



Chatham County, NC

Meeting Minutes

Board of Commissioners

Monday, August 29, 2022

1:30 PM

Historic Courthouse Courtroom

Special Meeting

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

APPROVAL OF AGENDA and CONSENT AGENDA

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

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

[22-4457](#)

Vote on a request to approve the June 9, 2022 Joint Meeting Minutes.

Attachments: [Draft Minutes 06.09.2022](#)

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

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

[22-4452](#)

Vote on a request to approve sole-source contact with TruMed Systems, Inc. in the amount of \$111,508 for Accuvax Vaccine Management System

Attachments: [Chatham County Documents Purchase 10 year combo 8.15.22](#)
[Chatham County Proprietary Justification](#)

A motion was made by Commissioner Hales, 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

BOARD PRIORITIES

[22-4431](#)

Triangle Innovation Point East and Moncure Area Plan - Phase 1 Work Session. Receive presentation and provide direction on the Moncure

Area Plan.

Attachments: [CCNC BOC 08-29-22.DRAFT \(Aug. 24\) V2 REDUCED](#)
[CCNC.BOC Handout.DRAFT.v1 \(1\)](#)

Receive presentation and provide direction on the Moncure Area Plan.

Consultants Tyson Smith, Ben Hitchings, and Meg Nealon gave a presentation to the Board. (Presentation attached)

Commissioner Hales asked what the geographic area of Plan Moncure was. Mr. Smith said that was part of today's discussion.

County Manager Dan LaMontagne presented the Plan Moncure to the Board of Commissioners.

Chair Howard asked if rail transportation was to better serve the site or area. Mr. LaMontagne said the site.

Commissioner Logan asked if the technical committee meeting was on a regular schedule. Mr. Smith said yes.

Commissioner Hales asked if this would be included in the Unified Development Ordinance (UDO). Ms. Nealon said yes and the work through this process would inform the UDO.

Commissioner Hales said that vacant land did not mean no value. There was conservation value in vacant land, especially along the Haw River. She said Shearon Harris Reservoir and south of the Deep River needed to be noted in the planning area. She asked what was included in land acquisition. Ms. Nealon said it was for infrastructure, parks, housing, agriculture preservation and conservation. It was an open category.

Discussion Questions with the Board:

1. What does success look like with the planning process?

Commissioner Logan said success looked like an accurate description of process and plan communicated to the public. He said it would be a reflection of the results of the Chatham Community Health Assessment.

Commissioner Hales said success looked like keeping the rural character of Chatham with integrated solar energy and protection of agricultural activities.

Chair Howard said success would be a broad range of housing opportunities and options in which walk ability was factored into the communities. She said it would be a place-based tourism like preservation of night sky by restriction of light pollution. Residential or commercial growth should be developed to reflect Chatham County and Moncure's built environmental values and character.

Vice Chair Gomez Flores said success looked like an offsetting process and cons while maintaining awareness in the process. He said increasing or focusing on tourism like agritourism, a sporting complex, and an equine center.

Commissioner Dasher said success looked like connected greenways and parklands. The Board had consensus there should be a mixed-use part of the plan that allows for increased density but there also must be a balance with conservation and preservation of Chatham County's character.

Chair Howard said the County needed to discuss how to factor in neighboring counties and the available housing that already existed outside of Chatham. The solution was not to have everyone live in a neighboring county and produce more cars on the roads.

2. What questions should the analyses answer, in the Board's opinion? Consider the impacts to countywide growth objectives.

Commissioner Dasher said utilities solutions were needed in southeast Chatham with regards to water and sewer.

Vice Chair Gomez Flores said easy procedures communicated for ease of use and clarity for someone wanting to design and build a home in southeast Chatham was needed.

Chair Howard said the exploration of zoning options that would support the Chatham County vision was a priority.

Commissioner Hales said she considered Chatham Park's commercial areas proximate to the Moncure area and how the two commercial areas in south Chatham were reflected in the plan was important. Tax revenue generation should not be a marker of success. What were other markers for success?

Commissioner Logan asked if the UDO would inform Plan Moncure or would Plan Moncure inform the UDO?

The analyses should answer where public transportation would connect people to job opportunities and a timeline of implementation of feasible travel options for commuters in the plan and broadband options for people who worked remotely. Ms. Nealon said the tool list was important to prioritize what the Board believed were important public needs. She said the Board could look outside of Chatham County's borders for options to meet some of the near-term public needs. The market analysis would determine what supply was available in and out of the Moncure area.

Commissioner Dasher asked the Board if there were rezonings for more commercial and less residential development in the Moncure area and would that be a negative scenario. Chair Howard said yes.

Commissioner Hales said the Conservancy at Jordan Lake subdivision would have 1500 homes and there would likely be a few more subdivisions. There would be residential growth in the area. Chair Howard said the county had needs that were not being met elsewhere and the Board had an opportunity for intentional planning for the 7500-working people. She said relying on commercial development exclusively would not help the County reach the goals of the community that wanted protection of green spaces and affordable housing.

Mr. Smith said there would clearly be a demand for housing, presumably in southeast Chatham. How much should the County facilitate that need?

Vice Chair Gomez Flores asked how the County could discourage developers that did

the state minimum with riparian buffers and encourage direct work with the residents to give developers what they want.

Commissioner Logan asked how the County would reach a balance. Are there examples or samples of other studies or models that offer unforeseen challenges that may come out of this that the Board may not think of during discussions?

Commissioner Hales said there would be a very hard data dive in the demographics of Moncure.

3. In addition to VinFast representatives, does the Board anticipate and support opportunities for Chatham County to collaborate?

Commissioner Hales said she supported collaborations with land conservancies like Triangle Land Conservancy (TLC) and the North Carolina Cooperative Extension.

Chair Howard said the relationship with the City of Sanford needed to be explored and relationships with other nearby municipalities for water and sewer options.

Chair Howard said there was potential collaborations with community colleges and local universities. There was a wealth of expertise that the County could reach out to and some of the County's prized employees came from these local universities.

Commissioner Logan would like to add the Chambers of Commerce.

Chair Howard said she thought TARPO conversations about future road planning in the area were looking at equity and how to incorporate equity into everything done. She said access to transit and mobility were especially important for Chatham's aging population. As people were drawn to Moncure, they would be able to age in place.

Vice Chair Gomez Flores added public health as it pertained to wastewater.

Commissioner Dasher said his concern was sewer and what would be VinFast's capacity and their willingness to take on more.

4. How would the Board like to participate in Phase 2 of the small area plan?

Chair Howard asked the consultants what the Board's options for participation in Phase 2 were.

Mr. Hitchings said communication with the public, updates from the consultants, and individual meetings with each commissioner were typical general options for the Board.

Commissioner Hales said this process needed to be a very public and transparent process.

Vice Chair Gomez Flores would like to be present at community meetings to gather input.

Chair Howard said there was a 3-D plan for Plan Chatham. She asked if the consultants could create the same for Plan Moncure. Ms. Nealon said yes there were several tools that could be used to conceptualize the planning process.

Ms. Nealon asked the Board if there were any specific groups to inform them about the

process and community events and activities that would impact large groups in the area.

Commissioner Hales said she had a few ideas. Moncure was a very rural area, and it was difficult to organize people. She said the African American churches in Moncure had a need for engagement. She said outreach in the community should occur at the health facility on Pittsboro Moncure Road and the recreation center.

Chair Howard suggested the fire station, but in collaboration with existing events would be most effective to reach more people.

Commissioner Logan said back to school activities were happening now and virtual access that people could check at their convenience with frequently asked questions would be helpful. Ms. Nealon gave an example that the consultants had organized a survey in past projects where community members would log in and submit questions for other projects.

5. What level of community engagement does the Board expect during Phase 2?

Mr. Smith thanked the Board for the discussion and input. He said the Plan Moncure and UDO planning processes may unite. The County decisions for the Plan Moncure process would fit into the framework for the UDO planning. Mr. Smith hoped the advisory committee would meet in September to draft a report for Phase 1. The Board would provide input, and the consultants would return to present in October and the Board could vote in November.

This Agenda Item was received and filed.

[22-4455](#)

2021 Chatham County Community Assessment Presentation

Attachments: [CA 2021 Presentation to Chatham BOC 08.29.2022 \(1\)](#)

Chatham County Public Health staff, Zachary Horner and Maia Fulton-Black, gave a presentation to the Board. (Presentation attached)

Chair Howard asked if the responses could be identified by geography. Chatham County Public Health (CCPH) staff were doing geographic analysis.

Commissioner Hales asked who else would have access to the presentation. Ms. Fulton-Black said health care related organizations, University of North Carolina's (UNC) Health in Moncure, and Chatham Community Library's (CCL) community engagement group will all have access. She said the presentation could be tailored to the audience. Commissioner Hales suggested Galloway Ridge and Carolina Meadows be recipients. She encouraged the Public Health department staff to reach out internally to Chatham County's Department of Social Services (DSS).

Chair Howard asked whether CCPH had reached out to nonprofits. Ms. Fulton-Black said CCPH had worked through Chatham Health Alliance (CHA) and other networking groups but had not reached out to the nonprofits individually. CCL's community group included many nonprofits.

Commissioner Hales encouraged CCPH staff to work with the Chatham County Sheriff's Office and provide a presentation.

Commissioner Logan asked for the total number of respondents. Ms. Fulton-Black

said around four hundred. He was very impressed with the level of interaction in 2018 when the Public Health staff went door to door. Ms. Fulton-Black said they hoped to resume door to door in the future.

This Agenda Item was received and filed.

[22-4436](#)

Receive Annual Update from United Way

Attachments: [UWCC Special Presentation](#)

Katie Childs gave a presentation to the Board. (Presentation attached)

Chair Howard thanked Ms. Childs, her staff, and their board for the work they have done.

This Agenda Item was received and filed.

[22-4438](#)

Vote on a request to approve recommended changes to Emergency Housing Fund Guidelines for FY23

Stephanie Watkins-Cruz gave a presentation to the Board.

Ms. Watkins-Cruz explained the Chatham County Emergency Housing Fund was a separate component of the Housing Trust Fund that had a separate process and ran throughout the year. The Emergency Housing Fund launched as soon as funds were available for the fiscal year. The EHF was going into its third year of existence and typically the general allocation was fifty thousand dollars. The Affordable Housing Advisory Committee had requested an additional twenty-five thousand from Article 46 funds.

She said the policy had been made flexible due to the lack of county infrastructure like a shelter. She said housing was on a spectrum.

The first policy change was listing additional eligible activities to be included but are not limited to: emergency transportation to safe shelter, gas cards to place of employment, clothes, food, rental assistance, foreclosure prevention, and eviction prevention.

The second policy change was to list a specific administrator in the policy to best assist those directly that were experiencing a crisis. Examples of specific administrators are Salvation Army, Love Chatham, Central Piedmont Community Action, Department of Social Services, and the Department of Court Programs. The third change to the policy would be to contact information by the addition of a general email account that would be sent to four people to assist with quicker response times and collaboration on case management.

A motion was made by Commissioner Hales, seconded by Commissioner 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

[22-4456](#)

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](#)

Lindsay Ray, Clerk to the Board, presented this item to the Board. She read the following into record and the Board of Commissioners voted to approve the items with no further discussion or edits.

1. Seek legislation, funding, and other efforts to expand digital infrastructure/broadband capability to the unserved and under-served areas and residents of the state. (Same as NCACC's Priority Goal #1)

2. Seek additional revenue sources, including a statewide bond referendum and expanded lottery proceeds, and changes to the Needs-Based Public School Capital Fund, to equitably address statewide public school and community college capital challenges. Revisions to the Needs-Based Public School Capital Fund that will allow more equitable access to counties to take advantage of the funds include:

- Allowing Needs-Based Public School Capital Funds to be used for renovations and improvements in addition to new construction.*

- Reducing or eliminating local match requirements for Tier 1 and Tier 2 counties.*

- Eliminate the five-year prohibition of receiving funds from the Public School Building Capital Fund by repealing G.S. 115C-546.2(f). (Same as NCACC's Priority Goal #2)*

3. Opposing legislation that imposes state control over local governments:

- Support legislation allowing counties flexibility in holding remote board meetings, allowing contemporaneous, virtual public hearings, in order to expeditiously conduct county business during emergencies. (Same as NCACC's General Goal #9)*

- Oppose efforts to divert to the state, fees or taxes currently allocated to the counties or to erode existing county revenue streams with unfunded mandates. (Same as NCACC's Priority Goal #5)*

- Seek legislation that will allow the North Carolina Sedimentation Control Commission an option to delegate portions of its authority under the Sedimentation and Pollution Control Act to local County programs for all private. State and Federal projects, at the request of the county. (Same as NCACC's Environmental Goal #7)*

- Seek legislation to restore county authority over solid waste management and oppose any further shift of authority away from local governments. (Same as NCACC's Environmental Goal #2)*

- Support efforts to provide greater flexibility to local governments in expenditure of 911 surcharge funds and ensure adequate funding for next-gen technology. (Same as NCACC's Public Safety Goal #1)*

- Support efforts to preserve and expand the existing local revenue base of counties and authorize local option revenue sources already given to any other jurisdiction to all counties. (Same as NCACC's Tax & Finance Goal #1)*

4. *Support the introduction and enactment of state low-income housing tax credit to assist with the construction of housing affordable to people of all income levels. (Same as NCACC's Tax & Finance Goal #4 plus the addition of Stephanie Watkins-Cruz's goal from Legislative Breakfast) Develop legislation that provides local government authority to facilitate the creation, preservation and support of affordable housing within development agreements as defined in General Statute 160D*

5. *Amend the sales tax legislation to require accurate county assignment of sales tax location for delivered goods so the correct county is identified and receives the revenue it deserves.*

6. *Increasing the recurring state funding for home community care block grant by 8 million as recommended by the NC Senior Tarheel Legislature and maintain the integrity of funding sources to support decision making.*

A motion was made by Commissioner Logan, 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

[22-4459](#)

Vote on a request to adopt a resolution amending the schedule of regular meetings of the Chatham County Board of Commissioners for calendar year 2022.

A motion was made by Vice Chair Gomez Flores, seconded by Commissioner Logan, that this Resolution #22-015 amending the schedule of regular meetings of the Chatham County Board of Commissioners for calendar year 2022, 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

ADJOURNMENT

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