



Chatham County, NC

Meeting Minutes

Board of Commissioners

Monday, April 19, 2021

6:00 PM

Agriculture and Conference Center

Work Session - 2:00 PM - Agriculture and Conference Center

Present: 4 - Commissioner Mike Dasher, Commissioner Diana Hales, Commissioner Jim Crawford and Chair Karen Howard

PUBLIC INPUT SESSION

Bob Stark stated he had three requests regarding residential properties. He asked that the Board of Commissioners authorize people going through the revaluation process to use 2018 sales data and asked if the IT department could open up the compatibility map. His second request was that the County use some capital funding to invest in the IT department to build an application that would tell people the value of their property using sales data. He would also like the County to create another category of residential land defining subdivisions as less than two acres, homesteads as two to five acres, small farms and ranches as fifteen to fifty acres, and large farms and ranches as over fifty acres.

BOARD PRIORITIES

[21-3846](#)

Identify options for Chatham County, Town of Pittsboro and City of Sanford to share their respective resources with a goal of providing safe, reliable and sustainable water and wastewater utility services to their respective communities.

Attachments: [Chatham County BOC 04-19-21- Partnering Study-Final](#)
[Chatham County BOC 04-19-21-Sanford-Chatham County - Partnering Study-rev2](#)

County Manager Dan LaMontagne introduced representatives from Freese and Nichols: Charles Archer, Chris Bleck, and Bryan Jann.

Charles Archer delivered a presentation to the Board of Commissioners outlining regional water supply planning efforts. He explained that the City of Sanford is planning to expand its water capacity, and the Town of Pittsboro similarly needs to increase its water supply to meet future demand. The purpose of the study conducted by Freese and Nichols was to identify potential opportunities and forecast Pittsboro's future water usage. Currently, the Town of Pittsboro's peak summer usage is approximately one point two million gallons per day. While Chatham County's overall water supply is stable, long-term planning, particularly regarding the western intake, is essential. Archer noted that the Town of Fuquay-Varina has already contracted for six million gallons per day.

Archer also discussed inter-basin transfers, which occur when water is not returned to

its original basin. The Town of Pittsboro discharges wastewater into Roberson Creek, which flows into the Haw River. There is a two million gallon per day cap on the amount of wastewater that the Town of Pittsboro can send to Sanford. In the event of an emergency requiring additional capacity, an inter-basin transfer permit would be necessary, which is a process that typically involves multiple years of studies and regulatory review.

Vice Chair Hales inquired about the relationship between this plan and water sourced from Jordan Lake. Archer responded that the Town of Pittsboro's wastewater discharge into the Haw River, which drains into Jordan Lake, would be acceptable under current conditions.

Commissioner Crawford asked whether the infrastructure would involve two separate water lines. Archer confirmed that two lines would likely be required. He estimated the cost of the water main to Pittsboro at approximately seventeen million dollars, though a detailed study would be needed to determine the final cost.

Vice Chair Hales asked about intake capacity and whether drought scenarios were considered. Archer affirmed that drought conditions were included in the analysis. He noted that a similar presentation had been given to the Town of Pittsboro's Board of Commissioners and emphasized the opportunity for Chatham County to collaborate on the expansion. Pittsboro's projected expansion ranges from twelve million gallons per day to twenty-four or thirty million gallons per day.

Vice Chair Hales also asked about discussions with the City of Sanford regarding plant expansion. Archer stated that the City of Sanford had evaluated timing and cost scenarios for expanding capacity to twelve or eighteen million gallons per day. County Manager LaMontagne added that there is concern about water service to the Moncure megasite and the surrounding area, which has been part of the County's long-term planning efforts.

Vice Chair Hales asked whether the plant expansion would be completed in 2024. Archer clarified that 2024 is the target year for when the expansion would be needed.

Chair Dasher asked if the Town of Pittsboro would be relying on the western intake by the 2030. Archer responded that the long-term strategy for the Town of Pittsboro is to maintain operations until the western intake is completed in 2030.

Vice Chair Hales asked whether the Town of Pittsboro's wastewater needs would be met. Archer stated that projections indicate that the Town of Pittsboro would require four million gallons per day of wastewater capacity from Sanford. If this capacity is available, an inter-basin transfer would not be necessary.

The Board of Commissioners thanked the representatives from Freese and Nichols for the presentation.

This Agenda Item was received and filed.

[21-3837](#)

Request to Approve the Chatham County Equal Employment Opportunity (EEO) Plan

Attachments: [EEO Plan](#)

Human Resources Analyst Courtney Jones presented an overview of the Equal Employment Opportunity Plan to the Board of Commissioners.

Jones explained that the primary purpose of the Equal Employment Opportunity Plan is to produce an annual document that complies with federal laws addressing discrimination and adverse impacts, including Title VII of the Civil Rights Act. An additional objective of the plan is to achieve substantial equivalency with the North Carolina Office of State Human Resources personnel system. This alignment is particularly relevant for the Chatham County Health Department and the Department of Social Services, which currently operate under the state system.

Jones stated that by achieving this equivalency, Chatham County would be able to integrate Health and Department of Social Services into the County's pay and classification system. Jones noted that this integration would provide greater flexibility in areas such as recruitment, selection, job creation, job titles, salary determination, and grade setting.

Commissioner Howard expressed pride in the County's efforts and stated she was not surprised by the under representation of African American males in County employment. She inquired about the County's long-term strategy. Jones responded that the plan would evolve to include more targeted actions over time, with an initial focus on recruiting African American males into professional and administrative roles.

Commissioner Howard also asked whether the Board of Commissioners would receive regular updates. Jones confirmed that an annual utilization review would be conducted, and the resulting document would be shared with the Board of Commissioners each year.

The Board of Commissioners thanked Jones for the presentation.

Chair Dasher called for a motion.

A motion was made by Chair Karen Howard, seconded by Commissioner Diana Hales, that the Chatham County Equal Employment Opportunity (EEO) Plan be approved. The motion carried by the following vote:

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

[21-3841](#)

Receive FY2021 Third Quarter Budget Update

Attachments: [FY21 3rd Quarter Budget Update](#)

Budget Director Darrell Butts provided a high-level overview of the County's third quarter budget for fiscal year 2021.

Butts highlighted the County's operating expenses as a key point of pride. He noted that when the budget was initially approved, it was during the early stages of the COVID-19 pandemic. For approximately eight weeks, the County operated under spending restrictions, requiring departments to manage with minimal additional expenditures. Despite these constraints, staff effectively maintained operations.

Butts emphasized the critical role of the Coronavirus Relief Fund in supporting COVID-related expenses. He stated that the impact of these funds cannot be overstated, as they were essential in helping the County navigate the financial challenges brought on by the pandemic.

The Board of Commissioners thanked Butts for the presentation.

This Agenda Item was received and filed.

21-3842

Vote on a Request to Approve a Plan for the Disbursement of Additional Article 46 Sales Tax Proceeds

Budget Director Darrell Butts reviewed the specifics of the request.

The Board of Commissioners discussed Article 46 funding.

A motion was made by Vice Chair Hales, seconded by Commissioner Crawford, that the excess Article 46 funding be split between the three categories originally identified by the Board of Commissioners: affordable housing, agriculture, and parks and recreation. The motion carried by the following vote:

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

21-3843

Receive Presentation on Chatham County Board of Commissioners Redistricting After the 2020 Census

Attachments: [Chatham County Redistricting Presentation](#)

Assistant County Manager Bryan Thompson delivered a presentation to the Board of Commissioners on redistricting after the 2020 Census.

Chair Dasher inquired whether redistricting must occur within a specific timeframe following the release of Census data. County Attorney Bob Hagemann responded that he would review the 1995 legislation governing redistricting and report back to the Board of Commissioners. Hagemann noted that the issue was not unique to Chatham County. Approximately forty-five municipalities were unlikely to receive updated Census data prior to the July filing deadline for the 2021 municipal elections. These municipalities could petition to postpone their elections. Hagemann added that it would not be surprising if the 2022 county election schedule were adjusted, including a potential delay of the primary election date.

Commissioner Howard expressed appreciation for the ESRI data presented but emphasized that it was not a substitute for official Census data. She advocated for initiating redistricting discussions sooner rather than later. Thompson stated that staff recommended waiting for the release of Census data before making any decisions regarding redistricting.

County Manager Dan LaMontagne added that Census data would provide more precise population figures within each district.

Vice Chair Hales recalled the 2011 Board of Commissioners redistricting process and noted that advancements in Geographic Information Systems technology now allow for mapping to be completed in approximately thirty minutes. Hales emphasized that the configuration of district lines, whether drawn vertically or horizontally, would significantly impact the map and expressed a preference for incorporating resident input. Hales noted that the proposed timeline of three months was not practical.

Commissioner Howard asked whether the Board of Commissioners could begin discussing potential redistricting scenarios in the event certain population thresholds or

conditions were met.

Following his review of the 1995 legislation, Hagemann reported that the statute does not require redistricting to be tied to the Census in terms of timing or data usage. Legally, the Board of Commissioners is not obligated to use Census data and could defer redistricting until the 2024 election cycle using population estimates. While he acknowledged this may not be best practice, it remains a legal option.

Vice Chair Hales reiterated her belief that districts should be as equal in population as possible and expressed her preference to proceed with redistricting once official Census data is available.

The Board of Commissioners thanked Thompson and Hagemann for the presentation.

This Agenda Item was received and filed.

RECESS

The Board of Commissioners recessed until 6:00pm.

End of Work Session

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

INVOCATION and PLEDGE OF ALLEGIANCE

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

CALL TO ORDER

Chair Dasher welcomed those in attendance and called the meeting to order at 6:01PM.

APPROVAL OF AGENDA and CONSENT AGENDA

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

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

[21-3814](#)

Vote on a request to approve to award a service weapon to retiring Deputy Brad Johnson

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

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

[21-3826](#)

Vote on a request to approve \$16,441 Food and Lodging Inspection

Grant Funds.

Attachments: [\\$16,441 - FY 20-21 874 Food Lodging AA](#)

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

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

[21-3830](#)

Vote on a request to accept \$596,437 Covid-19-Epidemiology and Laboratory Capacity for Prevention and Control of Emerging Infectious Diseases Funds.

Attachments: [\\$596,437 Covid State Funds](#)

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

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

[21-3827](#)

Vote on a request to amend Title IX of the Chatham County, North Carolina Code of Ordinances to allow dogs in dog parks.

Attachments: [Amendment to Animals Running at Large Ordinance](#)

A motion was made by Commissioner Howard, seconded by Vice Chair Hales, that this Ordinance amending Title IX of the Chatham County Code of Ordinances, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

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

[21-3833](#)

Vote on a request to approve Tax Releases and Refunds

Attachments: [March 2021 Release and Refund Report](#)
[March 2021 NCVTS Pending Refund Report](#)
[March 2021 Manual NCVTS Pending Refund Report](#)

A motion was made by Commissioner Howard, 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: 5 - Commissioner Dasher, Commissioner Hales, Gomez Flores,
Commissioner Crawford, and Chair Howard

[21-3836](#)

Vote on a Request to Authorize the County Manager to Dispose of Property Asset #2464 Triple Wide Office Trailer by Contract

A motion was made by Commissioner Howard, 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: 5 - Commissioner Dasher, Commissioner Hales, Gomez Flores, Commissioner Crawford, and Chair Howard

[21-3825](#)

Vote on a Request to Approve the contract with Weiser Security Services for staffing at the Solid Waste Collection Centers and authorize the Manager to sign the contract pending legal review for a total amount of \$861,906.24.

Attachments: [Weiser 2021 contract w appendices](#)

A motion was made by Commissioner Howard, 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: 5 - Commissioner Dasher, Commissioner Hales, Gomez Flores, Commissioner Crawford, and Chair Howard

[21-3839](#)

Vote on a Request to Approve FY2021-2022 BCBC of NC Administrative Services Agreement (ASA) Contract Changes and authorize the county manager to execute renewal application documents.

Attachments: [2021 ASO Renewal Amendment Chatham County](#)

A motion was made by Commissioner Howard, 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: 5 - Commissioner Dasher, Commissioner Hales, Gomez Flores, Commissioner Crawford, and Chair Howard

[21-3840](#)

Vote on a Request to Approve FY2022-2024 dental insurance administration service contract with Delta Dental and authorize the county manager to execute the contract.

Attachments: [7-1-2021 Delta Dental Benefits Summary](#)

[7-1-2021 Delta Dental Certificate](#)

[7-1-2021 Delta Dental Contract](#)

[7-1-2021 Delta Dental Renewal](#)

A motion was made by Commissioner Howard, 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: 5 - Commissioner Dasher, Commissioner Hales, Gomez Flores, Commissioner Crawford, and Chair Howard

[21-3835](#)

Vote on a Request to Adopt a Resolution Declaring Property Surplus and Conveying Property to Chatham Animal & Rescue Education

Attachments: [Animal Shelter to CARES](#)

A motion was made by Commissioner Howard, seconded by Vice Chair Hales, that this Resolution #2021-15 Declaring Property Surplus and Conveying Property to Chatham Animal & Rescue Education, attached hereto and by

reference made a part hereof, be adopted. The motion carried by the following vote:

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

[21-3824](#)

Vote on a request to adopt a Resolution Approving the Addition of Streets in the Legend Oaks Subdivision to the North Carolina System of Secondary Roads

Attachments: [Resolution Request Package.pdf](#)
 [Legend Oaks Resolution.docx](#)

A motion was made by Commissioner Howard, seconded by Vice Chair Hales, that this Resolution #2021-16 For the Addition of Streets or Roads to the North Carolina System of Secondary Roads, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

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

[21-3847](#)

Vote on a request to approve the appointment of Alicia Koblansky to the Climate Change Advisory Committee.

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

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

[21-3848](#)

Vote on a request to approve the appointment of Brian Taylor as the ETJ member on the Town of Pittsboro Board of Adjustment.

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

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

[21-3849](#)

Vote on a request to approve Dennis Brooks at the Alternate ETJ Member on the Siler City Planning Board.

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

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

[21-3851](#)

Vote on a request to adopt a Resolution Authorizing the Disposition of Surplus Property by Privates Sale Pursuant to G.S. 153A-176 and G.S. 160A-266(c)

Attachments: [Surplus Property Disposition Resolution](#)

A motion was made by Commissioner Howard, seconded by Vice Chair Hales, that this Resolution #2021-17 Authorizing the Disposition of Surplus Property by Privates Sale Pursuant to G.S. 153A-176 and G.S. 160A-266(c), attached hereto

and by reference made a part hereof, be adopted. The motion carried by the following vote:

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

End of Consent Agenda

SPECIAL PRESENTATION

[21-3845](#)

Vote on a request to proclaim April 2021 as Child Abuse Prevention Month.

Attachments: [Resolution Proclaiming April 2021 Child Abuse Prevention Month](#)

Chair Dasher read the proclamation for the April 2021 Child Abuse Prevention Month.

Chair Dasher called for a motion.

A motion was made by Commissioner Jim Crawford, seconded by Chair Karen Howard, that this 21-51 Resolution Proclaiming April 2021 as Child Abuse Prevention Month be adopted. The motion carried by the following vote:

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

[21-3834](#)

Vote on a request to adopt a Resolution Proclaiming April 30, 2021 as "National Therapy Animal Day"

Attachments: [National Therapy Animal Day Resolution.doc](#)

Chair Dasher read aloud the Resolution Proclaiming April 30, 2021 as National Therapy Animal Day.

Chair Dasher called for a motion.

A motion was made by Chair Karen Howard, seconded by Commissioner Diana Hales, that the 21-52 Resolution Proclaiming April 30, 2021 as National Therapy Animal Day was adopted. The motion carried by the following vote:

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

[21-3832](#)

Vote on a request to adopt a Resolution Proclaiming May 2021 as Older Americans Month in Chatham County

Attachments: [2021 Resolution for OlderAmericansMonth.doc](#)

Chair Dasher read aloud the Resolution Proclaiming May 2021 as Older Americans Month in Chatham County.

Chair Dasher called for a motion.

A motion was made by Chair Karen Howard, seconded by Commissioner Jim Crawford, that the 21-53 Resolution Proclaiming May 2021 as Older Americans Month in Chatham County was adopted. The motion carried by the following

vote:

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

[21-3831](#)

Vote on a request to adopt a Resolution Proclaiming Vulnerable Adult and Elder Abuse and Exploitation Awareness Month in Chatham County

Attachments: [2021 Resolution for Elder Abuse Awareness Month \(2\).doc](#)

Chair Dasher read aloud the Resolution Proclaiming Vulnerable Adult and Elder Abuse and Exploitation Awareness Month in Chatham County.

Chair Dasher called for a motion.

A motion was made by Commissioner Jim Crawford, seconded by Chair Karen Howard, that the 21-54 Resolution Proclaiming Vulnerable Adult and Elder Abuse and Exploitation Awareness Month in Chatham County was adopted. The motion carried by the following vote:

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

PUBLIC INPUT SESSION

Rick Perry spoke in opposition to the proposed Chestnut Creek subdivision. He stated that he and his neighbors own large parcels of land and intentionally moved to the area to avoid dense development. Mr. Perry expressed concerns about increased runoff, noise, traffic, and pollution resulting from the subdivision. He also noted that the Planning Board had recommended denial of the project.

Claudia Perry spoke in opposition to the subdivision. Perry shared video footage of flooding that occurred in 2018 following clear-cutting in the area, which was forwarded to the Board of Commissioners. Perry expressed environmental concerns, stating that the land is not suitable for a subdivision due to poor drainage and soil conditions that do not support proper percolation.

Christine Liloia submitted written comments expressing concern about an unmarked stream near Walnut Branch Road. Liloia noted that the stream is currently active and identifiable by distinct wetland vegetation, including Cinnamon Fern and Netted Chain Fern. Liloia referenced Stewart Bryan's calculations, which suggest that septic fields and lines proposed just west of Walnut Branch Road may directly impact the stream. As a downstream resident, she voiced concerns about water quality and the potential effects of septic system placement on the stream and her property.

Clerk to the Board Lindsay Ray stated that Stewart Bryan had submitted additional comments, which would be forwarded to the Board of Commissioners and included in the official meeting minutes.

BOARD PRIORITIES

[21-3853](#)

COVID-19 Update

Public Health Director Mike Zelek gave an update to the Board of Commissioners.

Zelek said there had been a small uptick in COVID cases in North Carolina. These cases were seen in the younger adults and not older vaccinated adults. It was important to get the Chatham County community vaccinated for COVID-19. As of yesterday, forty two percent of Chatham County residents were at least partially vaccinated against COVID-19. Thirty one percent of Chatham County residents were fully vaccinated. Everyone sixteen years and older were eligible for vaccination in North Carolina. Studies were ongoing for younger children. Chatham County had partnered with StarMed for mass vaccinations.

Zelek thanked the Board of Commissioners and staff for their support.

The Board of Commissioner had no questions and thanked Mr. Zelek for the update.

This Agenda Item was received and filed.

[21-3838](#)

Vote on a Request to Approve a Resolution Amending Chatham County Personnel Policy-April 2021 for Paid Parental Leave

Attachments: [Personnel Policy \(Redline DRAFT 04-19-2021\)](#)
[Resolution Amending PP for paid parental leave 0421](#)

Assistant County Manager for Human Resources Carolyn Miller provided an overview of the specifics related to the County's parental leave policy.

Commissioner Howard inquired whether two County employees adopting the same child from foster care would both be eligible for parental leave. Miller confirmed that, in practice, both employees would be entitled to the benefit.

Commissioner Gomez Flores asked whether the policy applied to fathers as well. Miller affirmed that it does.

Vice Chair Hales expressed support for the policy, noting that it is a valuable benefit for the County to offer.

Miller added that foster parents would also qualify for parental leave when a new child is placed in their care.

The Board of Commissioners thanked Miller for the presentation.

Chair Dasher called for a motion.

A motion was made by Chair Karen Howard, seconded by Franklin Gomez Flores, that the 21-55 Resolution Amending Chatham County Personnel Policy-April 2021 for Paid Parental Leave was adopted. The motion carried by the following vote:

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

[21-3829](#)

Vote on a request to approve by Kirk Metty for subdivision **First Plat** review and approval of **Chestnut Creek**, consisting of 14 lots on 49.15 acres, located corner of Jones Ferry Road, SR-1540, parcel #1439.

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

Subdivision Administrator Kimberly Tyson presented the details of the subdivision request to the Board of Commissioners.

Paul Messick, attorney for the applicant, addressed the Board of Commissioners and requested approval of the application. Messick clarified that subdivision approvals differ from zoning or special use requests, as they are administrative decisions governed by the County's ordinances. Messick emphasized that denial of a first plat must be based on specific findings that demonstrate noncompliance with the ordinance. Messick encouraged the Board of Commissioners to rely on the expertise of County staff in evaluating such matters.

Commissioner Howard expressed concern regarding the number of proposed lots and the reliance on off-site septic systems.

Vice Chair Hales noted that she had attended all Planning Board meetings and reviewed the related video recordings. After considering the discussions and the number of septic crossings, Hales expressed concern that too much responsibility would fall on individual landowners for ongoing maintenance. Hales stated she was not in favor of approving the request.

Commissioner Gomez Flores asked how similar situations could be avoided in the future. Planning Director Jason Sullivan responded that revisions to the Unified Development Ordinance would be the appropriate avenue for addressing such concerns. Sullivan also noted that state legislation passed in 2019 prohibits local governments from restricting the use of off-site septic systems.

Chair Dasher acknowledged that while the Board of Commissioners has the authority to amend ordinances, the applicant had met all current requirements. Dasher noted that the Planning Board's recommendations lacked specific explanations as to how the request failed to meet regulatory standards. Dasher emphasized that the Board of Commissioners cannot deny applications based solely on preferences if the applicant is in compliance with existing regulations.

Commissioner Howard suggested that areas with heightened environmental sensitivity may warrant separate development standards. Howard stressed the importance of developing ordinance language that prevents inappropriate development in such areas.

Sullivan and Environmental Quality Director Rachael Thorn are collaborating to compile a list of issues to present to the Unified Development Ordinance consultant for consideration.

Vice Chair Hales raised the topic of the Jordan Lake Rules, noting that they were never officially adopted but are being revisited. Hales mentioned that Triangle J Council of Governments is working on the rules in coordination with One Water. Hales asked whether the proposed project would fall under the scope of the Jordan Lake Rules. Sullivan was uncertain but indicated that Thorn and her team are monitoring developments closely.

County Attorney Robert Hagemann provided a legal overview of the request, explaining that land use decisions generally fall into one of three categories: legislative, quasi-judicial, or administrative. Each category carries a different level of discretion. Legislative decisions allow the broadest discretion, followed by quasi-judicial. Administrative decisions, such as this one, are the most constrained and must adhere strictly to ordinance requirements. Hagemann noted that the Board of Commissioners

has sixty-five days to act on the request.

Commissioner Howard added that the Planning Board had submitted comments for the Board of Commissioners' consideration, which she had not yet reviewed.

The Board of Commissioners did not act on the request.

This Agenda Item was tabled.

CLERK'S REPORT

Clerk to the Board Lindsay Ray reminded Commissioners of their upcoming one-on-one meetings scheduled for April 30th at the Chatham County Agriculture and Conference Center.

Staff will present the proposed budget during the Board of Commissioners meeting on May 3rd. The public hearing for the budget is scheduled for May 17th. The Board of Commissioners agreed to allow a staff member to participate remotely from Wren Memorial Library during the May 17th meeting to facilitate public comments from Siler City residents, in lieu of holding a separate public hearing in Siler City.

Ray informed the Board of Commissioners that she and Deputy Clerk Kaitlyn Warren will attend the North Carolina Association of County Clerks Conference virtually from April 21st through April 23rd. County Attorney Robert Hagemann is scheduled to be one of the presenters at the conference.

MANAGER'S REPORT

County Manager Dan LaMontagne informed the Board of Commissioners that the County had received notice the previous week regarding the status of the 2018 Community Development Block Grant. The original intent of the grant was to convert a facility into a shelter; however, the County encountered challenges related to the operating requirements of the Community Development Block Grant program. In response, alternative proposals were developed to address the same community need. Ultimately, the Community Development Block Grant program requested that the grant be withdrawn, which released approximately four hundred thousand dollars that had been previously committed to the project. LaMontagne noted that this change presents an opportunity to redirect efforts using other available funding sources.

LaMontagne highlighted that the American Rescue Plan Act includes funding allocations for homelessness and affordable housing initiatives, which the County may be able to utilize. However, guidance regarding reporting requirements for American Rescue Plan Act funds has not yet been provided by the National Association of Counties or the North Carolina Association of County Commissioners. Mr. LaMontagne stated he would continue to monitor developments and keep the Board informed as additional information becomes available.

LaMontagne stated that the Clerk to the Board Lindsay Ray will coordinate with Chatham County Schools to schedule a tour of the newly constructed Seaforth High School and Chatham Grove Elementary School for the Board of Commissioners.

LaMontagne shared that he attended Founding Day on Saturday and encouraged all residents to participate in the Chatham 250 celebration by signing up for a Chatham 250 passport online.

COMMISSIONERS' REPORTS

Commissioner Crawford stated there had been complaints that there were no comps on GIS in Goldston. LaMontagne stated that he would look into it.

Commissioner Gomez Flores stated there would be a Board of Health meeting next week.

Vice Chair Hales stated she was on the North Carolina Association of County Commissioners call about the American Rescue Plan and was pleased that every county in North Carolina had received funding through the American Rescue Plan. Vice Chair Hales attended the Triangle Area Rural Transportation Group meeting, which discussed finding another way to raise money besides the gasoline tax. Vice Chair Hales will attend a meeting next week for Triangle J's Run Water group.

Commissioner Howard stated that Clyde Fest started this week and ran through May 2nd. It was the Arts Council's big arts event and would be spread throughout the county. Commissioner Howard would be moderating a panel discussion tomorrow evening with the North Carolina Commission of Racial and Ethnic Disparities in the Criminal Justice System on Confederate monuments across North Carolina with a panel of local experts. Commissioner Howard was invited to participate in a civics course on local government for the League of Women Voters on May 19th. Residents could contact Commissioner Howard if they had something they would like her to remind people about during her WCHL radio spot every other week.

Commissioner Dasher reminded everyone to get vaccinated.

ADJOURNMENT

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

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