



# Chatham County, NC

## Meeting Minutes

### Board of Commissioners

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Monday, September 24, 2018

5:00 PM

Historic Courthouse Courtroom

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#### Rollcall

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

**Absent:** 1 - Commissioner Walter Petty

#### Regular Session - 5:00 PM - Historic Courthouse Courtroom

#### INVOCATION and PLEDGE OF ALLEGIANCE

*Commissioner Hales delivered the invocation after which she invited everyone present to stand and recite the Pledge of Allegiance.*

#### CALL TO ORDER

*Chair Hales welcomed those in attendance and called the meeting to order at 5:06 pm.*

#### CLOSED SESSION

[18-2783](#)

Closed session to discuss matters relating to attorney-client privilege, economic development, land acquisition and personnel.

**A motion was made by Commissioner Howard, seconded by Commissioner Crawford, to approve going out of the Work Session and convening in Closed Session to discuss matters relating to attorney-client privilege, economic development, land acquisition and personnel. The motion carried by the following vote:**

**Aye:** 4 - Chair Hales, Vice Chair Dasher, Commissioner Crawford and Commissioner Howard

**Absent:** 1 - Commissioner Petty

#### APPROVAL OF AGENDA and CONSENT AGENDA

**A motion was made by Commissioner Howard, seconded by Commissioner Crawford, that the Agenda and Conset Agenda be approved. The motion carried by the following vote:**

**Aye:** 4 - Chair Hales, Vice Chair Dasher, Commissioner Crawford and Commissioner Howard

**Absent:** 1 - Commissioner Petty

[18-2784](#)

Vote on a request to approve the August 20, 2018 Work and Regular Session minutes.

**Attachments:** [Draft Minutes 08.20.2018](#)

**A motion was made by Commissioner Howard, seconded by Commissioner Crawford, that the Minutes be approved. The motion carried by the following vote:**

**Aye:** 4 - Chair Hales, Vice Chair Dasher, Commissioner Crawford and Commissioner Howard

**Absent:** 1 - Commissioner Petty

[18-2749](#)

Vote on a request to approve \$651.00 funds from North Carolina Division of Public Health - Chronic Disease and Injury Section to support Chatham County's Asthma Assessment Program.

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

**Aye:** 4 - Chair Hales, Vice Chair Dasher, Commissioner Crawford and Commissioner Howard

**Absent:** 1 - Commissioner Petty

[18-2755](#)

Vote on a request to accept \$125,000 Grant Funds from The Kresge Foundation for the County's participation in the Emerging Leaders in Public Health Initiative.

**Attachments:** [\\$125,000 Kresge Grant News Release](#)

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

**Aye:** 4 - Chair Hales, Vice Chair Dasher, Commissioner Crawford and Commissioner Howard

**Absent:** 1 - Commissioner Petty

[18-2754](#)

Vote on a request to adopt a Resolution Proclaiming September 2018 as World Rabies Awareness Month

**Attachments:** [Resolution 2018 World Rabies Awareness Month](#)

**A motion was made by Commissioner Howard, seconded by Commissioner**

Crawford, that Resolution #2018-44 Proclaiming September 2018 as World Rabies Awareness Month, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

**Aye:** 4 - Chair Hales, Vice Chair Dasher, Commissioner Crawford and Commissioner Howard

**Absent:** 1 - Commissioner Petty

[18-2752](#)

Vote on a request to approve the naming of two private roads in Chatham County

**Attachments:** [PLEASANT HILL FARMS PETITION](#)  
[Pleasant Hill Farms Subdivision Map](#)

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

**Aye:** 4 - Chair Hales, Vice Chair Dasher, Commissioner Crawford and Commissioner Howard

**Absent:** 1 - Commissioner Petty

[18-2758](#)

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

**Attachments:** [CALLIE LANE Petition](#)  
[CALLIE LANE MAP.tif](#)

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

**Aye:** 4 - Chair Hales, Vice Chair Dasher, Commissioner Crawford and Commissioner Howard

**Absent:** 1 - Commissioner Petty

[18-2759](#)

Vote on a request to adopt a revised FY20 Budget Calendar

**Attachments:** [Revised FY 20 BudgetCalendar](#)

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

**Aye:** 4 - Chair Hales, Vice Chair Dasher, Commissioner Crawford and Commissioner Howard

**Absent:** 1 - Commissioner Petty

[18-2762](#)

Vote on a request by Lee Bowman, Project Manager, on behalf of NNP Briar Chapel, LLC for subdivision preliminary and final plat approval of **Final Right-of-Way Dedication Plat, Property of Chatham County for NNP-Briar Chapel** parcel 88014 and for subdivision final

plat approval of **Final Plat for Briar Chapel, Phase 13 - Section 1 & 2**, consisting of 38 lots on 15.80 acres located off Great Ridge Parkway, parcels #80418, #86285, and #2617.

**Attachments:** [More information on the Planning Department website](#)

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

**Aye:** 4 - Chair Hales, Vice Chair Dasher, Commissioner Crawford and Commissioner Howard

**Absent:** 1 - Commissioner Petty

[18-2763](#)

Vote on a request by Sears Design Group, P. A. on behalf of Fitch Creations, Inc. for subdivision Preliminary Plat review and approval of **Ferrington P. U. D., Section X, Area "D" - Montgomery**, consisting of 16 lots on 7.6 acres, located off SR-1814/West Camden, SR-1817/Millcroft, SR-1812/Weathersfield parcel #18998.

**Attachments:** [More information from the Planning Department Website](#)

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

**Aye:** 4 - Chair Hales, Vice Chair Dasher, Commissioner Crawford and Commissioner Howard

**Absent:** 1 - Commissioner Petty

[18-2769](#)

Vote on a request to approve Tax Releases and Refunds

**Attachments:** [August 2018 Release and Refund Report](#)  
[August 2018 NCVTS Pending Refund Report](#)

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

**Aye:** 4 - Chair Hales, Vice Chair Dasher, Commissioner Crawford and Commissioner Howard

**Absent:** 1 - Commissioner Petty

[18-2781](#)

Vote on a request to award the bid for the Central Carolina Community College Walking Trail Renovations to A&M Construction Service Inc.

**Attachments:** [A&M - CCCC Trail Reno Contract \(Asphalt\)](#)  
[A&M - CCCC Trail Reno Contract \(Concrete\)](#)

**A motion was made by Commissioner Howard, seconded by Commissioner Crawford, that this Contract, attached hereto and by reference made a part**

hereof, be approved. The motion carried by the following vote:

**Aye:** 4 - Chair Hales, Vice Chair Dasher, Commissioner Crawford and Commissioner Howard

**Absent:** 1 - Commissioner Petty

[18-2773](#)

Vote on a request to approve the contract for Bordeaux Construction to serve as the Construction Manager in the construction of the new Animal Shelter.

**Attachments:** [Bordeaux-Animal Shelter A133-2009 Contract Owner-CM](#)

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

**Aye:** 4 - Chair Hales, Vice Chair Dasher, Commissioner Crawford and Commissioner Howard

**Absent:** 1 - Commissioner Petty

[18-2774](#)

Vote on a request to approve the contract for PNP Design Group to serve as the Designer for the construction of the new Animal Shelter.

**Attachments:** [PNP-Animal Shelter B133-2014 - Owner Architect Contract](#)

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

**Aye:** 4 - Chair Hales, Vice Chair Dasher, Commissioner Crawford and Commissioner Howard

**Absent:** 1 - Commissioner Petty

[18-2778](#)

Vote on a request to adopt minor revisions to the Chatham County Soil Erosion and Sedimentation Control Ordinance.

**Attachments:** [CHAPTER 164 Soil Erosion Control Ordinance passed 12-2-2008](#)

**A motion was made by Commissioner Howard, seconded by Commissioner Crawford, that this Ordinance, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:**

**Aye:** 4 - Chair Hales, Vice Chair Dasher, Commissioner Crawford and Commissioner Howard

**Absent:** 1 - Commissioner Petty

[18-2700](#)

Vote on a request by the Board of Commissioners to adopt revisions to the Chatham County Flood Damage Prevention Ordinance.

**Attachments:** [More information available from the Planning Department](#)

**A motion was made by Commissioner Howard, seconded by Commissioner Crawford, that this Ordinance, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:**

**Aye:** 4 - Chair Hales, Vice Chair Dasher, Commissioner Crawford and Commissioner Howard

**Absent:** 1 - Commissioner Petty

[18-2780](#)

Vote on a request to approve Fiscal Year 2018-2019 Budget Amendments

**Attachments:** [Budget Amendment 2018-2019 Sept](#)

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

**Aye:** 4 - Chair Hales, Vice Chair Dasher, Commissioner Crawford and Commissioner Howard

**Absent:** 1 - Commissioner Petty

[18-2791](#)

Vote on a request to approve Pyrotechnic displays at the Chatham Charter School on October 5, 2018 and at the Bennett Baptist Church on October 27, 2018.

**Attachments:** [Attachment A-N.C.G.S 14-410 and 14-413](#)  
[Attachment B- Letter of Request](#)  
[Attachment C-NC Pyrotechnic Display Operators License](#)  
[Attachment D-Certificate of Insurance](#)  
[Attachment E-ATF License](#)  
[Attachment F-Site Plan Bennett Baptist Church](#)  
[Attachment G-Site Plan Chatham Charter School](#)

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

**Aye:** 4 - Chair Hales, Vice Chair Dasher, Commissioner Crawford and Commissioner Howard

**Absent:** 1 - Commissioner Petty

**End of Consent Agenda**

**SPECIAL PRESENTATION**

[18-2796](#)

Vote on a request to adopt a resolution honoring Renee Fuller Paschal

**Attachments:** [Resolution Honoring Renee Fuller Paschal](#)

*Chair Hales stated that this meeting will be County Manager Renee Paschal's last Board of Commissioners meeting as she is retiring at the end of September.*

Chair Hales read a special resolution titled "The Pursuit of Excellence" honoring Ms. Paschal. (Resolution attached) Chair Hales invited Ms. Paschal to accept the resolution from the Board. Ms. Paschal posed for pictures with the Board of Commissioners, her family and her staff.

**A motion was made by Commissioner Crawford, seconded by Commissioner Howard, that Resolution #2018-45 Honoring Renee Fuller Paschal, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:**

**Aye:** 4 - Chair Hales, Vice Chair Dasher, Commissioner Crawford and Commissioner Howard

**Absent:** 1 - Commissioner Petty

### [18-2797](#)

Presentation to Renee Paschal with the North Carolina Order of the Long Leaf Pine

*Chair Hales invited Senator Valarie Foushee to present Ms. Paschal with the prestigious Order of the Long Leaf Pine.*

*Senator Foushee thanked the Board for allowing her the honor of presenting Ms. Paschal with the Order of the Long Leaf Pine. She stated Ms. Paschal has given so much of herself to the state and the county.*

*Among the honors and awards the Governor of North Carolina can bestow, none is more valued than The Order of the Long Leaf Pine. Since its creation in 1963, it has been presented to honor persons who have a proven record of service to the State of North Carolina or some other special achievement, and to others as a gesture of friendship and good will. Upon being named to The Order of the Long Leaf Pine, the honoree receives a certificate by which the Governor confers upon the recipient "...the rank of Ambassador Extraordinary privileged to enjoy fully all rights granted to members of this exalted order among which is the special privilege to propose the following North Carolina Toast in select company anywhere in the free world: 'Here's to the land of the long leaf pine, The summer land where the sun doth shine, Where the weak grow strong and the strong grow great, Here's to "down home", the Old North State!'"*

*Ms. Paschal posed for pictures with Senator Foushee and her family.*

*Senator Foushee said she wanted to know that Representative Robert Reives would have been present as well if he had not had surgery on Friday.*

### [18-2798](#)

Presentation by the Chatham County Board of Education

**Attachments:** [Resolution in honor of Renee Paschal signed](#)

*Chair Hales invited Chatham County Superintendent Dr. Derrick Jordan to make a special presentation to Ms. Paschal.*

*Dr. Jordan stated he has come to depend on Ms. Paschal and speaks to her quite frequently. He believes Ms. Paschal has grown a phenomenal relationship between the Superintendent and the County Manager and county staff.*

*Dr. Jordan read a resolution adopted by the Board of Education honoring Renee F. Paschal for her dedication to Chatham County Schools. (Resolution attached) Ms.*

*Paschal posed for pictures with Dr. Jordan and Board of Education Chair Gary Leonard.*

*Dr. Jordan knows that when Ms. Paschal retires she will not forget the schools that she has impacted, the students' whose lives she has touched, the educators and administrators, and the citizens. Dr. Jordan presented Ms. Paschal with a special gift, a framed picture with her name and title made up of letters from each of the buildings represented in the Chatham County school district.*

*Ms. Paschal stated she was blown away by the presentations tonight. She thanked the commissioners for the faith they have had in her and stated the last three years working with them has been a privilege. She thanked the county staff and said they make her look good. She thanked Dr. Jordan and the Board of Education for being such great partners. She said Chatham County has a secret sauce that makes it a special place. Ms. Paschal introduced her husband, her father, her daughter and her mother-in-law.*

### [18-2760](#)

#### Presentation of the 2018 State of the County Report

*Chair Hales presented the State of the County. (Presentation attached)*

### **PUBLIC INPUT SESSION**

*No one signed up to speak.*

### **PUBLIC HEARINGS**

### [18-2776](#)

Public Hearing #2 to receive comments on the Chatham County application for the North Carolina Community Development Block Grant 2018 Neighborhood Revitalization Program in the amount of \$750,000 and receive comments about Fair Housing in Chatham County and vote on a request to adopt the resolution approving submittal of the CDBG-NR application.

**Attachments:** [CDBGApplicationResolution9.17](#)

[CDBG 9.24 Public Hearing](#)

*Policy Analyst Stephanie Watkins-Cruz presented the specifics of the request. (Presentation attached)*

*Ms. Watkins-Cruz stated this is the second public hearing. Due to Hurricane Florence the applications are now due October 31st. Staff is proposing to apply for \$750,000 in order to acquire property that will be a future site of a shelter for domestic violence victims and/or homeless individuals and families. She thanked the collaborators on this application including, Jason Sullivan and the Planning Department, the County Manager's Office staff, the Town of Siler City, Salvation Army, Aspen Romeyn and the staff at the Triangle J Council of Governments, and WR Martin. WR Martin is a fair housing consultant. The survey is available online and there are also copies outside the courtroom. The surveys are available in English and Spanish. After the public hearing, the Board will be asked to adopt a resolution that officially allows staff to submit the application. The Chair will need to sign two original copies of the*



*application closer to the deadline.*

*The Chair opened the hearing.*

*No one signed up to speak.*

*The Chair closed the hearing.*

**A motion was made by Commissioner Crawford, seconded by Commissioner Howard, that Resolution #2018-46 for the Chatham County Application for Community Development Block Grant Neighborhood Revitalization Program Funding for the Acquisition of a Property as the Site of a Future Shelter for Domestic Violence Victims Project, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:**

**Aye:** 4 - Chair Hales, Vice Chair Dasher, Commissioner Crawford and Commissioner Howard

**Absent:** 1 - Commissioner Petty

## **BOARD PRIORITIES**

### **18-2779**

Vote on request to adopt a Resolution Adopting the Housing Trust Fund Guidelines

**Attachments:** [ApprovedHousing Trust Fund Guidelines\\_071218](#)  
[HTFResolution9.17](#)

*Policy Analyst Stephanie Watkins-Cruz stated she is available to answer any questions.*

*Vice Chair Dasher asked about waiving impact fees for for-profit developers. The County Manager stated that is not part of the trust fund guidelines. The County can't waive any school impact fees. Instead the County has a policy to reimburse school impact fees. The policy only covers non-profit developers. She stated the policy will have to be changed to cover for-profit developers.*

**A motion was made by Vice Chair Dasher, seconded by Commissioner Howard, that Resolution #2018-47 Adopting the Chatham County Housing Trust Fund Guidelines, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:**

**Aye:** 4 - Chair Hales, Vice Chair Dasher, Commissioner Crawford and Commissioner Howard

**Absent:** 1 - Commissioner Petty

### **18-2786**

Vote on a request to adopt a Resolution Requesting the North Carolina General Assembly to Modify the Allowed Allocations for the Needs Based Public School Capital Fund Dollars to Allow Tier 3 Counties to Participate at a "\$1 of needs-based Public School Capital Lottery Funds for Every \$1 of County Funds" up to \$10 Million if Certain Criteria are Satisfied

**Attachments:**     [Tier 3 Resolution to GA](#)

*The County Manager stated the General Assembly gave Tier 1 and Tier 2 counties additional money from the lottery to pay for school capital but they excluded Tier 3 counties. Moore County passed a similar resolution and have asked other Tier 3 counties to do the same.*

*Commissioner Howard asked the Clerk to send the resolution to other Tier 3 counties as well as the County's legislative delegation.*

**A motion was made by Commissioner Howard, seconded by Vice Chair Dasher, that Resolution #2018-48 Requesting the North Carolina General Assembly to Modify the Allowed Allocations for the Needs Based Public School Capital Fund Dollars to Allow Tier 3 Counties to Participate at a "\$1 of Needs-Based Public School Capital Lottery Funds for Every \$1 of County Funds" up to \$10 Million if Certain Criteria are Satisfied, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:**

**Aye:** 4 - Chair Hales, Vice Chair Dasher, Commissioner Crawford and Commissioner Howard

**Absent:** 1 - Commissioner Petty

[18-2787](#)

Vote on a request to schedule a public hearing to receive input on amendments to the Zoning Ordinance to incorporate standards for high impact land use activities, including oil and gas exploration.

**Attachments:**     [Proposed Ordinance Amendments \(redline version\)](#)  
                              [Proposed Ordinance Amendments \(clean version\)](#)

*Planning Director Jason Sullivan reviewed the specifics of the request.*

**A motion was made by Vice Chair Dasher, seconded by Commissioner Howard, to approve setting a public hearing for October 15, 2018 at 6:00 PM. The motion carried by the following vote:**

**Aye:** 4 - Chair Hales, Vice Chair Dasher, Commissioner Crawford and Commissioner Howard

**Absent:** 1 - Commissioner Petty

[18-2775](#)

Vote on a request to approve the appointment of Dan LaMontagne as Interim County Manager effective October 1, 2018.

*Commissioner Crawford stated that the county is blessed with a good and deep bench of people who can move into important positions when needed. He has a high degree of confidence in Mr. LaMontagne's leadership abilities.*

*Commissioner Howard pointed out that on top of Mr. LaMontagne's duties as Interim County Manager he will also still be responsible for his current role.*

**A motion was made by Commissioner Crawford, seconded by Commissioner Howard, to approve appointing Dan LaMontagne as Interim County Manager effective October 1, 2018 and also approve a 10% salary increase. The motion carried by the following vote:**

**Aye:** 4 - Chair Hales, Vice Chair Dasher, Commissioner Crawford and Commissioner Howard

**Absent:** 1 - Commissioner Petty

### **MANAGER' S REPORTS**

*The County Manager stated the K-14 program was presented to Board of Education two weeks ago. The Board of Education provided a contingent endorsement based on three factors: outside funding, transportation and access to the program for low-income and undocumented students. She suggested the Board of Commissioners move forward with plans to implement K-14 while continuing to work on these issues.*

*There was an incredible effort by county staff and CERT volunteers to respond to Hurricane Florence. She praised the wonderful leadership from Steve Newton, Mike Reitz, and the Sheriff's Office. Staff is contemplating lifting the state of emergency tomorrow, depending on the concurrence of the towns. Staff has just started damage assessment, which is critical to getting federal assistance. Residents who have damage need to report that damage to the County.*

*Staff has discussed the possibility of waiving development fees for damage repairs but that requires action from the Board of Commissioners. Residents will need to report the damage, have a county inspector look at it to make sure it is storm damage and then the County will waive the fees.*

**A motion was made by Commissioner Crawford, seconded by Commissioner Howard, to approve waiving development fees for residents and businesses who are repairing structures due to the hurricane. The motion carried by the following vote:**

**Aye:** 4 - Chair Hales, Vice Chair Dasher, Commissioner Crawford and Commissioner Howard

**Absent:** 1 - Commissioner Petty

### **MANAGER' S REPORTS**

*The County Manager stated staff has been talking for some time with Chatham Transit about building them a new transportation facility on the property of the former bus garage. The idea originally was that Chatham Transit would borrow money from USDA, however, staff no longer feels they can make that work. In order to give Chatham Transit the property, the County would have to put a deed restriction on the property so that the property has to be used for a public purpose. USDA will not provide the loan with a deed restriction. She asked the Board's permission to work with Chatham Transit to bring forward a proposal whereby the County would build the facility and then lease it back to Chatham Transit.*

**A motion was made by Commissioner Crawford, seconded by Commissioner Howard, to direct staff to find an alternative way to assist Chatham Transit with securing the improvements they want on the property. The motion carried by the following vote:**

**Aye:** 4 - Chair Hales, Vice Chair Dasher, Commissioner Crawford and Commissioner Howard

**Absent:** 1 - Commissioner Petty

**COMMISSIONERS' REPORTS**

*Commissioner Howard stated the Cardinal Innovations Board was reorganized. The board has been reconstituted and members will be assigned terms. Their next meeting is October 5th. Commissioner Howard stated appointing Ms. Paschal as County Manager was her best decision.*

*Vice Chair Dasher thanked Ms. Paschal for her service to Chatham County. It has been a pleasure working with her and she makes the Board look good.*

*Commissioner Crawford asked everyone to look at the aging plan. He reminded the Board that on Thursday the TJCOG will hold a Regional Summit in Sanford. He congratulated Ms. Paschal on her retirement. He stated public service is an honor but he speaks for many people in the county when he says it is an honor to have served Chatham County with her.*

*Chair Hales stated this was a meeting none of the Board looked forward too. Ms. Paschal is a very special person and she is the example of the "Chatham Way".*

**ADJOURNMENT**

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

**Aye:** 4 - Chair Hales, Vice Chair Dasher, Commissioner Crawford and Commissioner Howard

**Absent:** 1 - Commissioner Petty