

Chatham County, NC

Meeting Minutes

Board of Commissioners

Monday, March 21, 2022

2:30 PM

Historic Courthouse Courtroom

Rollcall

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

Work Session - 2:30 PM - Historic Courthouse Courtroom

PUBLIC INPUT SESSION

No one signed up to speak.

BOARD PRIORITIES

<u>22-4236</u> Recognition of recent Chatham County retirees

Chair Howard recognized March 2022 Chatham County retirees Sharon Brewer and Marilyn Grant.

Ms. Brewer thanked the board for the kind recognition. It has been an honor and privilege to serve Chatham community and all the good citizens of the county.

Ms. Grant thanked everyone. She said Chatham County was a great place to work and has been great for her. She said she made it to her last week and did not let the Bynum come out. It has been great and maybe she will come back part-time.

22-4235

Vote on a request to authorize the County Manager to negotiate and execute an agreement or memorandum of understanding with one or more internet service providers that would use Chatham County American Rescue Plan funds to support applications for Growing Rural Economies with Access to Technology (G.R.E.A.T.) grants, with the condition that an agreement or memorandum of understanding may not commit, or state an intent to commit, more than 50% of the grant match or an amount that exceeds \$1,000,000

Attachments: GREAT Grant ISP Presentation - BOC - March 21 2022

County Manager, Dan LaMontagne, gave a presentation to the Board. (Presentation attached)

Chair Howard asked if the eight million dollars available was the total for all applications or whomever applied first. Mr. LaMontagne said there are multiple

applications and there was hope for a second round of grant funding. The highest scoring applicant will be awarded. The Department of Information Technology anticipated an additional round of funding. That was what the County hoped for. There are more opportunities to get broadband throughout the County. If the County does not reach its goals with G.R.E.A.T. grand funds there was also the Completing Access to Broadband (CAB) program. The Infrastructure and Jobs Act will also provide a funding opportunity to serve more people.

Chair Howard asked if guidance had been released. Mr. LaMontagne said the internet service providers would work directly with the Department of Information Technology.

Commissioner Logan asked the total residents or percentage of residents served in the county. Mr. LaMontagne said there had been some difficulty with maps. The County used the NC One state maps that are based on data sent in by internet providers. I will discuss more of this point later in the presentation.

Commissioner Dasher asked whether providers would connect to existing fiber in front of residents' homes. He had heard in the past providers would refuse to connect. Mr. LaMontagne spoke to providers about this issue. He understood that some existing fiber may not be setup for residential connections, but this program could provide a great opportunity to connect. He hoped for the refining of broadband connection maps.

Vice Chair Gomez Flores asked if there were multiple applicants. Mr. LaMontagne said the county would not select anyone but would try and partner with all applicants to ensure their applications are strong with the State.

The State would likely select an overall winner, and the county would provide a match with whomever was chosen.

A motion was made by Commissioner Hales, seconded by Commissioner Dasher, to authorize the County Manager to negotiate and execute an agreement or memorandum of understanding with one or more internet service providers that would use Chatham County American Rescue Plan funds to support applications for Growing Rural Economies with Access to Technology (G.R.E.A.T.) grants, with the condition that an agreement or memorandum of understanding may not commit, or state an intent to commit, more than 50% of the grant match or an amount that exceeds \$1,000,000 be approved. The motion carried by the following vote:

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

CLOSED SESSION

22-4233

Vote on a request to go into Closed Session pursuant to G.S. 143 318.11(a) (3) to consult with an attorney in order to preserve the attorney-client privilege, and 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.

Meeting went into Recess

Meeting Reconvened

A motion was made by Vice Chair Gomez Flores, seconded by Commissioner Dasher, to go into Closed Session pursuant to G.S. 143 318.11(a)(3) to consult with an attorney in order to preserve the attorney-client privilege, and 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. 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 pause for 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 6:01 PM.

APPROVAL OF AGENDA and CONSENT AGENDA

Chair Howard stated Agenda Item #22-4182 will be removed from the consent agenda and added to the regular agenda before the first public hearing.

A motion was made by Commissioner Mike Dasher, seconded by Commissioner Diana 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

21-4138

Vote on a legislative request to approve by the Chatham County Board of Commissioners to consider amendments to the Chatham County Subdivision Regulations: amend Sections 2, Definitions, to modify the definitions for major and minor subdivision and 4(C), Exempt Subdivision, to add an exemption for the division of property for public right-of-way dedication for road widenings.

Attachments: More Information from the Planning department website

A motion was made by Vice Chair Dasher, seconded by Commissioner Hales, that this Ordinance, 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

21-4139

Vote on a legislative request to approve by the Chatham County Board of Commissioners to consider amendments to the Chatham County Zoning Ordinance: amend Section 10.13, Table of Permitted Uses, to revise footnote 3 to include connection to Town of Sanford water, in addition to the county water system. This footnote only applies to the Triangle Innovation Point advanced manufacturing park in Moncure.

Attachments: More Information from the Planning department website

A motion was made by Vice Chair Dasher, seconded by Commissioner Hales, that this Resolution #22-038 Adopting a consistency statement for the approval of zoning ordinance text amendments, 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 Vice Chair Dasher, seconded by Commissioner Hales, that this Ordinance, 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

<u>22-4210</u>

Vote on a request to approve Tax Releases and Refunds

Attachments: February 2022 Release and Refund Report

February 2022 NCVTS Pending Refund Report

February 2022 Manual NCVTS Pending Refund Report

A motion was made by Commissioner Dasher, seconded by Commissioner Hales, that the Tax Releases & 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

22-4213

Vote on a request to approve an additional \$6,255 from the State of NC for Adult Protective Services under the American Rescue Plan Act (APS - ARPA).

Attachments: APS Essential Services Funding Authorization SFY 2021-22

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

22-4214

Vote on a request to approve spending up to an additional \$11,882 from the State of NC for Medicaid (Title XIX) Transportation.

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-

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

22-4215

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

Attachments:

CROSSROADS FARM TRAIL PETITION

CROSSROADS FARM TRAIL

CROSSROADS FARM TRAIL AREA MAP
SWIMMING CHICKEN LANE PETITION

SWIMMING CHICKEN LANE

SWIMMING CHICKEN LANE AREA MAP

SPIEGELS WAY PETITION

SPIEGELS WAY

SPIEGELS WAY AREA MAP

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

22-4216

Vote on a request to approve the 2022 Audit Contract with Martin Starnes & Associates, CPAs, PA

Attachments: Martin Starnes Contract for FY 2022

Martin Starnes Engagement Letter for FY 2022

A motion was made by Commissioner Dasher, 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

22-4217

Vote on a request to adopt the proposed Parkers Ridge Park Project Ordinance

Attachments: Project Ordinance Parkers Ridge Park Original 3-21-22

A motion was made by Commissioner Dasher, seconded by Commissioner Hales, that this Ordinance amending the zoning map of Chatham County for Parkers Ridge Park, attached hereto and by reference made a part of, be adopted. The motion carried by the following vote:

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

Vote on a request to approve Pyrotechnic display at Oakland Farm located at 3355 Rosser Rd. Bear Creek NC 27207 during a wedding

celebration on March 26, 2022.

Attachments: Attachment A-N.C.G.S 14-410 and 14-413

Attachment B- Letter of Request Oakland Farm 3-26-2022

Attachment C-NC Pyrotechnic Display Operators License

Attachment D- Hale Certificate of Insurance Oakland 2022

Attachment E- Hale ATF License 2022

Attachment F-Site Plan Oakland Farm 3-27-2022

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

Vote on a request to approve awarding bid to Laughlin-Sutton
Construction Company for the Upfit project for the new CORA Food
Pantry building and authorizing the County Manager to execute the
agreement.

Attachments: CORA Upfit Contract - Laughlin-Sutton 04012022

A motion was made by Commissioner Dasher, seconded by Commissioner Hales, that this Contract, attached hereto and by reference made a part herof, be approved. The motion carried by the following vote:

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

Vote on a request to approve appointment of Nikia Jefferies to the Chatham County Housing Authority Board of Commissioners.

<u>Attachments:</u> Housing Authority Appointment Jefferies

A motion was made by Commissioner Dasher, 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

Vote on a request to approve lease amendment with NC Department of Public Safety (DPS) Probation and Parole and authorize the County Manager to execute the agreement.

Attachments: No Cost Lease Agreement DCC Unforseen01132022

A motion was made by Commissioner Dasher, 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

22-4227

Vote on a request to approve Letters of Agreement 4-1 and 5-1 for the Environmental Permitting Project and the Regional Water Treatment Facility Preliminary Engineering Project for the Western Intake Partnership and approve Dan LaMontagne, County Manager, to sign the Letters of Agreement 4-1 and 5-1 on behalf of the County

<u>Attachments:</u> WIP Letter of Agreement #4-1 - Brown and Caldwell - Permitting

WIP Letter of Agreement #5-1 - CDM - Regional Facility Preliminary
Engineering Project

A motion was made by Commissioner Dasher, 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

22-4228

Vote on a request to approve a residency amendment to the county manager's contract.

Attachments: Residency Amendment to Mgr Contract 3'21'22

A motion was made by Commissioner Dasher, 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

22-4232

Vote on a request to decline an offer to purchase a 1.01-acre property in ownership of the Chatham County Board of Education located off Chatham Church Rd., south of Pete Roberson Rd., with Parcel ID 0090790, whereby the Chatham County Board of Education may pursue disposal of this property as prescribed by law

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

22-4234

Vote on a request to 1) accept an offer in the amount of \$10,000 for real property in ownership of Chatham County located at 5618 Piney Grove Church Road, Siler City, NC 27344, with Parcel ID number 0064987; 2)

require the offeror to deposit five percent (5%) of the bid with the Clerk to the County Board of Commissioners; 3) publish a notice of the offer, which notice shall contain a general description of the property, the amount and terms of the offer, and a notice that within 10 days any person may raise the bid by not less than ten percent (10%) of the first one thousand dollars (\$1,000) and five percent (5%) of the reminder; and 4) otherwise initiate and follow the "negotiated offer, advertisement, and upset bids" process definite in NC General Statute 160A-269

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

Vote on a request to consent to the assignment and assumption of the Option Agreement for TIP East (formerly Moncure Megasite) between Moncure Holdings LLC, TIP East Development Partners LLC and Chatham County.

Assignment and Assumption of Option to Purchase Agreement
Moncure - Eco TIP(3180122.1)

A motion was made by Commissioner Dasher, seconded by Commissioner Hales, that this Agreement, 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

End of Consent Agenda

SPECIAL PRESENTATION

<u>22-4221</u> Vote on a request to proclaim April 2022 as Child Abuse Prevention Month.

Attachments: Resolution Proclaiming April 2022Child Abuse Prevention Month

Chair Howard read the resolution into the record.

Department of Social Services Director, Jennie Kristiansen, thanked the board.

Growing together was the theme for April 2022.

A motion was made by Vice Chair Hales, seconded by Commissioner Gomez Flores, that this Resolution #22-037 to adopt April 2022 as Child Abuse Prevention Month, attached hereto and by reference made a part hereof, be approved. The motion carried by the following vote:

Aye: 4 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, and Chair Howard

PUBLIC INPUT SESSION

James Ward lives off of Lewtershop Road in eastern Chatham County, covered by the Chatham-Cary Joint Land Use Agreement. Mr. Ward asked the BOC to look at this agreement with fresh eyes since it was up for renewal this year. A citizens group has put together a petition and provided all commissioners with a copy of the draft and supporting information.

Adriene Berg spoke about the proposal for Ridgecrest. The five-acre parcel in the middle of the proposed neighborhood, was where Ms. Berg's family lives. She does not think it was wise for approval.

Steve Heidorn submitted comments and spoke in-person about a water main breach.

Amanda Home spoke about voter fraud in the 2020 election. Commissioner Hales said Chatham County uses paper ballots.

ARPA PUBLIC COMMENT SECTION

Courtney Cooper-Lewter gave a brief update. All 8 community meetings were held and well attended. 46 responses to our online survey - still available until March 31st.

Anne Geer - submitted comments - staff person dedicated to trails and open space.

Cheryl Chamblee - submitted comments

21-4182

Vote on a request to approve by Chad Abbot, P.E. for subdivision **First Plat** review and approval of **Ridgecrest Estates**, consisting of 30 lots on 49.41 acres, located off Hamlets Chapel Road, SR-1525, parcels #1798.

Attachments: More information from the Planning department website

Courtney Cooper-Lewter gave a brief update. All eight community meetings were held and well attended. Forty-six responses were received on the online survey. The online survey will be available until March 31st.

Anne Geer submitted comments. Ms. Geer suggested a time limited County staff person dedicated to trails and open space.

Cheryl Chamblee submitted comments and spoke in-person about the Chatham Arts Council's school residency program and potential for mental health intervention with students.

A motion was made by Chair Howard, seconded by Vice Chair Dasher, 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

PUBLIC HEARINGS

22-4211

A quasi-judicial public hearing for a Special Use Permit requested by Chatham County Facilities and Construction for a new EMS station to be located on Parcel No. 62221 (2.3 acres) and 94711 (.69 acres), 9251 US 15-501 N, Baldwin Township.

Attachments: More information from the Planning department website

After reviewing quasi-judicial hearings, Chair Howard administered the oath to those wishing to speak and opened the hearing.

Zoning Administrator, Angela Plummer, reviewed the specifics of the request.

Commissioner Hales asked if the boundary past the building was vegetated. Ms. Plummer said yes, it was existing vegetation, and it would remain with the exception of the waiver requested to get the sewer line across.

Chair Howard closed the hearing.

This item was referred to the Planning Board.

SUBDIVISION FIRST PLATS

22-4212

Vote on a request by Mark Ashness, P.E. on behalf of The Conservancy Real Estate Group, LLC for subdivision **First Plat** review and approval of **The Conservancy at Jordan Lake**, consisting of 1,524 lots on 1,262.9 acres, located off Old US Hwy 1, S.R. #1011 parcels #62390, 5774, 5775, 5780, 5233, 60441, 65275, 85343, 65274, 85344, 5558, 5238, 68379, 5570, 85342, 5504, 5211, 5569, 85341, 5519, 85340, 85346, 85347, 5551, 69379, 85339, 5545, 5559, 5502, 5568.

Attachments: More information from the Planning department website

Subdivision Administrator Kim Tyson reviewed the specifics of the request.

Commissioner Hales asked if the cemetery was land locked. Ms. Tyson said she thought the Holt cemetery was just shy of being on the property.

Nick Robinson spoke on behalf of the applicant. This was by right subdivision and no rezoning needed. Mr. Robinson requested the BOC approve the first plat at the recommendation of staff and the planning board.

Mark Ashness continued on behalf of the applicant. The majority of the project will be age targeted.

Peyton Holland objected to the subdivision.

David Kuzdrall objected to the subdivision.

Scott Smith objected to the subdivision.

and berming.

Commissioner Hales asked if air strip was public. Mr. Smith said it was private but offered for friends and family. The town homes were directly underneath the approach of the airstrip. He had berms on his gun range.

Robin Anders objected to the subdivision.

Commissioner Logan asked what type of fencing was proposed for the side of the development next to the gun range. Mr. Ashness said pines, solid decorative fencing,

Commissioner Dasher asked if town homes were part of phase 1. Mr. Ashness said yes. Commissioner Dasher asked if there was an option to change the age restrictive nature of the development. Planning Director, Jason Sullivan, said that would not have to come back to the board but they would have to pay the impact fees for those 1,000 units. Commissioner Dasher asked what the North Carolina Department of Transportation had requested.

Traffic Engineer, Josh Ranke said dual ingress and dual egress with likely a median. He said dual left turn lanes into the site and a right turn lane. North Carolina Department of Transportation said once a threshold was hit, they could require a traffic light at the entrance. North Carolina Department of Transportation would monitor the traffic to make that determination.

Mr. Robinson said the emergency access road had already been approved by the Fire Marshall and Emergency Operations. It was gated and Emergency Management would have their own ability to access it.

Vice Chair Gomez Flores asked how close Emergency Management Services was. Mr. Ashness said the client owned land on Old US Highway 1 and they have been in discussions with the fire department but it was too early to make a determination.

Commissioner Hales asked if it would be a New Hill address. Mr. Smith said all addresses out there are New Hill.

Commissioner Dasher said there was a lot of bicycle traffic, especially this time of year.

Chair Howard said there were appropriate times and places for subdivisions like this, but this was not it.

Commissioner Hales asked George Lucier to speak on behalf of the planning board.

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

Aye: 3 - Commissioner Dasher, Commissioner Hales, and Chair Howard

No: 1 - Vice Chair Gomez Flores

BOARD PRIORITIES

22-4224 Discuss Commissioner Board and Committee Liaison assignments.

<u>Attachments:</u> Board of Commissioner DRAFT liaison table March 2022

CLERK'S REPORT

Lindsay Ray reminded the board of their upcoming April 4th regular meeting at 6 PM. The Unified Development Ordinance (UDO) presentation would be the main agenda item.

Ms. Ray attended the North Carolina Association of County Clerks' conference and was sworn in as Vice President. She also received her Master Clerk Certification. She

thanked the board and staff for their support.

She will be reaching out to the commissioners to schedule one-on-ones for April.

MANAGER'S REPORT

Dan LaMontagne said the staff was proud of Ms. Ray and her achievement of Master Clerk certification. There are less than twenty-five in the state of North Carolina. There will be some upcoming meetings with updates on the Cary Land Use Plan and other topics.

COMMISSIONERS' REPORTS

Commissioner Dasher had nothing to report.

Vice Chair Gomez Flores received a call from a contractor wanting to get a building permit and there was a four week turn around. He thinks residents should have priority in the permitting department and wanted to see a fee schedule in comparison to other counties.

Commissioner Hales had nothing to report.

Commissioner Logan said the Northwood Lady Cougars Basketball brought home the 3A State Championship. Northwood booster was accepting money to get the team rings. He received a letter from Ashley Palmer, the mother of a student at JS Waters who was subjected to a racist act. The Board of Education is taking steps to address this matter. Commissioner Hales was in attendance at the Board of Education meeting last Monday. The meeting was packed, and it was very moving. Chair Howard was very proud of the community's response. Dr. Jackson is the man for this moment.

Chair Howard said the public education North Carolina Association of County Clerks Steering Committee will have a meeting on April 13th. The committee wanted to have session on micro credentialing for people re-entering the workforce and others looking for an opportunity to upskill. She will be attending the fourth meeting of her Elevate NC hunt cohort this week in Charlotte.

ADJOURNMENT

A motion was made by Commissioner Mike Dasher, seconded by Vice Chair Franklin 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