



Chatham County, NC

Meeting Minutes

Board of Commissioners

Monday, June 6, 2022

1:00 PM

Historic Courthouse Courtroom

INVOCATION and PLEDGE OF ALLEGIANCE

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

Present: 4 - Commissioner Diana Hales, Vice Chair Franklin Gomez Flores, Chair Karen Howard and Commissioner Robert Logan

Absent: 1 - Commissioner Mike Dasher

CALL TO ORDER

Chair Howard welcomed those in attendance and called the meeting to order at 1:00 PM.

APPROVAL OF AGENDA and CONSENT AGENDA

Chair Howard asked to add two items to the consent agenda: Vote on a request to grant and execute a permanent sewer easement for Oak View of Siler City and Vote to request a temporary construction easement for Oak View of Siler City and to authorize the County Manager to execute both of these items.

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

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

Absent: 1 - Commissioner Dasher

22-4324

Vote on a request to apply for the Building Integrated Communities Acceleration Grant through the North Carolina Blue Cross Blue Shield Foundation to assist with the implementation of projects and programs identified through the Building Integrated Communities planning process.

This Agenda Item was approved.

Vote on a request to grant and execute a permanent sewer easement for Oak View of Siler City

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

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

Absent: 1 - Commissioner Dasher

Vote to request a temporary construction easement for Oak View of Siler City and to authorize the County Manager to execute

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

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

Absent: 1 - Commissioner Dasher

PUBLIC INPUT SESSION

No one signed up to speak in-person, but a written comment was submitted and would be forwarded to the Commissioners.

BOARD PRIORITIES

[22-4313](#)

Receive update by White & Smith, LLC and have discussion on Unified Development Ordinance & Small Area Plan

Attachments: [CCNC BOC 06-06-22](#)

Tyson Smith gave a presentation to the Board.

Commissioner Gomez Flores asked if the Unified Development Ordinance (UDO) consultants were still taking comments. Mr. Smith confirmed that they were still taking comments.

Mr. Smith highlighted the agriculture section of the UDO and the importance of preserving this important character of Chatham County. Mr. Smith presented the agricultural areas one South of Jordan Lake and the other areas in the Western part of the County.

Mr. Smith asked True or False questions to the Board about future development. Chair Howard and Commissioner Hales responded. Chair Howard suggested that water and septic were to be considered with future density. She would like to see preservation of green space within future developments.

Commissioner Logan asked how public input and Commissioners' reactions come together. Mr. Smith responded that the consultants would compile the information from the public and Commissioners and present information on their website and at future Board meetings. Mr. Smith said today's meeting was to get a sense of what the Board expected. Commissioner Gomez Flores said he supported Commissioner Logan's questioning of the reality of the development's impact on the residents. Commissioner Hales said water and septic would be the limitations to future developments.

Chair Howard emphasized there was more than just housing when it comes to future developments to consider like schools, roads, waste and more to balance to retain monetary value of individual properties and the value of the County as a whole.

Commissioner Hales mentioned growth in the Goldston community and its potential impact and her uncertainty about what a cap would be for a future subdivision.

Commissioner Logan emphasized the importance of preserving rural character with a focus on the infrastructure that would need to be considered. Chair Howard asked Mr. Tyson about residential development in agriculture areas and what that typically looked like. Mr. Tyson responded that it depends on who you ask, and buffers impacted this and much of the Commissioners' concerns boil down to density.

Vice Chair Gomez Flores asked about other communities and their density planning in regard to schools capacity. Mr. Tyson affirmed that school capacity is considered. Commissioner Hales brought up the septic capacity of Bonlee was an issue whereas Goldston had capacity and may be included in Sanford utility systems. Commissioner Hales said that water will remain the larger issue versus wastewater because package plants can be used.

Chair Howard highlighted the natural limitations like water that has not stopped market demand. Mr. Tyson proposed a tiered system to bring to the Board for review. The Board of Commissioners confirmed that it would be helpful.

Mr. Tyson presented examples of developments in Florida and Colorado. Commissioner Hales asked about mixed use developments where residential meets commercial. Mr. Tyson asked about clustered development and parcel sizes. Chair Howard said larger parcels were more important to preserve throughout. Mr. Tyson reflected on what he heard from the Board that there was a need for flexibility.

Commissioner Hales was concerned that there was a need for definitions and specific criteria may be needed. Commissioner Logan said that regulations can be changed or modified through the legislative process. Vice Chair Gomez Flores asked about Present Use and what that number was. Commissioner Hales said she believes this is regulated by State Law. County Manager Dan LaMontagne said he would look into what that number was for Present Use.

Commissioner Hales mentioned the older minority population of Moncure and their concern for future developments and the impact on their health. Mr. Tyson said he would return to the Board in August 2022.

Commissioner Hales asked about an update on VinFast's plans. County Manager LaMontagne said the first phase of construction was hoped for July 1st and an official ceremonial groundbreaking was projected for September 22, 2022.

The Board of Commissioners took a short break before the next item.

[22-4312](#)

2021 Annual Child Protection Team and Child Fatality Prevention Team Reports

Attachments: [2021 Annual CCPT CFPT Presentation](#)
 [2021 CCPT Report](#)

Jennie Kristiansen, Social Services Director, presents the reports to the Board.

Ms. Kristiansen mentioned that five children were currently hospitalized for mental health issues, and this number was high for the County. Ms. Kristiansen highlighted a reunification that occurred for a family in thirteen months and how that was quicker than usual. Children were spending the night in the Department of Social Services office for lack of other options, which happened twice in the past six months. Chair Howard asked if there was a lack of facilities that was causing the children to stay in offices. Ms. Kristiansen shared that the issue was complex and there was sometimes no capacity with foster families able to take on the children and their level of care. Commissioner Hales asked if this happens when there were no families available. Ms. Kristiansen said that thankfully this had happened for a few nights at a time while someone was found to be able to watch the child.

Chair Howard asked how to qualify as a foster parent. Ms. Kristiansen shared about the training process of becoming foster parents.

Mike Zelek presented the Child Fatalities Report. Mr. Zelek reported that as a team there was an evaluation of possibilities for child mortality with any preventable mortality through drug and alcohol use in the household. Commissioner Logan mentioned that on the news it was mentioned that youth suicides were on the rise, and he wanted to know more about the youth mental health toolkit. Mr. Zelek said that part of the message of the program was that it was okay to not be okay and there were more specific resources available depending on the issue the youth was impacted by. Ms. Kristiansen said that there was an emphasis on safe storage with DSS's focus. Mr. Zelek said it was important that the Health Department was transparent.

[22-4316](#)

Chatham County School Health, Physical Education, and Wellness
Instructional Program Facilitator 2021 - 2022 End of School Year Report.

Attachments: [2021-2022 End of School Year Report](#)

Chatham County Schools Behavior Support and Interventionist, Rob Schooley, presented to the Board of Commissioners.

Commissioner Hales asked about what the goal of the finding about physical education assessment was and what needed to change. Mr. Schooley said the teachers anonymously reported what they were likely to focus on and not and then focus on that data. Commissioner Hales asked if this was the only nutrition education that students would receive. Mr. Schooley stated that yes, he believed it was the only nutrition education students received was through the healthy living curriculum.

Chair Howard asked about mental health and wellness resources for teachers and students. Mr. Schooley said there was a full spectrum of resources available to students with healthy living that would educate the students on mental health.

Commissioner Logan mentioned the country's problem with Substance Abuse and asked what resources would the schools would provide education for students. Mr. Schooley said there were options available and resources within the schools with guidance counselors. He said there were many more resources available through counselor recommendations. Commissioner Hales mentioned the Opioid epidemic and asked if this was coming up in the schools. Mr. Schooley said based on self-reported survey data he would say no. After graduation there was more experimentation by the students.

CLOSED SESSION[22-4323](#)

Vote on a request to go into Closed Session pursuant to G.S. 143-318.11(a)(4) to discuss matters relating to the location or expansion of industries or other businesses, including agreement on a tentative list of economic development incentives that may be offered by the public body.

A motion was made by Commissioner Gomez Flores, seconded by Vice Chair Hales, to go into Closed Session pursuant to G.S. 143-318.11(a)(4) to discuss matters relating to the location or expansion of industries or other businesses, including agreement on a tentative list of economic development incentives that may be offered by the public body. The motion carried by the following vote:

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

Absent: 1 - Commissioner Dasher

CLERK'S REPORT

Lindsay Ray reminded the commissioners of their joint meeting on June 9th with the Town Board of Pittsboro. She will send out the finalized agenda tomorrow. The County Assembly Day would be June 14th, and she would register any interested commissioners.

MANAGER'S REPORT

Dan LaMontagne will be on vacation next week.

COMMISSIONERS' REPORTS

Commissioner Logan spoke at the Northwood Academic Banquet last Thursday and was impressed with the scholarship money for the students.

Commissioner Hales sent an email to Duke Energy to have a tour of the Star Facility at the Cape Fear Plant property. The next possible tour was June 28th, 9am-11am and she would like other County officials to attend and will send an email. The Climate Change Committee has suggested there be a letter sent to the Public Utilities Commission.

Vice Chair Gomez Flores had nothing to report.

Chair Howard spoke at the School of Science and Engineering Commencement and was impressed with Chatham County Schools. They were developing strong future leaders. There was a vigil for victims of school shootings. How are we prepared to respond as a community in Chatham to develop policies and developing collaborations to prevent and prepare as a community?

ADJOURNMENT

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

vote:

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

Absent: 1 - Commissioner Dasher