



# Chatham County, NC

## Meeting Minutes

### Board of Commissioners

---

Monday, August 19, 2024

2:00 PM

Historic Courthouse Courtroom

---

#### Work Session - 2:00 PM - Historic Courthouse Courtroom

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

#### ADJUSTMENTS AND APPROVAL OF WORK SESSION AGENDA

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

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

#### RECOGNITION OF RETIREES

[24-5447](#)

Recognize Chatham County Retiree Cynthia Ellington

*Chair Dasher recognized and presented a framed certificate to Cynthia Ellington who retired from the position of Income Maintenance Caseworker II, after having served for seventeen years with Chatham County in the Department of Social Services.*

*The Board of Commissioners pause to take a group photo with Ellington.*

#### PUBLIC COMMENT SESSION

*Walter Harris, Chairman of the Chatham County ABC Board present the quarterly check for \$59,985.13. Harris stated that this is not the only money that county gets from the ABC System. The county also gets sales tax in addition, by law from the legislature, we give five percent to law enforcement and seven percent to the local schools. Part of the reason I'm here is to see if you have any questions. About what we do at the ABC Store. We have four stores, store number one is beside Lowes Food on 15-501, store number two is in Moncure, store number three is across from the Governor's Club, and store 4 is at Wilsonville. We have a good selection, and we welcome you to come and shop with us.*

#### BOARD PRIORITIES

[24-5461](#)

Receive a presentation concerning a potential utility merger of Chatham County and TriRiver Water (Sanford)

**Attachments:** [Potential Merger Between Chatham County Utilities and TriRiver](#)

County Manager Dan LaMontagne shared a presentation on the potential utility merger of Chatham County and TriRiver.

LaMontagne gave the following background:

1. Purchased water from Sanford for years for Asbury and Southwest water systems in Chatham.
2. ILA with Sanford for water and wastewater service in Moncure for the TIP site since 2016. Key partner for Vinfast and Plan Moncure.
3. Chatham currently conveys one million gallons per day from Sanford to Siler City.
4. Sanford partnered with Pittsboro, Chatham, Fuquay Varina, and Holly Springs on a water plant expansion.
5. Sanford changes the name of their utility to TriRiver Water to better reflect the regional nature of their service areas.
6. Pittsboro merger with TriRiver Water – Complete July 2024.
7. Siler City is negotiating an agreement with TriRiver Water to merge utilities. Expected in October 2024 with full transition by July 2025.
8. NC Legislature directed a 421corridor study to explore regional water and wastewater services - Finalized May 1, 2024.
9. Collaboration and regionalization among neighboring water/wastewater providers is essential.

LaMontagne shared the following benefits of the merger:

*Regionalization:*

- System resiliency/ sustainability
- Future capital projects
- Hwy 421 Plan alignment
- DEQ/Legislature support
- Goldston support

*Economic:*

- Economies of scale
- Efficient systems
- Grant funding

*Strategic Value:*

- Plan Moncure alignment

*Interests to Ensure*

- Ensure staff are supported
- Eventual rate parity
- Adherence with Chatham UDO
- Preserve the rural character
- Retain land use authority
- No impact on General Fund

The Board of Commissioners asked questions of LaMontagne and discussed the map, the lack of funding for the smaller systems, supporting Plan Chatham, timing, and public input.

The Board of Commissioners directed staff to explore the merger with TriRiver and come back with a recommendation for a merger agreement.

**This Agenda Item was referred to the County Attorney.**

## Horticulture Program

**Attachments:** [Horticulture Program presentation 8-19-2024](#)

*Horticulture Extension Agent Matt Jones with NC Cooperative Extension updated the Board of Commissioners on the Extension Horticulture Program.*

*Jones gave an overview of the Land-Grant University Model - Teaching - Research - Extension. North Carolina is home to two land-grant institutions, one with North Carolina State University and the other with N.C. A & T State University. The universities work alongside federal, state and local governments to form a strategic partnership called N.C. Cooperative Extension.*

*Jones stated that the core program areas of Extension is to improve the lives of North Carolinians through programs and partnerships focused on agriculture, food and nutrition, and 4-H youth development. Extension keeps North Carolina's \$100+ billion agriculture industry growing and sustainable by connecting growers with research-based information and technology. Extension helps people make healthier decisions, reduce their risk of chronic disease and live better lives. Through a range of FCS efforts, our experts promote a lifetime of good health. Extension's 4-H program is the largest youth development organization in North Carolina. Through clubs and camps, 4-H equips hundreds of thousands of youths with life skills for success.*

*Jones stated that Extension was created over 100 years ago to help bring agricultural research to farmers and rural areas. In the 21st century, we have grown to encompass much more without losing sight of our mission. We continue to evolve and innovate to meet the needs of the diverse audiences we serve statewide.*

*Jones gave an overview of the Horticulture Outreach Program. The Horticulture Program target audiences include commercial nurseries, home and community gardeners, green industry, and landscape professionals.*

*Jones shared dates of upcoming workshops, webinars, and events.*

*Jones stated that the Master Gardner program has seventy-seven active volunteers with 2,780 hours volunteered, 1720 client contacts, with \$83,261 in volunteer time.*

*The Board of Commissioners thanked Jones for presenting the update.*

**This Agenda Item was received and filed.**

[24-5424](#)

## Receive the quarterly update on American Rescue Plan Act Funds

**Attachments:** [ARPA Quarterly Update 8.19.24](#)

*Budget and Management Analyst Will Curvin presented the American Rescue Plan Act Quarterly Update.*

*Curvin stated that Chatham County was allocated a total of \$14,464,924, with a grant period of March 3, 2021, to December 31, 2026. December 31, 2024, is the obligation deadline – recipients must obligate or incur expenses to continue spending until 2026.*

*Curvin stated that the obligation deadline only impacts our direct federal funds. The \$10 million used for revenue replacement, freeing up local dollars referred to as American Rescue Plan Act-enabled funds used for a variety of American Rescue Plan*

Act projects are not subject to this deadline. The remaining \$4.64 million of the American Rescue Plan Act award is going to towards the following projects: Completing Access to Broadband Grant Match - \$2,000,000, Hydrant Repair Project - \$1,000,000, Emergency Housing Assistance Program - \$225,000, County employee Vaccine Incentive – \$72,917 (completed), Costs for community engagement meetings – \$1,365 (completed), and Costs for American Rescue Plan Act funded positions from 2023 through 2026 – \$1,165,642.

Curvin shared the following list of Straight American Rescue Plan Act Projects (Federal Dollars): Completing Access to Broadband Grant Match, Capital Improvement Plan: Hydrant Repair Project, Housing Division Positions, Diversion Programs Positions, Department of Social Services Housing Assistance, Vaccine Incentive, and Community Engagement for American Rescue Plan Act.

Curvin shared the following list of American Rescue Plan Act Enabled Projects (Local Dollars): Capital Improvement Plan: Parker's Ridge Park, Capital Improvement Plan: Detention COVID-19 Facility Modifications, Capital Improvement Plan: Expansion of Fiber Network to Siler City, Nonprofit Grants, Great Grant Match, CAB Grant Match, Early Childhood Assessment, Webb Squared Contract, Homelessness & Housing Instability Working Group, UNC Fellows Program, and Computers/Supplies for American Rescue Plan Act Positions.

Curvin stated that the following projects were completed: American Rescue Plan Act Community Engagement, Early Childhood Assessment, GREAT Grant Match, Staff Vaccine Incentive, UNC Fellows Program Intern, Webb Squared Contract for Inclusive Economic Development, United Way Administration Fee for Housing and Homelessness Instability Working Group, and Computers/Supplies for American Rescue Plan Act Funded Positions.

Curvin stated that the following projects are still in progress: Completing Access to Broadband Grant Match; Diversion Programs: Parenting Educator, Substance Abuse Counselor, and Reentry Case Manager (FY 25 Recommended); Department of Social Services Housing Assistance Emergency Household Assistance Program; Housing Division: Housing & Community Development Officer and Emergency Housing Coordinators (2); Nonprofit Grants, Detention Center Build Out, County Fiber Extension to Siler City, Parker's Ridge Park, and Hydrant Repair Project.

Curvin updated the Board of Commissioners on the Department of Social Services Emergency Household Assistance Program, which runs through June 2024, 127 households approved for program with \$204,409 spent through June 2024, average of \$1,648 per family. The project budget at 91%.

Curvin reviewed the Hydrant Repair Project. The project specifications have been prepared by the Utilities Department. Working with the Finance Department to get the project out to bid the first week of September. The project is currently expected to be under contract by the end of November.

Curvin updated the Board of Commissioners on the Completing Access to Broadband Program. Bright Speed was awarded the Completing Access to Broadband project. Memorandum of Understanding with North Carolina Department of Information Technology for Completing Access to Broadband is on the consent agenda tonight. Curvin shared a map of the Completing Access to Broadband Locations. Curvin shared the total Completing Access to Broadband project cost, which includes a county match of \$2,265,946.90, a State match of \$2,265,946.90, and a Bright Speed match

\$1,942,240.20, with the total project amount of \$6,474,134.00.

Curvin shared the expenditures for April 2024 to June 2024 for the projects along with the projected expenditures.

The Board of Commissioners discussed the broadband project and how impactful the project will be and thanked Curvin for the update.

**This Agenda Item was received and filed.**

### [24-5467](#)

Receive a presentation from the Conservation Working Group

**Attachments:**     [Conservation Working Group Q2 Presentation 8-19-2024](#)

*Environmental Quality Director Kevin Lindley and Trails and Open Space Planner Ben Rippe presented the bi-annual update from the Conservation Working Group.*

*Rippe stated that the purpose of the group is to bring together departments addressing the County's environmental goals on a regular basis to discuss ongoing work and find opportunities to collaborate. The updates focus on quarter two.*

*Rippe shared the land update. The Farmland Preservation Trust Fund approved the first three awards. The updated Farmland Preservation Plan is being finalized and will come before the Board of Commissioners. The Farmland Preservation Workshop in June saw 80 participants. GIS staff have been collaborating with departments to develop new/updated public tools: Parks & Recreation Viewer (filters/layers for amenities, facilities, trails, etc.), Land Records Viewer (filters/layers for floodplains, zoning, cons. easements, etc.), and Conservation Viewer – In Progress (habitat and species data, managed land, etc.). Ongoing research on creating public funds for trails and land conservation.*

*Rippe shared the watershed protection update. Ongoing feasibility study for Advanced Metering Infrastructure (increased data on home water usage, leaks in water utility lines are discovered and addressed faster). New GIS Hub subscription used to develop the "Rivers of Chatham" website, offering real-time updates on safety conditions, info on water quality, and helpful tips for trips along our rivers. "Rivers of Chatham" was showcased at the National Environmental Systems Research Institute Conference in San Diego. Ongoing feasibility study to address erosion at the South Bynum River Access on the Haw. Ongoing development review focused on protecting water quality as growth increases: 880 Erosion Control Inspections, 37 Riparian Buffer Reviews, 4 USGS/NRCS Confirmations, 19 Stormwater Control Measure Inspections. Increased focus on stormwater to account for rapid growth: Developed new online forms to increase efficiency of stormwater review and streamline contact/questions between staff and developers/owners, building new tools for stormwater education and increasing overall data collection of stormwater facilities, Implemented new process for ensuring adequate stormwater facilities on commercial projects.*

*Lindley shared the update concerning climate and resilience. Chatham was awarded funding from federal Climate Pollution Reduction Grant to build electric vehicle charging stations. Overall utilization of electric vehicle charging infrastructure has increased. Chatham County Waste Reduction & Recycling Enthusiast Program has begun. The Waste Composition Study has been completed and the results will be published soon. Ongoing collaboration to use the awarded Energy Futures Grant funds to establish the three libraries in Chatham County as Resilience Hubs. Signage installed to promote safety on the Haw River, project included in Regional Resiliency*

*Portfolio from Central Pines Regional Council. First heat season with the Chatham County Heat Action Plan: Pre-heat season kick-off meeting occurred on April 25th, bringing together various county departments, the Town of Pittsboro and Siler City staff, Chatham Hospital, and several community-based organizations, Developed educational materials about preventing heat-related illnesses and ongoing monitoring of heat related illness emergency calls, Programming for assisting families with high energy bills from cooling and distributing box fans to those without AC, Established cooling centers with water and seating at the three libraries, and Created misting stations at county parks for those unable to visit the cooling centers.*

*Lindley shared the natural resources update. The ongoing county-wide Natural Heritage Program Inventory has received permission to survey over 7,000 acres of properties. Parks & Recreation and Environmental Quality shared internship project to develop an invasive species control program for county-owned parks. Ongoing educational programming include Chatham Conservation Partnership Webinar on Bumble Bee Conservation – 115 participants, Chatham Conservation Partnership Webinar on Fireflies – 120 participants, 13 Pollinator Garden Tours in Q2 – 330 participants, Landscaping for Pollinators at the Native Plant Conference in Cullowhee – 25 participants, Identification of North Carolina Pines Workshop – 17 participants, and Tree Identification and Forest Ecology Walk at Carolina Meadows – 27 participants. Chatham County is being considered by North Carolina Department of Transportation for a study on creating wildlife crossings around roadways.*

*Lindley shared the upcoming Conservation Working Group collaborations, which include Conservation Goals Dashboard and Implementation Plan Project: Establish consensus- and equity-based metrics for Comprehensive Plan environmental goals, develop a public dashboard for tracking progress made towards those goals, and create an implementation plan for achieving remaining goals and the contractor has been hired and will be presenting to the Board of Commissioners in the coming months to seek guidance on the project. The Conservation Working Group has joined the Grant Assistance Program at Central Pines Regional Council and will be engaging in a workshop to identify and prioritize projects for large funding opportunities.*

*Lindley asked the Board of Commissioners if they had any feedback on the update schedule or format. The Board of Commissioners agreed that the presentation was very helpful, and they would like to continue the semi-annual updates.*

*The Board of Commissioners thanked Rippe and Lindley and the rest of the group for their continued work.*

**This Agenda Item was received and filed.**

[24-5458](#)

Vote to adopt a resolution approving the 2025 Board of Commissioners Meeting and Budget Calendars

**Attachments:** [Resolution approving the 2025 Board of Commissioners meeting schedule 8-19-2024](#)  
[2025 BOC Meeting Calendar Draft](#)  
[FY25 Budget Calendar DRAFT](#)

*Budget Director Darrell Butts presented the 2025 fiscal year budget calendar and Clerk to the Board Jenifer Johnson presented the 2025 Board of Commissioners meeting calendar.*

*The Board of Commissioners discussed the calendars.*

A motion was made by Commissioner Kenlan, seconded by Vice Chair Howard, that the 24-35 Resolution for the 2025 Board of Commissioners Meeting and Budget Calendars be adopted. The motion carried by the following vote:

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

**CLOSED SESSION**

[24-5462](#)

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

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

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

[24-5463](#)

Vote to come out of closed session

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

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

**End of Work Session**

**RECESS**

*The Board of Commissioners had a short recess before continuing to the Regular Session.*

**Regular Session - 6:00 PM - Historic Courthouse Courtroom**

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

**ADJUSTMENTS AND APPROVAL OF REGULAR SESSION AGENDA**

A motion was made by Vice Chair Howard, seconded by Commissioner Delaney, to approve the Regular Session agenda. The motion carried by the following vote:

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

**INVOCATION and PLEDGE OF ALLEGIANCE**

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

**CALL TO ORDER**

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

**APPROVAL OF CONSENT AGENDA**

**A motion was made by Vice Chair Howard, seconded by Commissioner Gomez Flores, to approve the consent agenda as presented. The motion carried by the following vote:**

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

**[24-5454](#)**

Vote to approve the October 18, 2021 Work and Regular Session Minutes

**Attachments:** [10-18-2021 Minutes Draft as of 7-31-2024](#)

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, that the October 18, 2021 Work and Regular Session Minutes be approved. The motion carried by the following vote:**

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

**[24-5455](#)**

Vote to approve the December 8, 2021 Special Meeting Minutes

**Attachments:** [12-8-2021 Minutes Draft as of 7-30-2024](#)

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, that the December 8, 2021 Special Meeting Minutes be approved. The motion carried by the following vote:**

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

**[24-5376](#)**

Vote to approve the March 20, 2023 Regular Session Minutes

**Attachments:** [03-20-2023 Minutes Draft](#)

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, that the March 20, 2023 Regular Session Minutes be approved. The motion carried by the following vote:**

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

**[24-5375](#)**

Vote to approve the April 17, 2023 Regular Session Minutes

**Attachments:** [4-17-2023 Minutes Draft](#)



**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, that the April 17, 2023 Regular Session Minutes be approved. The motion carried by the following vote:**

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

[24-5371](#)

Vote to approve the May 1, 2023 Regular Session Minutes

**Attachments:** [5-01-2023 Minutes Draft](#)

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, that the May 1, 2023 Regular Session Minutes be approved. The motion carried by the following vote:**

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

[24-5372](#)

Vote to approve the May 15, 2023, Regular Session Minutes

**Attachments:** [5-15-2023 Minutes Draft](#)

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, that the May 15, 2023, Regular Session Minutes be approved. The motion carried by the following vote:**

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

[24-5373](#)

Vote to approve the May 16, 2023 Budget Public Hearing Minutes

**Attachments:** [5-16-2023 Minutes Draft](#)

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, that the May 16, 2023 Budget Public Hearing Minutes be approved. The motion carried by the following vote:**

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

[24-5374](#)

Vote to approve the May 23, 2023 Budget Work Session Minutes

**Attachments:** [5-23-2023 Minutes Draft](#)

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, that the May 23, 2023 Budget Work Session Minutes be approved. The motion carried by the following vote:**

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

[24-5479](#)

Vote to approve the July 15, 2024 Work and Regular Session Minutes

**Attachments:** [7-15-2024 Minutes Draft](#)

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, that the July 15, 2024 Work and Regular Session Minutes be approved. The motion carried by the following vote:**

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

[24-5464](#)

Vote to appoint David McKay as an Alternate member of the Board of Equalization and Review with the term expiring on December 21, 2027

**Attachments:** [ERB - David McKay Advisory Committee Application](#)

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, to appoint David McKay as an Alternate member of the Board of Equalization and Review with the term expiring on December 21, 2027. The motion carried by the following vote:**

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

[24-5460](#)

Vote to approve the request from the Transportation Advisory Committee (TAC) to reduce the number of members on the committee from eleven to seven and move Lenore Yarger from a District 4 appointment to an At-Large appointment and amended the Advisory Board Policy

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, to approve the request from the Transportation Advisory Committee (TAC) to reduce the number of members on the committee from eleven to seven and move Lenore Yarger from a District 4 appointment to an At-Large appointment and amended the Advisory Board Policy. The motion carried by the following vote:**

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

[24-5469](#)

Vote to amend the Policy Guidelines for the Housing Trust Fund

**Attachments:** [FY25 Housing Trust Fund Policy Guidelines](#)

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, to amend the Policy Guidelines for the Housing Trust Fund. The motion carried by the following vote:**

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

[24-5436](#)

Vote to approve competitive bid exemption and sole source under North Carolina G.S. 143-129(e)(6) for Enpira for utility data collection and management

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, to approve competitive bid exemption and sole source under North Carolina G.S. 143-129(e)(6) for Enpira for utility data collection and management. The motion carried by the following vote:**

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

[24-5492](#)

Vote to approve Recreational Trails Program Grant application for the Haw River State Trail Pegg Tract Improvements

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, to approve Recreational Trails Program Grant application for the Haw River State Trail Pegg Tract Improvements. The motion carried by the following vote:**

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

[24-5493](#)

Vote to approve Great Trails State Grant application for the Haw River State Trail Pegg Tract Improvements

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, to approve Great Trails State Grant application for the Haw River State Trail Pegg Tract Improvements. The motion carried by the following vote:**

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

[24-5494](#)

Vote to approve Great Trails State Grant application for Deep River State Trail Feasibility Study for Chatham County

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, to approve Great Trails State Grant application for Deep River State Trail Feasibility Study for Chatham County. The motion carried by the following vote:**

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

[24-5487](#)

Vote to approve the Sheriff's Office grant application for Essential Personnel software

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, to approve the Sheriff's Office grant application for Essential Personnel software. The motion carried by the following vote:**

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

[24-5475](#)

Vote to approve the joint application for the North Carolina State Department of Instruction's (DPI) Needs-Based Public School Capital Fund with Chatham County Schools for three capital projects - Namely, the replacement of school gymnasiums in Bennett, Bonlee, and Silk Hope (a total of three gymnasium replacements)

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, to approve the joint application for the North Carolina State Department of Instruction's (DPI) Needs-Based Public School Capital Fund with Chatham County Schools for three capital projects - Namely, the replacement of school gymnasiums in Bennett, Bonlee, and Silk Hope (a total of three gymnasium replacements). The motion carried by the following vote:**

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

[24-5445](#)

Vote to accept \$50,000 in additional aid to County funding from NCDHHS (ARPA Temporary Savings Fund for Public Health Services) to support delivery of essential public health services

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, to accept \$50,000 in additional aid to County funding from NCDHHS (ARPA Temporary Savings Fund for Public Health Services) to support delivery of essential public health services. The motion carried by the following vote:**

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

[24-5448](#)

Vote to accept \$7,885 in additional CDC COVID-19 Vaccination Program funds to be spent on costs related to transitioning electronic medical records systems

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, to accept \$7,885 in additional CDC COVID-19 Vaccination Program funds to be spent on costs related to transitioning electronic medical records systems. The motion carried by the following vote:**

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

[24-5446](#)

Vote to accept \$89,265 roll-over State funding from FY24 for Communicable Disease Pandemic Recovery

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, to accept \$89,265 roll-over State funding from FY24 for Communicable Disease Pandemic Recovery. The motion carried by the following vote:**

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

[24-5495](#)

Vote to accept \$13,222.00 in Minority Diabetes Prevention Program Funds

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, to accept \$13,222.00 in Minority Diabetes Prevention Program Funds. The motion carried by the following vote:**

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

[24-5489](#)

Vote to amend the County Fee Schedule for the addition of Historic Courthouse rental

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, to amend the County Fee Schedule for the addition of Historic Courthouse rental. The motion carried by the following vote:**

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

[24-5471](#)

Vote to approve the amendment to the American Rescue Plan Funds Grant Project Ordinance

**Attachments:** [Amended ARPA Grant Project Ordinance \(8.19.24\)](#)

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, to approve the amendment to the American Rescue Plan Funds Grant Project Ordinance. The motion carried by the following vote:**

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

[24-5470](#)

Vote to approve a Fiscal Year 2024-2025 budget amendment for the Housing Trust Fund

**Attachments:** [Budget Amendment 2024-2025 Aug 19](#)

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, to approve a Fiscal Year 2024-2025 budget amendment for the Housing Trust Fund. The motion carried by the following vote:**

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

[24-5466](#)

Vote to approve Tax Releases and Refunds

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

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

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

[24-5488](#)

Vote to waive the courthouse rental fee for Volunteers for Youth to hold Teen Court

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, to waive the courthouse rental fee for Volunteers for Youth to hold Teen Court. The motion carried by the following vote:**

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

[24-5472](#)

Vote to approve a contract with UNC Health for implementation of EPIC Electronic Medical Records (EMR) system at the Chatham County Public Health Department

**Attachments:** [Master Epic Connect Contract](#)

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, to approve a contract with UNC Health for**

implementation of EPIC Electronic Medical Records (EMR) system at the Chatham County Public Health Department. The motion carried by the following vote:

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

[24-5477](#)

Vote to approve an agreement for client services with SphereCommerce, LLC for payment processing services related to the implementation of EPIC Electronic Medical Records (EMR) system at the Chatham County Public Health Department

**Attachments:** [Sphere Commerce Client Service Agreement](#)

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, to approve an agreement for client services with SphereCommerce, LLC for payment processing services related to the implementation of EPIC Electronic Medical Records (EMR) system at the Chatham County Public Health Department. The motion carried by the following vote:**

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

[24-5496](#)

Vote to approve amendment #1 to the Southern Health Partners contract for the Sheriff's Office Detention Center

**Attachments:** [SHP Contract Amendment #1](#)  
[Southern Health Partners - 7-1-2022](#)

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, to approve amendment #1 to the Southern Health Partners contract for the Sheriff's Office Detention Center. The motion carried by the following vote:**

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

[24-5443](#)

Vote to approve an agreement with Central Carolina Community College a joint-use of the Chatham Community Library

**Attachments:** [CCCC Joint-Use Library Inter-Institutional Agreement](#)

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, to approve an agreement with Central Carolina Community College a joint-use of the Chatham Community Library. The motion carried by the following vote:**

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

[24-5485](#)

Vote to approve a Memorandum of Understanding (MOU) with North Carolina Department of Information Technology (NCDIT) for Completing Access to Broadband Program (CAB) Allocation

**Attachments:** [NC Department of Information Technology CAB MOU](#)

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, to approve a Memorandum of Understanding with North Carolina Department of Information Technology for Completing Access to Broadband Program Allocation. The motion carried by the following vote:**

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

[24-5465](#)

Vote to approve the Option to Purchase a Conservation Easement between Chatham County and Pokeberry Mitigation LLC on the 1.5 acres for the Pokeberry Creek and tributaries restoration project

**Attachments:** [Pokeberry Mitigation - Chatham County - Option for Conservation Easement](#)  
[Pokeberry Restoration Map](#)

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, to approve the Option to Purchase a Conservation Easement between Chatham County and Pokeberry Mitigation LLC on the 1.5 acres for the Pokeberry Creek and tributaries restoration project. The motion carried by the following vote:**

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

[24-5441](#)

Vote to approve an agreement to purchase property in ownership of the Chatham County Board of Education located on JS Waters School Road at a value of \$23,560.00

**Attachments:** [Agreement for Purchase of Real Property Schools JS Waters JS Waters Property](#)

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, to approve an agreement to purchase property in ownership of the Chatham County Board of Education located on JS Waters School Road at a value of \$23,560.00. The motion carried by the following vote:**

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

[24-5442](#)

Vote to adopt a resolution declaring property surplus and authorizing the conveyance to Chatham Habitat for Humanity

**Attachments:** [BOC Resolution - Convey Property to Habitat - JS Waters Road - School Property - August 2024](#)  
[JS Waters Property](#)

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, to adopt a resolution declaring property surplus and authorizing the conveyance to Chatham Habitat for Humanity. The motion carried by the following vote:**

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

[24-5449](#)

Vote to adopt a resolution authorizing the sale for a right of way and a permanent utility easement totaling 0.037 acres on county-owned property located at 2855 Old US 1 in Moncure to the North Carolina Department of Transportation for \$5,050

**Attachments:** [Resolution Authorizing the Sale of ROW and PUE to NCDOT at Moncure Collection Center Property - August 2024](#)  
[Image of Parcel 049 and ROW and PUE - DOT Purchase - August 2024](#)

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, to adopt a 24-36 Resolution authorizing the sale for a right of way and a permanent utility easement totaling 0.037 acres on county-owned property located at 2855 Old US 1 in Moncure to the North Carolina Department of Transportation for \$5,050. The motion carried by the following vote:**

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

[24-5450](#)

Vote to adopt a resolution for the addition of streets into the Briar Chapel Subdivision

**Attachments:** [Resolution Briar Chapel Round 4A Subdivision 8-19-2024](#)  
[NCDOT Request for letter for Briar Chapel 4A resolution](#)

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, to adopt a 24-37 Resolution for the addition of streets into the Briar Chapel Subdivision. The motion carried by the following vote:**

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

[24-5437](#)

Vote to adopt a resolution amending the Chatham County Alcohol and Drug Free Workplace Policy

**Attachments:** [Alcohol and Drug Free Work- Updated June 2024](#)  
[Resolution Approving Edits to Alcohol and Drug Free Workplace Policy](#)

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, to adopt a 24-38 Resolution amending the Chatham County Alcohol and Drug Free Workplace Policy. The motion carried by the following vote:**

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

[24-5338](#)

Vote to adopt the resolution approving the amendment for a Special Use Permit revision to remove Condition No. 5 from the original approval which prohibits schools from locating in the facility when there are any industrial uses operating at the same time of the requested by Jordan Lake Business Park, Parcel 17706, located at 1434 Farrington Rd., being approximately 5.701 acres, for a Special Use Permit revision to remove Condition No. 5 from the original approval which prohibits schools from locating in the facility when there are any industrial uses operating at the same time



**Attachments:** [More information from the Planning department website](#)  
[Jordan Lake Business Park \(NEON Impressions\) Resolution](#)  
[Approving SUP for Cell Tower](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, to adopt the 24-39 Resolution approving the amendment for a Special Use Permit revision to remove Condition No. 5 from the original approval which prohibits schools from locating in the facility when there are any industrial uses operating at the same time of the requested by Jordan Lake Business Park, Parcel 17706, located at 1434 Farrington Rd., being approximately 5.701 acres, for a Special Use Permit revision to remove Condition No. 5 from the original approval which prohibits schools from locating in the facility when there are any industrial uses operating at the same time. The motion carried by the following vote:

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

[24-5337](#)

Vote to adopt the ordinance amending the zoning ordinance to approve a request by Roy Tripp on Parcel 19435, located at 3060 Lystra Rd., being approximately 6.05 acres, from MH-NC mobile home non-conforming to R-1 Residential, Williams Township and adopt the resolution approving the following consistency statement: The rezoning of the property to R-1 Residential is in keeping with Rural areas through the preservation of rural character

**Attachments:** [More information from the Planning department website](#)  
[Tripp Ordinance to Approve GU Rezoning](#)  
[Tripp Resolution Supporting Consistency Statement](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, to adopt the ordinance amending the zoning ordinance to approve a request by Roy Tripp on Parcel 19435, located at 3060 Lystra Rd., being approximately 6.05 acres, from MH-NC mobile home non-conforming to R-1 Residential, Williams Township and adopt the 24-40 Resolution approving the following consistency statement: The rezoning of the property to R-1 Residential is in keeping with Rural areas through the preservation of rural character. The motion carried by the following vote:

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

[24-5335](#)

Vote to adopt an ordinance amending the zoning ordinance for the request by Drafting and Design Services, Inc on behalf of BOHG Financial, LLC, to rezone Parcel 5132, located at 4133 Old US 1, being approximately 1.331 acres, from R-1 Residential to General Use Neighborhood Business (NB), Cape Fear Township and adopt a resolution approving the following consistency statement: This rezoning is consistent with Plan Moncure by being located within an Employment Center node that encourages a mix of uses being office, industrial and supporting retail and industrial uses

**Attachments:** [More information from the Planning department website](#)  
[BOHG Financial LLC Ordinance to Approve GU Rezoning - Signed](#)  
[BOHG Financial LLC Resolution Supporting Consistency Statement](#)

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, to adopt an ordinance amending the zoning ordinance for the request by Drafting and Design Services, Inc on behalf of BOHG Financial, LLC, to rezone Parcel 5132, located at 4133 Old US 1, being approximately 1.331 acres, from R-1 Residential to General Use Neighborhood Business (NB), Cape Fear Township and adopt a 24-41 Resolution approving the following consistency statement: This rezoning is consistent with Plan Moncure by being located within an Employment Center node that encourages a mix of uses being office, industrial and supporting retail and industrial uses. The motion carried by the following vote:**

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

### **End of Consent Agenda**

### **SPECIAL PRESENTATION**

#### **24-5480**

Vote to adopt and present a resolution honoring Hispanic Heritage Month in Chatham County

**Attachments:** [Resolution Hispanic Heritage 2024 8-19-2024](#)  
[Resolution Hispanic Heritage Spanish 2024 8-19-2024](#)

*Commissioner Flores Gomez read aloud the resolution in Spanish and Commissioner Kenlan read aloud the resolution in English.*

**A motion was made by Vice Chair Howard, seconded by Commissioner Delaney, to adopt and present a 24-42 Resolution honoring Hispanic Heritage Month in Chatham County. The motion carried by the following vote:**

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

#### **24-5481**

Vote to adopt and present a resolution honoring Betty Jo Sanders

**Attachments:** [Resolution Honoring Jo Sanders 8-19-2024](#)

*Commissioner Kenlan read aloud the resolution. Betty Jo Sanders came forward and thanked the Board of Commissioners for the honor.*

*The Board of Commissioners paused for photos.*

**A motion was made by Commissioner Kenlan, seconded by Vice Chair Howard, to adopt and present a 24-43 Resolution honoring Betty Jo Sanders. The motion carried by the following vote:**

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

**PUBLIC COMMENT SESSION**

*Ricky Spoon*

*Hi! I think you all know who I am. I'm Ricky Spoon. Mr. LaMontagne has banned me from the Dunlap building now for two years and eight months. Because I made this statement to Drew Blake, who's one of the soil erosion control specialists. I made this statement that he makes you just want to kill him to Kim Tyson and that's the reason for the banning. And there's history to this. Dan and I used to know each other about ten years ago and we had a little situation where the water department was negligent in doing something, and he was head of the water department at that time and I got mad at him, and it's been something that's been held for ten years. I'm trying to build a new subdivision and I'm trying to get less expensive homes. What's happening now is houses that are being built and I've got a couple of pieces of land that I want to buy, and they will be affordable, less than \$400,000. That's all I can say. If you have any questions of me, I'd love to hear it, but I think I've paid my debt, and I apologize to everybody. I apologize to Jason, and I don't know what else I can do other than say, would you let me go back because it's really inconvenient. My wife has left and gone to Louisiana to be with her daughter because her daughter's husband is gone overseas for a year. My brother-in-law, who helps me, is retired. So, I have nobody to send down to the Dunlap Building to bring papers, and it's just a real inconvenience. Thank you.*

*Howard Fifer*

*My name is Howard Pfeiffer. I'm a resident of Chatham County. There's a proposal I've been working on with others for more than 5 years, and which is now part of the 2,024 North Carolina Democratic Party platform which reads section 2, 20, resolution for the establishment of veteran treatment courts. Whereas veteran treatment courts are established in nearly 600 counties across the United States, including 8 counties in North Carolina and whereas they are proven to be an efficient and effective way to treat veterans who have committed nonviolent felonies in as much as those who have completed participation in the program have a recidivism rate of 15% as opposed to the general recidivism rate in North Carolina of 40%. And therefore, be it resolved that the North Carolina Democratic party support the establishment and full funding of veteran treatment courts in each judicial district in North Carolina. This program has never been publicly opposed by any Republican elected official in North Carolina, and currently exists in counties with boards of commissioners which are both Democratic and Republican, dominated. This is a proven, cost-effective means to provide veterans with the special treatment they have earned as set forth above. This has already been discussed with, and is supported by each of the 5 District Court judges serving Chatham. The district attorney, the clerk of the court, the public defender's office, the sheriff, the chair, the Chatham veteran affairs officer and local VFW. I come before you, frustrated with the Commissioners of Chatham County and their apparent inability to act on a similar project, which has the unanimous support of every single person who is involved in Chatham's District Court system. Previously I familiarized you with this program. There is available Federal and State funding to cover startup and training expenses. Commissioners in 8 other counties in North Carolina have managed to figure it out. Chatham has not figured it out. What is stopping this conversation? Government only works when everyone works together. Residents present a way to improve life for everyone in the county, including not only veterans, but all taxpayers who fund the criminal justice system, and would benefit from savings of having fewer criminals to prosecute and incarcerate. It is incumbent upon you to have the conversation amongst yourselves, and with the commissioners in other counties that have implemented such courts and get this done. Show leadership. Be public servants. The veterans and other county residents are relying on you. Thank you.*

*Diana Hales*

*Good evening. I am speaking today as a former Chatham County Commissioner. I retired in December 2022 after serving 8 years as the District 3 representative. I was elected to serve the entire population of Chatham County, not just my district. I took the responsibility to work with four other commissioners, even when we disagreed, as part of the job. No elected official is the Lone Ranger riding in to "save the day" and chart a new course that ignores existing structures, procedures, and laws of governance. Every commissioner continues to have multiple opportunities to learn how a county in North Carolina actually functions, guided by knowledgeable staff and UNC's School of Government. Yet, this commissioner, without a basic understanding of local government functions, had the arrogance to insist the Chatham County governance was all wrong. He had suggestions for changing board policy, including rotating the chair every year without a confirming vote by the Board; and adding a mentorship requirement on existing members as their duty to newly elected Commissioners. In a democracy, leadership is determined by VOTE, and that is how our five-member Board selects its Chair each December. Mentorship should be voluntary. I have worked with two new Commissioners because they asked me. It is apparent you are uncomfortable with building personal relationships, and you cannot claim that your lengthy emails to fellow Commissioners count as a discussion. And then, you never make a motion in the meetings after you offer a rationale for changing procedures or the latest idea you want to pursue. That tells me you are not really serious about what you propose. It takes a Motion, second, and vote of the full board to move ideas into action. What has become extremely troubling to me is how this Commissioner denigrates both staff and fellow commissioners and believes he alone has the correct legal insight on any matter at hand. When enough practicing attorneys who specialize in governance and General Statutes of North Carolina say you are wrong, believe them. That leads me to your vendetta against the current Chair. You have been on a campaign to remove this elected official from office since January. Your arguments are specious and disrupting the Board of Commissioners and staff as you try to find a way...to do what, exactly?? Just because you may dislike a member is insufficient grounds for removing a Commissioner...and your two attempts have failed. You prefer to be a disruption, rather than a colleague. In 2026 Chatham voters will make a decision on whether you continue in this office.*

## **PUBLIC HEARINGS**

### [24-5451](#)

A legislative public hearing requested by Qunity, PA to rezone Parcels 2752, 93852, 18909 from CD-CC Conditional District Compact Community to R-1 Residential, being a total of approximately 46.607 acres, located of US 15-501 N, Baldwin Township

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

*Chair Dasher opened the public hearing for the requested by Qunity, PA to rezone Parcels 2752, 93852, 18909 from CD-CC Conditional District Compact Community to R-1 Residential, being a total of approximately 46.607 acres, located of US 15-501 N, Baldwin Township.*

*Zoning Administrator Angela Plummer presented the request. The parcels were historically zoned R-1 Residential. In February 2022, they were rezoned for Conditional District Compact Community for a project called Herndon Farms. The parcels were slated to be utilized for the wastewater treatment facility that was to serve the one hundred fifty-one 55+ residential units, congregate care facility, one-story*

daycare/office, community gardens, and barn for events on the opposite side of US 15-501 where the actual compact community was to be located. The parcels would not be needed for the proposed conditional district rezoning case submitted by the applicant. Therefore, they wish to rezone these parcels, 2752 and 93852 on the west side of US 15-501 and 18909 on the east side, back to R-1 Residential zoning.

Chair Dasher asked if anyone was signed up to speak. Clerk to the Board Jenifer Johnson stated yes, Stacey Donovan. Chair Dasher asked the speaker to step forward.

Stacey Donovan

I live at Briar Chapel, and I only got this notice from the Briar Chapel Communities Association about the rezoning, It was sort of just one of our one off emails and didn't quite know what it meant, because we don't own the Briar Chapel Community Association as a whole. That's our association. They were the landowners as is still Newland, the developer. There were no details in the email. I don't have a ton of information but I did look very briefly at some of the paperwork. This is what's up there for just the total amount of land that is being asked to rezone, to be rezoned. I looked at some of the community paperwork. And I do understand, because Briar Chapel made a lot of the same promises when it was being built, that you know the rural character of the county would remain, and you know the housing was essential, and I understand that I moved there after all that was already settled. I'm just sort of speaking for the people who don't want to see just vast areas of our areas ripped up that neighbor Briar Chapel and many other communities. I'm just opposed to what some in our neighborhood had, and I thought there'd be more people here. Who could speak better to this than I. Like a mega church like Summit Church is, I understand, a Mega church, and looking at the land that they want to take on it does seem like that. And I mean, I look at my chat and my maps on my phone, and there's twenty churches that come up. I don't know that we need something so vast when it seems like a lot of denominations are already served. There are churches, there's a few Catholic churches, there's so many Baptists. I just think the rural charm, and then the charm of these little churches that serve these congregations might be lost if we turn over these plats to someone like Summit. Thank you

Plummer stated that the adjacent landowners were notified as required.

Dasher closed the public hearing.

**This agenda item was referred to the Planning Board.**

### [24-5452](#)

A legislative public hearing requested by Qunity, PA to rezone Parcels 18750, 18896, 18897 from CD-CC Conditional District Compact Community to CD-O&I Conditional District Office & Institutional for a church/place of worship, being a total of 50.117 acres, located at 9780 US 15-501 N, Williams Township

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

Chair Dasher opened the public hearing requested by Qunity, PA to rezone Parcels 18750, 18896, 18897 from CD-CC Conditional District Compact Community to CD-O&I Conditional District Office & Institutional for a church/place of worship, being a total of 50.117 acres, located at 9780 US 15-501 N, Williams Township.

Zoning Administrator Angela Plummer presented the request. The parcels were rezoned in February 2022 for a Conditional District Compact Community use for a 55+

development with one hundred fifty-one single family dwellings, a congregate care facility, daycare/offices, community garden, and barn for event space. Based on the traffic analysis provided with the Herndon Farms rezoning in 2022, the expected trips per day at build out would be 1,616. Over the seven-day period, that would equate to 11,312 total trips per week. The development was proposed to have 150,000 square feet of non-residential buildings.

The applicants also made a presentation and were available for questions. The applicant stated they will be utilizing an underground drip system for the wastewater so there will nothing visible from the ground surface, they are designing the facility to complement existing commercial in the area, they have added additional buffering, and are working with North Carolina Department of Transportation on creating the safest traffic flow possible.

Chair Dasher asked if anyone was signed up to speak. Clerk to the Board Jenifer Johnson stated no but he following written comments were received:

Beth Perry

I wanted to bring up a few concerns we hope the developers and zoning committee will keep in mind as you consider the rezoning proposal allowing for Qunity's development and construction of Summit Church to adjoin our property. We have been reviewing the application documents posted online and attended the information session hosted at Chatham Community Library on April 29, 2024. While the majority of the plans outline a rather reasonable design and tout the amount of undisturbed forested land ("approximately 18 acres of forested land on the Southern end of the assemblage"), we did notice only a limited amount of undisturbed land and buffer area between the northern end of the new property and our homes. I realize the zoning requirements are different for the current Compact Community category and the proposed Office and Institutional category, but we want to advocate for the most generous allowance in terms of a buffer between our properties, particularly for our neighbors at 104 Hidden Oaks Drive. With the required 30 ft buffer, and even the extended 50 ft buffer, the new construction to include clearing of trees and construction of a fence and parking lot area will significantly disrupt the privacy in their backyard and the overall rural character of our small neighborhood. We noted in the Compact Community covenant that the county sought to "protect Chatham County's rural character by adequately buffering compact communities from neighboring properties and roadways." In doing so, it required a minimum of 100 ft. as a buffer between the two areas. We were appreciative that the board saw fit to deny the previous developer's request to reduce that buffer from 100 to 50 ft. and would ask that a similar requirement be considered for this new plan. As Qunity included in their zoning request, Chatham County's Comprehensive Plan also includes that "preserving rural character was identified as the most important goal during the planning process." (p.18) They also noted in our information session residents' clearly communicated concerns that "environmental and social factors are important for [our] tight-knit community." We appreciate their intent to propose new construction that fits within the goals and requirements of the county's comprehensive plan and their acknowledgement of our community's concerns, but we feel the current buffer included in their plan would not provide the ideal amount of distance between their project and our homes, not only in terms of maintaining privacy and the rural landscape but also safety. We also want to be sure their plan allows for a sufficient amount of protection to the intermittent stream that flows onto our property and leaves more than enough undisturbed forest surrounding it and buffering our property in that area to prevent any future negative effects. Since discussion began about potential development of those parcels, we have been anxious about unintended consequences related to construction, water runoff, and waste management. The more distance we can secure, the better we would feel about our risk of experiencing such

consequences to our property. Thank you for considering our concerns.

Chris Bouton

I am writing to request that you reject the conditional rezoning application for the properties listed in the Summit Church Conditional District request on your agenda this evening. I support the neighbors of these parcels to return the zoning of this property to comply with the Chatham County's Comprehensive Plan, which includes "preserving rural character was identified as the most important goal during the planning process." (p.18) This project does not fit the intent of our Comprehensive Plan with a 60,000 square foot building and 527 parking spaces plus a future secondary building of unknown area. This will not preserve the rural aspect of our county, especially in an area that is already becoming highly developed. As a commuter who passes this property every day, I also believe that the size of this project is not conducive to retaining ease of traffic in that part of 15-501. This stretch is already very easily backed up with regular commuter and school traffic, and that has only increased with the construction traffic along this route. Traffic pattern updates between this proposed project and Fearrington Village have been very disruptive for the only roadway between Pittsboro and Chapel Hill. Please return this property to the original zoning that retains our county's rural character. Thank you for your consideration.

Dasher closed the public hearing.

**This Agenda Item was referred to the Planning Board.**

## **BOARD PRIORITIES**

### **24-5250**

Vote to adopt a resolution approving an amendment to an Interlocal Agreement between Chatham and the City of Sanford for the provision of water and wastewater infrastructure to the Chatham-Siler City Advanced Manufacturing Site (CAM Site) area

**Attachments:**     [Amendment to Inter Local Agreement with Sanford '2024](#)  
[CAM Revenue Sharing Map](#)  
[Approving Resolution -Interlocal Agreement Amendment](#)  
[Chatham County ILA Amendment Draft 8 1 2024 \(002\)](#)  
[Chatham County ILA Amendment 02\\_16\\_2021](#)  
[Chatham County ILA Amendment 07\\_01\\_2017](#)  
[Chatham County ILA 07\\_01\\_2017](#)  
[Chatham County ILA 10\\_20\\_2016](#)

County Manager Dan LaMontagne stated in November 2018, the Board of Commissioner approved an Amendment to the 2017 Agreement to share twenty percent of net ad-valorem taxes with Sanford in exchange for providing wastewater services to the TIP Site (formerly the Moncure Mega Site). Sanford has requested the same for the Chatham-Siler City Advanced Manufacturing Site (CAM Site) area in exchange for their merger with Siler City. No new provisions added with this new amendment.

The Board of Commissioners discussed the resolution approving an amendment to an Interlocal Agreement between Chatham and the City of Sanford for the provision of

water and wastewater infrastructure to the Chatham-Siler City Advanced Manufacturing Site (CAM Site) area.

**A motion was made by Vice Chair Howard, seconded by Commissioner Gomez Flores, to adopt a 24-44 Resolution approving an amendment to an Interlocal Agreement between Chatham and the City of Sanford for the provision of water and wastewater infrastructure to the Chatham-Siler City Advanced Manufacturing Site (CAM Site) area. The motion carried by the following vote:**

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

### [24-5366](#)

Receive a presentation with staff's proposal for scheduling joint meetings of the Chatham County Board of Commissioners and other local elected boards

**Attachments:** [2024-2025 Proposal for Joint Meetings of Local Elected Boards](#)

*Intergovernmental Relations Manager Lindsay Ray shared the 2024-2025 proposed joint meeting schedule:*

- *First Quarter - meet with the Town of Siler City*
- *Second Quarter - meet with the Town of Pittsboro*
- *Second Quarter - meet with the Board of Education*
- *Third Quarter - meet with the Town of Goldston*
- *Fourth Quarter - one meeting with all the Town Boards listed above*

*Ray stated that Staff also recommended the towns each host their meeting with the County Board of Commissioners and the County Board of Commissioners host the final meeting of all five local elected boards.*

*County staff will work with the staff of the towns and schools to develop the agendas for each meeting.*

*The Board of Commissioners discussed the meeting topics. The consensus of the Board of Commissioners agreed to have staff organize the meetings.*

**This Agenda Item was approved**

### [24-5440](#)

Discuss and vote on the final list of legislative goals to submit to the NCACC by August 23, 2024

**Attachments:** [2025-2026 Biennium NCACC Goals Process](#)

*Intergovernmental Relations Manager Lindsay Ray reviewed the goals submitted by each member of the Board of Commissioners.*

*The Board of Commissioners agreed on the following list of goals:*

- 1. Increase and fully fund teacher salaries.*
- 2. Reverse voucher program for non-public schools.*
- 3. Increase funding for early childhood education to increase the number of centers and increase funding for programming and staff.*
- 4. Develop Legislation that Provides Local Government Authority to Facilitate the Creation Preservation, or Support of Affordable Housing Within Development Agreements.*
- 5. Seek legislative changes to increase broadband access in rural areas.*
- 6. Seek Legislation allowing counties more flexibility in the preservation of farmland.*
- 7. End right to work restrictions in NC, allowing labor unions to effectively advocate for workers on critical issues such as pay and benefits.*
- 8. Reinstate funding for county recovery and veteran treatment courts.*



9. Increase funding for preventative care and wellness education for both youth and adults for a healthier population.
10. Allow counties to establish local environmental measures/protections beyond those imposed by the state in environmentally and ecologically sensitive areas as determined at the county level.
11. Increase statewide healthcare options for youth with I/DD (Intellectual and Developmental Disorders) and Behavioral Disorders to address the growing mental health crisis in this population.
12. Increase funding/support for ethics training for elected officials through the UNC School of Government.

**This Agenda Item was approved**

## **CLERK'S REPORT**

Clerk to the Board Jenifer Johnson updated the Board of Commissioners on the following items:

1. Staff started reviewing the Advisory Board policy for updates.
2. Convocation at Seaforth High School on Friday, August 23rd. It will be held in the gym beginning at 9 am. It's recommended to arrive no later than 8:45 so they can escort you to your reserved seats prior to the start of the event.

## **MANAGER'S REPORT**

County Manager Dan LaMontagne shared an update on the following items:

1. Attended the groundbreaking with AT&T for the broadband grant.
2. Met with executives with Innovation Construction Group in Siler City.
3. Attended an update with VinFast.
4. Met with representative from Richard Hudson's and Ted Budd's office.

## **COMMISSIONERS' REPORTS**

Commissioner Delaney stated that he has been questioned by people on how to get items on the agenda. He attended events, one was the Association Conference and the second was the community conversation in Siler City. He shared some of the items from the conversation.

Howard stated that the past month has been personally challenging for her with a dear family member in the final stages of cancer. It reminded her of the support and kindness in Chatham County. She attended the AT&T groundbreaking and the VinFast update. Howard stated that she was inspired by former Commissioner Diana Hales brave statement during public comment and historically the board has worked together regardless of our individual differences, and she highlighted the work being done. She stated that it is disheartening what has happened over the past months and she is deeply committed to the work of public service, and we listen with integrity, support the organization and each other. Howard stated that she is disappointed in Commissioner Delaney and the repeated dispensing of the loose truth, the lying by omission, and it is hurtful. This has made the last year of Commissioner Dasher's service difficult. She stated she is proud of Commissioner Dasher for sticking it out, holding his head up, and continuing to lead the board. She said that we have a problem when we have a board member that cannot represent our board on these advisory committees because he is no longer carrying the mantle of the Board of Commissioners and is not reflecting the values we hold for each other. She does believe that the person that sits on a committee as a liaison from this board should represent the board. Howard stated that

*the relationship between the Board of Elections and the Board of Commissioners has been undermined by Commissioner Delaney's liaison role with the Board of Elections. Howard stated that she would like to see the other members of the Board take on those liaison roles that Commissioner Delaney currently holds and hopes that we can have a conversation about it soon.*

*Commissioner Gomez-Flores thanked the other board members for their support on the amended agreement with Sanford for Siler City. He appreciates the support to bring economic opportunities to the region. Gomez-Flores stated that he supports getting the individuals needed to the advisory boards and committees.*

*Commissioners Kenlan stated that she would like to speak about the concerns that Commissioner Howard brought up as well. Kenlan stated that she attended a couple of events with Chatham County Schools at One Academy in Siler City and the other was on mental health and safety of our children. She attended the WolfSpeed opening event at the community college in Siler City and the County Commissioners Conference in Winston Salem. She stated that we are lucky that Commissioner Howard ran again because she has many years of building relationships in the Association and is a resource to us all. Kenlan congratulated Commissioner Howard on winning an award of recognition for being the co-chair of the Legislative Goals Committee. The School of Government recognized Commissioner Gomez Flores for his commitment to the Local Elected Leaders Academy. Kenlan thanked Chair Dasher for chairing the Central Pines Council of Governments meeting, she heard he did a great job. Kenlan complimented the leadership on the board and the work that is done together. She stated that it is unfortunate, and she is uncomfortable with how Commissioner Delaney is interacting with the advisory boards and feels that does not represent the board. Kenlan stated that she is interested in having further discussion on policy of the liaisons.*

## **ADJOURNMENT**

**A motion was made by Commissioner Kenlan, seconded by Vice Chair Howard, to adjourn. The motion carried by the following vote:**

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