



Chatham County, NC

Meeting Minutes

Board of Commissioners

Monday, March 15, 2021

6:00 PM

Agriculture & Conference Center

Work Session - 3:30 PM - Agriculture & Conference Center

Present: 4 - Chair Mike Dasher, Vice Chair Diana Hales, Commissioner Franklin Gomez Flores and Commissioner Jim Crawford

Absent: 1 - Commissioner Karen Howard

PUBLIC INPUT SESSION

No one signed up to speak.

BOARD PRIORITIES

[21-3812](#)

Vote on a request to approve a request by First American Title Insurance Company pursuant to N.C.G.S. § 105-228.37(a), for a refund of an overpayment of Chatham County Excise Tax of \$2,100.00 for Franklin County Parcel Identifier No. 042137, New Lot 1, Book 2014, Page 18, Franklin County Register of Deeds.

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

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

Absent: 1 - Commissioner Howard

[21-3805](#)

Vote on a request to approve a request from attorney Marianna C. Montana for a refund of \$1,750.00 in excise tax, plus interest accrued as outlined in N.C.G.S §105-228.37(f).

Attachments: [Montana request for excise tax refund](#)

[Montana - Closing Disclosure](#)

[Montana - Contract](#)

[Montana - Deed \(5\)](#)

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

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

Absent: 1 - Commissioner Howard

[21-3696](#)

Conversation with Congressman David Price

Congressman David Price and his staff participated in a discussion with the Board of County Commissioners.

Congressman Price is thankful to be able to sit down with the Board. The 4th District has been redrawn and now he largely represents the county with the exception of some western parts of the county. The new district includes Orange, Durham, Chatham, Wake, Granville and Franklin Counties. Congressional action has been very intense lately with passing the COVID relief bills and Congressman Price believes there is a lot of support in Congress for local and state governments.

He is chairman of the Transportation and Housing Appropriation sub-committee. He is getting a lot of messages from local governments about next year's budget and is happy to hear from the Chatham County Board on the matter. Congress will be restoring congressional earmarks, which Congressman Price supports. He is mainly here to hear what the Board is thinking and what it needs help with.

Chair Dasher knows Congressman Price has been busy and appreciates him taking time to speak to them.

Vice Chair Hales thanked him for being with the Board today. She asked if there is anything in the recovery package to support minority owned businesses. He said there is. It is organized in such a way that priority will be given to minority and women owned businesses. He stated that money from the original PPE program in the Cares Act was quickly claimed by well-established businesses and lending institutions before others had the chance to request funds. In the current bill, there is explicit priority given to minority-owned businesses, as well as a special provision for restaurants. The outcomes of this bill will still need to be monitored carefully.

Vice Chair Hales stated local governments are struggling with the issue of affordable housing, especially with the working poor. She noted that the new bill provides rental assistance and asked if Congress was working to address affordable housing as a national issue. Congressman Price stated there is provision in the bill providing \$19 million for rental assistance and \$10 million for mortgage assistance. Longer term, he definitely understands the challenge of affordable housing, especially with the development pressures in the Triangle. There is an affordable housing crisis and he understands the county is facing it with Chatham Park. He supports whatever the Board can get out of the developers. It is going to take every level of government to ensure affordable housing. Tracy Lovett is the main person on his staff who works with organizations and local governments to address affordable housing.

Commissioner Gomez Flores stated he is the first Latinx individual to be elected to the Chatham County Board of Commissioners. He would like to know what the plan is to provide permanent residency to undocumented people serving the country both in the armed forces and on the front lines in the fight against COVID. Congressman Price stated there is a lot of recovery that must be done as a result of the policies implemented over the last four years. The Biden Administration has made comprehensive immigration reform a priority. The indication in the Senate is that Republicans will not be partners on this issue and Democrats hold a very slim majority. Congressman Price thinks that what is being actively considered, and may before the

House soon, is a narrower approach to immigration reform that focuses first Dreamers and farm laborers. This could open the door up for broader immigration reform. There is also much work to be on the international level. We have to handle this in a humane and responsible way.

Commissioner Crawford asked to revisit the affordable housing conversation. He asked if Community Development Block Grant programs could be expanded. Congressman Price stated he agrees this should be a big part of the strategy to address the affordable housing problem and these programs have good bipartisan support, generally. It should be very flexible funding and help local governments leverage funds and private partnerships.

Commissioner Crawford stated that there is great need for reliable and affordable daycare and Pre-K education, especially single mothers. He asked if there was any way that issue could be pushed forward. Congressman Price stated that child care is an important component of the relief bill, providing \$42 billion in direct relief. We also need permanent, long-term increases for child care. Equally important to child care funding is the per-child tax credit included in the relief bill, which Congressman Price hopes can be made permanent.

Chair Dasher asked if there was any appetite for a large scale infrastructure bill. Congressman Price stated he believes there is an appetite for it but the biggest road block is how to pay for it. As chairman of the sub-committee, he looks forward to being part of the infrastructure initiative. He believes broadband should be considered the same way electrification of the rural areas was treated a century ago. Chair Dasher stated there is a desperate need for broadband in Chatham County and the county needs more flexibility to take action. Congressman Price asked for more information about that issue. He thinks there needs to be a discussion about local government authority. Commissioner Crawford stated we have a stumbling block at the state level because the state has forbidden towns and counties from establishing their own fiber connections for citizens. He asked if it would be possible for the federal government to force providers to make broadband available or to get states to allow local governments to have that authority. Congressman Price stated he thinks there need to be more federal resources available. Vice Chair Hales stated the broadband issue is a top priority for the North Carolina Association of County Commissioners but it is tough to move that needle. Congressman Price stated he looks forward to digging in more on this issue.

Chair Dasher stated now may be a good opportunity to do something meaningful and long lasting with climate change. He asked if there may be legislation coming soon to address climate change. Congressman Price stated climate change was a priority on Biden's first day. He stated he was happy with the NCDEQ Secretary Michael Regan being selected to lead the EPA. He also believes the appointments of Gina McCarthy and John Kerry to the White House are examples of the Biden administration making climate change a priority. This is also a priority for Congressman Price, as the deadline of irreversible climate change is closing in on us.

County Manager Dan LaMontagne stated he was glad to hear Price's comments about broadband. It is an essential utility. Congressman Price stated the time is right for this. He can't imagine a more important issue for the NCACC to provide guidance on. Mr. LaMontagne stated he knows the National Association of Counties is working with the Treasury Department on guidance of how to spend the money from the American Rescue Plan Act. He stated that the funds need to be flexible. He would also like to see the PPE application process to be as easy as possible for small businesses.

Congressman Price stated the new bill removes the restriction on local governments using the funds to backfill revenue. He stated that the PPE application process has been simplified but people can reach out to his office if they experience problems with it.

RECESS

Regular Session - 6:00 PM - Agriculture & Conference Center

INVOCATION and PLEDGE OF ALLEGIANCE

Chair Dasher asked everyone to pause for a moment of silence after which he asked everyone present to stand and recite the Pledge of Allegiance.

CALL TO ORDER

Chair Dasher called the meeting to order at 6:02 PM.

APPROVAL OF AGENDA and CONSENT AGENDA

The Chair asked to add two items to the consent agenda:

Vote on a request for the Board of Commissioners to approve an update to meeting calendar to change the location of all meetings through June 2021 to the Agriculture and Conference Center.

and

Vote on a request to approve amending County Manager Dan LaMontagne's contract.

Commissioner Gomez Flores also asked questions about the Martin Starnes audit contract on the consent agenda. He asked why the County can't hire a Chatham County firm. Finance Director Hope Tally explained that an audit firm must be approved by the LGC and the state of North Carolina as a certified local government auditor. The list is limited and to her knowledge there are no firms in Chatham County that meet that requirement. It is a very specialized area of accounting.

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

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

Absent: 1 - Commissioner Howard

[21-3808](#)

Vote on a request to approve November 16, 2020 Work and Regular Session Minutes, December 7, 2020 Regular Session Minutes, December 21, 2020 Work and Regular Session Minutes, January 11, 2021 Retreat Minutes, January 12, 2021 Retreat Minutes, and January 19, 2021 Regular Session Minutes.

Attachments: [Draft 11.16.2020 W & R Minutes](#)
[Draft 12.07.2020 minutes](#)
[Draft 12.21.2020 Minutes](#)
[Draft 01.11.2021 Minutes](#)
[Draft 01.12.2021 Minutes](#)
[Draft 01.19.2021 Minutes](#)

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

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

Absent: 1 - Commissioner Howard

[21-3810](#)

Vote on a request to accept \$217,983 Covid-19 Planning and Implementation of Mass Vaccination Funds.

Attachments: [\\$217,983 Covid-19 -Planning and Implementation of Mass Covid-19 Vaccination Funds](#)

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

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

Absent: 1 - Commissioner Howard

[21-3708](#)

Vote on a request to accept \$6,500 Breast and Cervical Cancer Control Program (BCCCP) additional Funds

Attachments: [\\$6,500 BCCCP Additional Funds](#)

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

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

Absent: 1 - Commissioner Howard

[21-3725](#)

Vote on a request to approve a Debt Write-Off for the Chatham County Public Health Department.

Attachments: [\\$40,844.08 Debt Write-Off](#)

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

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

Absent: 1 - Commissioner Howard

[21-3729](#)

Vote on a request to approve a quasi-judicial request by Matthew Malone, for a Conditional Use Permit Revision for a site plan change and request additional uses, Parcel 2759 being approximately 2.29 acres, located at 9553 US 15-501 N., Baldwin Township.

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

A motion was made by Commissioner Crawford, seconded by Vice Chair Hales, that this Resolution #2021-20 approving a conditional use permit request by Matthew Malone for Parcel No. 2759, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

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

Absent: 1 - Commissioner Howard

[21-3752](#)

Vote on a request to approve the naming of one (1) private road in Chatham County

Attachments: [Seaforth Preserve Drive Petition](#)
 [Seaforth Preserve Drive Map](#)
 [Seaforth Preserve Area Map](#)

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

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

Absent: 1 - Commissioner Howard

[21-3800](#)

Vote on a request to approve the naming of one (1) private road in Chatham County

Attachments: [Fair Acres Petition](#)
 [Fair Acres Map](#)
 [Fair Acres Area Map](#)

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

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

Absent: 1 - Commissioner Howard

[21-3760](#)

Vote on a request to approve the 2021 Audit Contract with Martin Starnes & Associates, CPAs, PA

Attachments: [Martin Starnes Contract for FY 2021](#)
 [Martin Starnes Engagement Letter for FY 2021](#)

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

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

Absent: 1 - Commissioner Howard

[21-3780](#)

Vote on Request to approve the contract with Waste Industries of Sanford for transfer station and to authorize the County Manager to execute the contract.

Attachments: [Service Agreement - Waste Industries Sanford 7.1.21](#)

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

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

Absent: 1 - Commissioner Howard

[21-3795](#)

Vote on a request to approve a lease agreement with Silk Hope Volunteer Fire Department Inc. in the amount of \$10 (\$1 a year for 10 years) for space for a County radio tower and authorize the Board Chair to execute the agreement.

Attachments: [Silk Hope FD Radio Tower Lease v20210222 Final](#)

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

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

Absent: 1 - Commissioner Howard

[21-3761](#)

Vote on a request to approve the bid from Bio-Nomics in the amount of \$305,744.00 for the Lagoon Dredging Project at the Chatham County water treatment plant and approve Dan LaMontagne, Chatham County Manager, to sign the contract on behalf of the County, after legal review.

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

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

Absent: 1 - Commissioner Howard

[21-3797](#)

Vote on a request to approve grant proposal to NC Department of Environmental Quality for Recycle Right education campaign

Attachments: [Chatham County CWRAR 2021 Grant Proposal.pdf](#)

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

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

Absent: 1 - Commissioner Howard

[21-3799](#)

Vote on a request to approve Fiscal Year 2020-2021 Budget Amendments

Attachments: [Budget Amendment 2020-2021 Mar21](#)

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

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

Absent: 1 - Commissioner Howard

[21-3801](#)

Vote on a request to approve the 2020 Community Child Protection Team Report

Attachments: [2020 Community Child Protection Team Report](#)

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

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

Absent: 1 - Commissioner Howard

[21-3802](#)

Vote on a request to approve Tax Releases and Refunds

Attachments: [February 2021 Release and Refund Report](#)

[February 2021 NCVTS Pending Refund Report](#)

[February 2021 Manual NCVTS Pending Refund Report](#)

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

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

Absent: 1 - Commissioner Howard

[21-3807](#)

Vote on a request to reappoint Matthew Stark to the Triangle South Workforce Development Board.

A motion was made by Commissioner Crawford, seconded by Vice Chair Hales,

that this Appointment be approved. The motion carried by the following vote:

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

Absent: 1 - Commissioner Howard

[21-3813](#)

Vote on a request to adopt a Resolution Supporting Keeping Longstanding Neighborhoods Intact

Attachments: [Chatham Parkway Resolution](#)

A motion was made by Commissioner Crawford, seconded by Vice Chair Hales, that this Resolution #2021-12 Supporting Keeping Longstanding Neighborhoods Intact, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

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

Absent: 1 - Commissioner Howard

[21-3809](#)

Vote on a request to approve a Resolution Proclaiming April 2021 as “North Carolina 811 Safe Digging Month”

Attachments: [Safe Digging Res](#)

A motion was made by Commissioner Crawford, seconded by Vice Chair Hales, that this Resolution #2021-13 Proclaiming April 2021 as “North Carolina 811 Safe Digging Month”, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

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

Absent: 1 - Commissioner Howard

[21-3937](#)

Vote on a request to amend the contract with the county manager with regards to the timeframe requiring residency in Chatham County.

Attachments: [County Manager Agreement](#)

A motion was made by Commissioner Jim Crawford, seconded by Vice Chair Diana Hales, that this Contract, attached hereto and by reference made a part hereof, was approved. The motion carried by the following vote:

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

Absent: 1 - Commissioner Howard

[21-3936](#)

Vote on a request to approve amending the Board of Commissioners regular meeting schedule to move all meetings through June 2021 to the Agriculture and Conference Center.

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

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

Absent: 1 - Commissioner Howard

End of Consent Agenda

SPECIAL PRESENTATION

21-3804

Recognition of Recent Retirees

Chair Dasher read a statement about Chatham County employee Annette Reaves, a recent retiree. Ms. Reaves was present.

Annette Reaves joined the facilities team in Chatham County in February 2013 after a long career at UNC. Though her career with Chatham was short by comparison, her impact certainly wasn't. Aside from excellence in her job duties, Annette was always moving and always smiling. Sometimes, you knew she was there before you could even see her because you could hear her laughter coming down the hall. Annette is proof positive that regardless of your job, be thankful and appreciate all that life presents you. Annette's response to questions about what she was going to do in retirement sums up her energy in one sentence: "I got things to do." Best wishes Annette and we hope you get everything you want to do crossed off your list.

Ms. Reaves thanked the Board.

PUBLIC INPUT SESSION

No one signed up to speak.

BOARD PRIORITIES

21-3803

Receive Presentation of Chatham County's 2021 Reappraisal

Attachments: [2021 Public Presentation for Reappraisal commissioners](#)

Tax Administrator Jenny Williams introduced revaluation consultant Ryan Vincent who gave a presentation to the Board. (Presentation attached)

Chair Dasher asked if a 2018 sale gets adjusted to reflect the last couple of years. Mr. Vincent stated they try to look at what is going on in a market and whether or not things in a neighborhood are increasing or decreasing.

Chair Dasher asked if when they value a property do they take into account proximity to open spaces, parks, freeways, etc. Mr. Vincent stated if they can articulate a pattern from the sales they will account for it. Vice Chair Hales asked about golf course lots. Mr. Vincent stated they will compare lots on a golf courts to those not on

a golf course.

Vice Chair Hales asked if there is any indication of value from a house that is served by wastewater treatment plant versus one on a septic system. Mr. Vincent stated if they can tell that someone is paying more or less for one of those systems they will account for it but most of the time they look at whether the lot is build able.

21-3811

COVID Update

Health Director Mike Zelek gave an update to the Board. About 25% of Chatham's population have received the first dose of the vaccine. 18% of residents have received their second doses. The County has started a partnership with Star Med to continue the vaccine clinics. Mr. Zelek encouraged everyone to get vaccinated as soon as they have they chance.

Vice Chair Hales asked how many vaccines were administered at the clinic today. Mr. Zelek stated 380.

Chair Dasher asked if the Health Department is partnering with Chatham County Schools on anything. Mr. Zelek said they are working with all schools and child care facilities for several weeks to identify school staff interested in getting the vaccine. Close to 1,000 school staff were entered into the database.

CLERK'S REPORT

Clerk to the Board Lindsay Ray reminded the Board about the 4H Achievement Night this Thursday at 6:30 pm.

Ms. Ray asked the Board to cancel the April 5th meeting due to no agenda items being submitted. The Board agreed.

There will be One on Ones on April 9th on the budget and she will email the commissioners to sign up for a slot.

Ms. Ray thanked Deputy Clerk Kaitlyn Warren, Lacey George, and Larilee Isley for all the help with getting the minutes caught up.

MANAGER'S REPORT

Mr. LaMontagne stated that Founding Day is on April 10th.

Mr. LaMontagne announced Hope Tally as the new Finance Director and Carolyn Miller as Assistant County Manager.

He stated there was a hack with Microsoft Exchange throughout the country. Staff applied the patches very early on and quickly.

He stated American Rescue Plan Act of 2021 was signed recently and there will be more to come on this. \$14.4 million has been allocated for Chatham County government.

COMMISSIONERS' REPORTS

Vice Chair Hales stated that Founding Day kicks off on April 10th and will include a

drive-thru area that starts at St. Bartholomew's Church. One of the stops will be a time capsule, which is going to be incorporated into Pittsboro's new Town Hall. The Time Capsule committee includes herself, Clerk Lindsay Ray, and Pittsboro Town Manager Chris Kennedy.

Vice Chair Hales also stated she recently attended a Triangle J stormwater infrastructure meeting. She wants to check on the status of the green roof on the Technology Building on the CCCC campus. She also attended a meeting with the NCACC Environment and General Government Committee. She also stated that on March 27th, the Chatham library is doing a "Women's Perspective of Chatham County" and she and Commissioner Howard will be on the panel. Vice Chair Hales would like the Board to think about adding a redistricting strategy for the county once we receive Census information and discussion on the Compact Community Ordinance in Chatham County that promotes regional wastewater and how to proceed with that to the April work session agenda.

Commissioner Gomez Flores stated the Board of Health met and focused on budget discussions. He also attended a JCPC meeting where the Exchange Club's Family Center discussed working in the county with youth who have experienced sexual trauma.

Commissioner Crawford stated he spent an afternoon picking up trash on Old Graham Highway and noticed that much of the trash was styrofoam. He is going to research if there is a solution to recycle styrofoam within the state.

ADJOURNMENT

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

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

Absent: 1 - Commissioner Howard