Lauren Franklin with the term

expiring June 30, 2027 to the Library Advisory Committee

A motion was made by Commissioner Katie Kenlan, seconded by Vice Chair Karen Howard, to appoint the District 2 Appointment of Lauren Franklin with the term expiring June 30, 2027 to the Library Advisory Committee. The motion carried by the following vote:

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

[24-5522](#)

Vote to approve Tax Releases and Refunds

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

A motion was made by Commissioner Katie Kenlan, seconded by Vice Chair Karen Howard, to approve Tax Releases and Refunds. The motion carried by the following vote:

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

[24-5527](#)

Vote to approve Tax Department - Write-off of Outstanding 2014 Real and Personal Property Taxes

Attachments: [2024 Tax Write-Off](#)

A motion was made by Commissioner Katie Kenlan, seconded by Vice Chair Karen Howard, to approve Tax Department - Write-off of Outstanding 2014 Real and Personal Property Taxes. The motion carried by the following vote:

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

[24-5529](#)

Vote to approve Chatham County Tax Department utility bill debt write-off for delinquent utility bills

Attachments: [UB WriteOff FY24-25](#)

A motion was made by Commissioner Katie Kenlan, seconded by Vice Chair Karen Howard, to approve Chatham County Tax Department utility bill debt write-off for delinquent utility bills. The motion carried by the following vote:

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

[24-5453](#)

Vote to approve Fiscal Year 2024-2025 Budget Amendments

Attachments: [Budget Amendment 2024-2025 Sept 16](#)

A motion was made by Commissioner Katie Kenlan, seconded by Vice Chair Karen Howard, to approve Fiscal Year 2024-2025 Budget Amendments. The motion carried by the following vote:

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

[24-5541](#)

Vote to apply for the Rural Operating Assistance Program (ROAP) administered by the North Carolina Department of Transportation

Attachments: [FY25 ROAP Application ChathamCounty](#)
[FY25 Chatham County ROAP Certified Statement 09-03-24](#)

A motion was made by Commissioner Katie Kenlan, seconded by Vice Chair Karen Howard, to apply for the Rural Operating Assistance Program (ROAP) administered by the North Carolina Department of Transportation. The motion carried by the following vote:

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

[24-5514](#)

Vote to approve the purchase of seven (7) Ford Police Interceptor Utility vehicles in the amount of \$283,847.90 and three (3) Ford F-150s in the amount of \$215,910.15 for Animal Resources on State Contract NC70A-STC2510A, which are included in the FY2025 budget

A motion was made by Commissioner Katie Kenlan, seconded by Vice Chair Karen Howard, to approve the purchase of seven (7) Ford Police Interceptor Utility vehicles in the amount of \$283,847.90 and three (3) Ford F-150s in the amount of \$215,910.15 for Animal Resources on State Contract NC70A-STC2510A, which are included in the FY2025 budget. The motion carried by the following vote:

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

[24-5521](#)

Vote to approve the purchase of public safety radios from Motorola Solutions in the amount of \$351,181.59

Attachments: [Motorola Solution Quote](#)

A motion was made by Commissioner Katie Kenlan, seconded by Vice Chair Karen Howard, to approve the purchase of public safety radios from Motorola Solutions in the amount of \$351,181.59. The motion carried by the following vote:

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

[24-5501](#)

Vote to approve contract with Granicus for SMARTGov Software for decal system and data tracking for \$10,141.34 with annual renewal for up to June 30, 2029

Attachments: [Granicus Contract for SMARTGov](#)

A motion was made by Commissioner Katie Kenlan, seconded by Vice Chair Karen Howard, to approve contract with Granicus for SMARTGov Software for decal system and data tracking for \$10,141.34 with annual renewal for up to June 30, 2029. The motion carried by the following vote:

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

[24-5511](#)

Vote to approve the contract with Guardian RFID for the jail management

system for \$7,192.35 for year one with up six-year renewal

Attachments: [Guardian RFID Contract](#)

A motion was made by Commissioner Katie Kenlan, seconded by Vice Chair Karen Howard, to approve the contract with Guardian RFID for the jail management system for \$7,192.35 for year one with up six-year renewal. The motion carried by the following vote:

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

[24-5512](#)

Vote to approve the contract with Correctional Behavioral Health for mental healthcare for the detention center for \$22,200 with automatically renewal for additional one-year periods annually

Attachments: [Correctional Behavioral Health Contract](#)

A motion was made by Commissioner Katie Kenlan, seconded by Vice Chair Karen Howard, to approve the contract with Correctional Behavioral Health for mental healthcare for the detention center for \$22,200 with automatically renewal for additional one-year periods annually. The motion carried by the following vote:

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

[24-5507](#)

Vote to approve a request by Warren Mitchell, P.E. on behalf of Vickers Bennett Group, LLC for twelve (12) month extension of First Plat to extend the current first plat expiration date from November 15, 2024 to November 15, 2025 and development schedule, consisting of 183 lots located off US 15-501 N, Vickers Rd, SR-1719, and Jack Bennett Rd SR-1717 parcels #18847, 18848, 60719, 18636, 60653, 79965, 89281, 89395, 80493, 69057, 89206, 18857, 87996, 89272, 18856, 87093, 93157, 79288, 93156, 93155, 93154,85875, and 18914

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

A motion was made by Commissioner Katie Kenlan, seconded by Vice Chair Karen Howard, to approve a request by Warren Mitchell, P.E. on behalf of Vickers Bennett Group, LLC for twelve (12) month extension of First Plat to extend the current first plat expiration date from November 15, 2024 to November 15, 2025 and development schedule, consisting of 183 lots located off US 15-501 N, Vickers Rd, SR-1719, and Jack Bennett Rd SR-1717 parcels #18847, 18848, 60719, 18636, 60653, 79965, 89281, 89395, 80493, 69057, 89206, 18857, 87996, 89272, 18856, 87093, 93157, 79288, 93156, 93155, 93154,85875, and 18914. The motion carried by the following vote:

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

[24-5409](#)

Vote to adopt a resolution to approve a request by Southern Towers BTS, LP for a Special Use Permit for a new 285 ft wireless telecommunications tower on Parcel 60359, located at 4162 Bonlee Bennett Rd., being an area of .66 acres out of the 29-acre tract, Bear Creek Township

Attachments: [More information from the Planning department website](#)
[Resolution approving Southern Towers SUP Request 9-16-2024](#)

A motion was made by Commissioner Katie Kenlan, seconded by Vice Chair Karen Howard, to adopt a resolution 24-45 to approve a request by Southern Towers BTS, LP for a Special Use Permit for a new 285 ft wireless telecommunications tower on Parcel 60359, located at 4162 Bonlee Bennett Rd., being an area of .66 acres out of the 29-acre tract, Bear Creek Township. The motion carried by the following vote:

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

[24-5533](#)

Vote to approve Pyrotechnic display at the Chatham Charter School located at 2200 Hamp Stone Road, Siler City, NC on October 4, 2024

Attachments: [Attachment A-N.C.G.S 14-410 and 14-413](#)
[Attachment B- Letter of Request Chatham Charter 2024](#)
[Attachment C-NC Pyrotechnic Display Operators License](#)
[Attachment D- Cavaroc Certificate of Insurance 2024](#)
[Attachment E- Cavaroc ATF License 2024](#)
[Attachment F-Site Plan Chatham Charter 2024](#)

A motion was made by Commissioner Katie Kenlan, seconded by Vice Chair Karen Howard, to approve Pyrotechnic display at the Chatham Charter School located at 2200 Hamp Stone Road, Siler City, NC on October 4, 2024. The motion carried by the following vote:

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

[24-5517](#)

Vote to adopt the Proclamation for National 4-H Week

Attachments: [2024 - Chatham County Proclamation for National 4-H Week](#)

A motion was made by Commissioner Katie Kenlan, seconded by Vice Chair Karen Howard, to adopt the resolution 24-46 National 4-H Week. The motion carried by the following vote:

End of Consent Agenda

SPECIAL PRESENTATION

[24-5528](#)

Vote to approve and present a Resolution Honoring the Life and Legacy of Jimmy Goldston

Attachments: [Resolution Jimmy Goldston 9-16-2024](#)

Chair Dasher read aloud a resolution honoring the life and legacy of Jimmy Goldston, who made a significant donation to the Goldston Library.

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, to approve resolution 24-47 Honoring the Life and Legacy of

Jimmy Goldston. The motion carried by the following vote:

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

PUBLIC COMMENT SESSION

[24-5542](#)

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Attachments: [Click Here to Sign Up for Public Comment](#)

Joyce Frank

Thank you for the opportunity to speak to you this evening. My name is Joyce Bouldin Frank, I have lived on Lindo Johnson Road in Pittsboro for fifty-four of my sixty-four years and have never had a zip code that wasn't 27312. What I would like to share won't be technical, but it will be from my heart. It has been difficult for me to witness all the development that I saw in Pittsboro and the Chatham Park area. There seems to be a new housing development, either complete or under construction, everywhere I turn. That kind of expansion in and around town is understandable, but it is bleeding into our agricultural areas and destroying our rural communities. It is now impacting my immediate neighborhood, and it is breaking my heart! Less than a mile from my home, on Buckner Clark Rd., a developer is planning to build over 130 homes on one acre lots, in a 180-acre space, and right in the middle of agricultural properties. Back in the 1960's, I recall Buckner Clark Rd. having roughly five mailboxes along it's two and a half mile stretch. Recently I counted approximately sixty-five mailboxes, an average of one new home per year over a sixty-year period. With this new development, more than two times the number of homes will be added to my neighborhood in a fraction of the time. As it is now, it is challenging to turn onto Buckner Clark Rd. from Lindo Johnson Rd. I have no idea how things will be when the traffic level is increased due to the proposed development! I expect that all the rural areas that have had to cope with the hundreds of housing developments imposed on them have probably experienced the same thing. Commissioners, PLEASE consider us "country folk" who want to keep our country "country" and those who would like to move into our area BECAUSE it's the country. Whatever is in your power to make this happen would be applauded by all of us whose hearts are breaking, and lives are being impacted negatively by all this unbridled growth in Chatham County. Thank you for your time. I appreciate whatever you can do to protect rural Chatham County.

Debbie Swick

As I have previously stated, I am requesting an Ordinance to Ban the Release of Helium Balloons in your entire County, with a fine of \$250.00/balloon. This considerable fine will aid as a deterrent to anyone considering a release, no matter what the occasion or reason. This will surely reduce the need for enforcement and cause violators to take pause and reconsider. We all have insurance on our homes; there if needed, but pray we never have to use it. Let this Ordinance serve the same purpose. There IF needed. The senseless and selfish act of balloon releases is causing harm to our landscape, environment and our precious wildlife, and fires. Animals of land, sea and air are greatly impacted. A large release of more than 100 purple balloons occurred last month. These will undoubtedly come to rest in Our ocean and cause unnecessary harm and death to innocent creatures. Please consider adopting an Ordinance at your next meeting. I would love to attend and speak directly

but I am not able to travel from such a distance to your location. I welcome any questions you may have and know that this easily solvable issue will speak volumes to the residents you so wonderfully serve, as it has great momentum and supporters throughout Our incredible State. Thank you for your consideration and support.

PUBLIC HEARINGS

[24-5484](#)

Hold a public hearing and adopt a resolution authorizing the \$31,000, or a match of 10%, for Aging Services for the North Carolina Department of Transportation 5310 Grant - Capital Purchase of Service

Attachments: [Proposed FY26 5310 Capital Purchase of Service Budget](#)
[Resolution approving the NC DOT FY26 Program Funding 5310 Aging 9-16-2024](#)
[To Sign Up to Speak at this Public Hearing Click Here](#)

Chair Dasher opened the public hearing for Aging Services for the North Carolina Department of Transportation 5310 Grant - Capital Purchase of Service.

Jimmy Lewis stated prior to the Chatham County Council on Aging becoming Chatham County Aging Services, the 5310 Capital Purchase of Service Grant was essential to Council on Aging operations. It provided funding for transportation to our centers in Pittsboro and Siler City, medical transportation and group trips, such as trips to the grocery store.

Lewis stated as a nonprofit, the Council on Aging employed a medical transportation specialist that served as an intermediary between the Council and Chatham Transit Network to schedule appointments. Prior to COVID-19, the Council entered into an annual contract with Chatham Transit that specified rates. While we no longer coordinate medical transportation as Chatham County Aging Services, we wish to contract with Chatham Transit to carry out the requirements of the 5310 grant in FY 26. Initially, Aging Services planned to apply for the grant and then pass through the funding to Chatham Transit. However, after meeting, both entities determined that this was not the best course of action. Instead, should Aging Services receive the grant, Chatham Transit will invoice Aging Services each month for rides provided to clients coming to and from the Centers for Active Living and Congregate Nutrition sites, as well as regular trips to the grocery store for clients to purchase essential items. Any additional funds will be used for medical rides. Chatham County will pay Chatham Transit Network and Aging Services will then submit a reimbursement request to the North Carolina Department of Transportation on behalf of the County.

Lewis stated that prior to COVID-19, the Council entered into an annual contract with Chatham Transit that specified rates. Aging Services received the required Board approval to apply for the grant during the April 15 meeting and wishes to request a total of \$310,000 - the same amount it has previously applied for as a nonprofit. This will consist of 80 percent Federal funding, 10 percent from North Carolina Department of Transportation, and a required 10% local match of \$31,000 that requires Board approval for FY26 (July 1, 2025-June 30, 2026). 5310 funding is not guaranteed, and if the local match is approved, Aging Services may not receive its full request.

Lewis stated that aging Services wishes to contract with Chatham Transit once more to carry out the requirements of the 5310 grant. If funding is approved by the North Carolina Department of Transportation, Chatham Transit will invoice Aging Services each month for rides provided to clients coming to and from the Centers for Active

Living and Congregate Nutrition sites in Pittsboro and Siler City. This will also include regular trips to the grocery store for clients to purchase essential items. Any additional funds will be applied toward medical transportation. The county would pay Chatham Transit, and then Aging Services would submit a reimbursement request to North Carolina Department of Transportation on behalf of the county. Aging Services received the required Board approval to apply for the 5310 grant during the April 15 meeting and will be requesting \$310,000 in total 5310 grant funding for FY 26. This is consistent with what we requested as the Council on Aging. Eighty percent (\$248,000) would originate from federal sources, with 10% (\$31,000) provided by the North Carolina Department of Transportation. The remaining 10%, or \$31,000 per the Aging Services funding request, is a required local match. Previously, as a nonprofit, the Council had access to United Way funding to help offset some of this local match. However, with our transition to a county department, this is no longer an option.

Lewis stated that the 5310 funding is not guaranteed. Due to this, the county worked with the Council in the past to commit a recurring allocation for transportation.

Lewis stated that the budgetary impact would be \$31,000 to fund the required 10% local match for FY 2026. However, should Aging Services receive this funding, it would represent an additional budget increase of \$279,000 outside of the County match, which will be reimbursable through the North Carolina Department of Transportation.

Johnny Shaw spoke in favor of the application.

The public hearing was closed.

Chair Dasher called for a motion to adopt a resolution authorizing the application and the \$31,000 or 10% match.

Chair Dasher read the resolution into the record.

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, to adopt a resolution 24-48 authorizing the \$31,000, or a match of 10%, for Aging Services for the North Carolina Department of Transportation 5310 Grant - Capital Purchase of Service. The motion carried by the following vote:

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

[24-5513](#)

Hold a legislative public hearing requesting a revision to the existing Conditional District Compact Community for Vicker's Village, to be located at US 15/501 N and Jack Bennett's and Vicker's Roads, that was approved on November 15, 2021, to modify Condition Numbers 5, 6, 7, and 8 to modify the phasing of the project and Condition Number 22 to expand the requirement for the first building permit for three more years from a new approval date in Williams Township

Attachments: [More information from the Planning department webpage](#)
[To Sign Up to Speak at this Public Hearing Click Here](#)

Chair Dasher opened the legislative public hearing for the request to revise the existing Conditional District Compact Community for Vicker's Village, to be located at US 15/501 N and Jack Bennett's and Vicker's Roads, that was approved on November 15, 2021, to modify Condition Numbers 5, 6, 7, and 8 to modify the phasing of the project

and Condition Number 22 to expand the requirement for the first building permit for three more years from a new approval date in Williams Township.

Planning Director Jason Sullivan stated that the development was approved as a Conditional District Compact Community on November 15, 2021. As part of that approval, there were several conditions required. The condition numbers listed in the request are the ones up for discussion. Due to costs and delays in getting the initial development started, the applicant is requesting an extension in order to begin the process of development. This request is also tied to the Subdivision requirements for getting the phased areas platted and approved which was previously reviewed and recommended for approval by the Planning Board and Board of Commissioners. There are no changes to the submitted findings that were approved with the original submittal. All information shall remain in effect as reviewed and approved. This request would extend deadlines as follows: Phase 1: Lots 94-167 (74+/-). Final plat on or before December 31, 2026, Phase 2: Lots 1-93 and 168-189 (115 +/-). Final plat on or before December 31, 2027, Phase 3: Commercial Lot. Final plat on or before December 31, 2028, Building Permit: A building permit shall be issued, and remain valid at all times, within three (3) years from the date of this new approval.

Chair Dasher closed the public hearing.

The request for a revision to the existing Conditional District Compact Community for Vicker's Village, to be located at US 15/501 N and Jack Bennett's and Vicker's Roads, that was approved on November 15, 2021, to modify Condition Numbers 5, 6, 7, and 8 to modify the phasing of the project and Condition Number 22 to expand the requirement for the first building permit for three more years from a new approval date in Williams Township was referred to the Planning Board.

BOARD PRIORITIES

[24-5532](#)

Receive an update on the TriRiver potential merger

Attachments: [TriRiver Utility Mergers Presentation](#)

County Attorney Bob Hagemann, County Manager Dan LaMontagne, City of Sanford Assistant Town Manager Vic Czar and Charles Archer with Freese and Nichol updated the Board of Commissioners on the potential utility merger with the City of Sanford.

The highlights for Sanford includes:

1. Regionalization: system resiliency, larger customer base, future capital projects, and highway 421 plan alignment.
2. Strategic Value: Jordan Lake allocations, emergency interconnections, and Department of Environmental Quality support.
3. Economic: revenue sharing, economies of scale, efficient operations, and grant funding.

The highlights for Chatham County includes:

1. Regionalization: system resiliency and sustainability, future capital projects, highway 421 plan alignment, Department of Environmental Quality support, and Town of Goldston support.
2. Strategic Value: comprehensive plan alignment and growth management.
3. Economic: economies of scale, efficient systems, grant funding, and employment opportunity.

The group also shared the milestones and timeline.

The Board of Commissioners asked questions and discussed the following items: additional water, future water line placement, public input, wastewater, connection with other systems, private companies, employees transferring, and the partnership with Sanford.

The Board of Commissioners thanked Hagemann, LaMontagne, Czar, and Archer for the presentation and asked them to come back to the October 7, 2024 meeting with more information.

[24-5520](#)

Vote to appoint the District 3 appointments of Emily Behr and Terri Tyson to the Parks and Recreation Advisory Committee with the terms expiring on June 30, 2027

Vice-Chair Howard stated that it has been the practice of this board and prior boards, when we have members of our community who volunteer to serve on a committee that we offer them an opportunity to continue to serve. She has heard from a couple of current members that would like to continue to serve and the Board makes the appointments as a whole with individual Board Members bringing suggestions and nominations. She feels it is a dangerous practice to begin to remove people who are interested in continuing to serve. She does not support removing the two current board members.

Commissioner Kenlan stated that she agreed with Vice-Chair Howard and people donating their time is a special thing and it is important that we do not discourage people and create a bad relationship. No commissioner decides who serves on the committees and she does not support the two people already on the committee.

Howard made a motion to reappoint Joy Hewitt and Ann Gere, Commissioner Kenlan seconded the motion.

Chair Dasher asked if there was any more discussion.

Commissioner Gomez-Flores stated that he has mixed feelings over this, and Chair Dasher agreed.

Commissioner Delaney stated that these were his nominations, and this is part of the powers of the seat that comes from the voters, so that our representation capacity in each district is respected. Delaney stated that he is not removing anyone from the committee, that both the terms expired on June 30. He stated that he had additional individuals that were willing to serve. He spoke with everyone, including the two currently servicing and identified two individuals that he wanted to nominate. He stands by his nomination and would ask for the motion on the floor to be voted down.

The Board of Commissioners continued for some time to discuss the topic until Chair Dasher called for a vote.

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, to reappoint Joy Hewitt and Ann Gere to the Parks and Recreation Committee. The motion failed the following vote:

Aye: 2 - Vice Chair Howard, and Commissioner Kenlan

No: 3 - Chair Dasher, Commissioner Delaney, and Commissioner Gomez Flores

After a vote to reappoint Joy Hewitt and Ann Gere failed.

A motion was made by Commissioner David Delaney, seconded by Commissioner Franklin Gomez Flores, to appoint the District 3 appointments of Emily Behr and Terri Tyson to the Parks and Recreation Advisory Committee with the terms expiring on June 30, 2027. The motion failed the following vote:

Aye: 2 - Commissioner Delaney, and Commissioner Gomez Flores

No: 3 - Chair Dasher, Vice Chair Howard, and Commissioner Kenlan

CLERK'S REPORT

Clerk to the Board Jenifer Johnson shared information with the Board of Commissioners about the upcoming joint meetings with the Town of Siler City and Pittsboro.

MANAGER'S REPORT

County Manager Dan LaMontagne stated that he is pleased with the board's appointment of the next County Manager Bryan Thompson. He has full confidence in his ability to be an amazing manager for Chatham County, going forward into the future, which is bright for the county.

COMMISSIONERS' REPORTS

Vice Chair Howard stated that she will be serving on a panel for regional transportation called Clean Connected Communities.

Commissioner Gomez- Flores asked about the Southern Towers item on the consent agenda. Planning Director Jason Sullivan answered the question.

Commissioner Kenlan stated that she appreciates the board's help to maintain good relationship with the Board of Education and those that attended the convocation. She attended the Western Intake Partners event, Sheriff's Office Community Appreciation Night. She stated that Thursday is the kick-off for the Chatham County Fair and Fiesta is happening on Saturday.

Commissioner Kenlan stated that she was the appointed member to the Capital Area Metropolitan Planning Organization and asked if the Board of Commissioners should appoint an alternative. The Board of Commissioners discussed and decided to wait until after the new board member comes onboard in December.

Commissioner Kenlan stated that she wanted to congratulate Emily Sutton, who is the new Director of the Haw River Assembly.

Commissioner Kenlan then asked if Staff could research how the Board of Commissioners appoints the liaisons for each of the committees. The Board of Commissioners discussed the liaisons and advisory committee appointments.

County Manager Dan LaMontagne asked the Board of Commissioners to clarify the request. He asked if the Board of Commissioners were asking Staff to bring back two items, the advisory board policy and the liaison appointments. The Board of Commissioners agreed.

ADJOURNMENT

A motion was made by Vice Chair Howard, seconded by Commissioner Kenlan, that this be approved. The motion failed by the following vote:

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