



Chatham County, NC

Meeting Minutes

Board of Commissioners

Monday, June 17, 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 Commissioner David Delaney, seconded by Vice Chair Karen Howard, that the work session agenda was approved. 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

No one signed up to speak.

BOARD PRIORITIES

[24-5347](#)

Receive a presentation from WEBB Squared on Operationalizing Inclusive Economic Development in Chatham County

Attachments: [WEBB Squared 6.17.24 Chatham County Presentation County Commissioners June 2024](#)

WEBB Squared Executive Director Stephanie Terry updated the Board of Commissioners on the Operationalizing Inclusive Economic Development program.

Terry stated in 2022, Chatham County conducted the "Minority Entrepreneur and Small Business Needs Assessment," revealing significant support gaps for minority entrepreneurs despite the county's growth potential. The report highlighted entrenched disparities in income, wealth gaps, opportunity gaps, lack of trust among historically marginalized entrepreneurs and the broader business community, and an urgent need for an inclusive entrepreneurial ecosystem. WEBB Squared initiative is focused on integrating intentional racial-economic equity systems to develop and enhance an inclusive entrepreneurial ecosystem in Chatham County. Our comprehensive approach aims to create an environment that supports black and indigenous people of color entrepreneurs and addresses existing disparities.

Terry shared key activities, which included:

- 1. Comprehensive Assessment: Analyzed the current entrepreneurial landscape to identify racial and economic disparities.*
- 2. Initiative Implementation: Developed and executed initiatives to address gaps and*

promote inclusivity within the entrepreneurial ecosystem.

3. Black and indigenous people of color Business Hub: Established a hub through partnerships with key stakeholders, fostering an ecosystem prioritizing racial and economic equity.

Terry shared the evaluation strategies, which included:

- 1. Periodic Impact Assessments: Regularly evaluate the long-term effects of the black and indigenous people of color Business Hub on the community and participating entrepreneurs.*
- 2. Feedback Collection: Gathered input from hub partners and stakeholders, including entrepreneurs, mentors, and community members.*
- 3. Reporting Schedule: Maintained a nascent reporting schedule to update partners, funders, and stakeholders with quantitative and qualitative progress reports.*

Terry shared the leading indicators, which included:

- 1. Increased diversity of entrepreneurs in incubator programs and initiatives. Higher engagement of stakeholders in promoting racial and economic equity. Adoption and implementation of equity-focused practices.*
- 2. Partners interested in WEBB Squared "Operationalizing Organizational Equity in Economics" workshops and training sessions.*

Terry shared the lagging indicators, which included:

- 1. Enhanced representation and success of black and indigenous people of color entrepreneurs from historically marginalized communities.*
- 2. Improved economic mobility among black and indigenous people of color entrepreneurs who participated in our programs. Reduced economic informational disparities within Chatham County, particularly among historically marginalized communities.*
- 3. Growth in the number and diversity of black and indigenous people of color owned businesses moving from informal to formal (registered).*

Terry shared the expected outcomes, which included:

- 1. Improved Inclusivity and Diversity: A more inclusive and diverse entrepreneurial ecosystem in Chatham County.*
- 2. Strengthened Support Systems: Enhanced resources and support systems contributed to the economic success of black and indigenous people of color entrepreneurs, leading to a more equitable entrepreneurial landscape.*

The Board of Commissioners thanked Terry for the important work and shared their passion to the economic development service for small businesses.

Delaney asked about rental space. Terry replied that the county had some good physical infrastructure, but business still need space including a commercial kitchen and shared space, but she has had some conversations.

Commissioner Gomez-Flores asked how small business should contact her. Terry replied.

This Agenda Item was received and filed.

[24-5261](#)

Receive a presentation from Chatham County Schools Student Health, Physical Education, and Wellness IPF 2023/2024 End of Year Report

Attachments: [CCS End of Year Student Health Report](#)

Chatham County Schools School Health, Physical Education, and Wellness Instructional Program Facilitator Rob Schooly presented the Chatham County Schools Student Health, Physical Education, and Wellness 2023/2024 End of Year

Report.

Schooly shared the demographics of Chatham County Schools. Schooly stated that the strategic approach is to increase teacher access to resources, targeted staff development, and community collaboration to improve health outcomes and increase student achievement. Schooly shared information on the collaboration with the Sheriff's Office, Chatham Drug Free, University of North Carolina School of Nursing, Safe Routes to School, and NC Healthy Schools. Schooly shared the progress on the curriculum and accountability.

The goals for 2024-2024 include:

1. Healthful Living Essential Standards

Objectives: Assess alignment with current standards & conduct professional development around updated standards. Goal: Implement revised standards by August 2025.

2. Classroom Energizers

Objective: Develop classroom energizer resource for all classroom teachers. Goal: Increase opportunity for physical activity during the school day.

3. Nutrition Literacy

Objective: Create and share staff development on nutrition literacy for Physical Education & Healthful Living staff. Collaborating with Chatham County Public Health Department Staff and North Carolina Cooperative Extension. Goal: increase opportunity for applicable literacy credits for staff.

4. Alcohol, Tobacco & Other Drugs Guidance

Objective: Implement Alcohol, Tobacco & Other Drugs guidance developed through Chatham Drug Free. Guidance will be reviewed by Student Health Action Coalition, Chatham Drug Free & the Chatham County Public Health Department. Goal: increase teacher access to resources for Alcohol, Tobacco & Other Drugs instruction.

5. Media Ready

Objective: Collaborate with digital learning specialist to implement media ready instruction through Chatham County Schools media specialists & librarians. Goal: Increase student access to Alcohol, Tobacco & Other Drugs instruction.

6. Pacing Guides

Objective: Develop pacing guides for K-5, K-8, Middle School and High School Healthful Living to support standardization of instruction across the district. Goal: Increase consistency of instruction across the district.

7. Vaping

Objective: Continue to review the alternative to suspension options for students in violation of the Chatham County Schools tobacco policy. Support the implementation of evidenced-based instruction. Goal: Support students that are facing addiction to nicotine.

7. Behavior Threat Assessment and Management

Objective: Participate in the development of Behavior Threat Assessment and Management teams across the district. Goal: Support schools in creating safe learning environments.

The Board of Commissioners discussed devices on campuses, mental health, social media, and developers helping with safe routes.

The Board of Commissioners thanked Schooly for the presentation.

This Agenda Item was received and filed.

[24-5355](#)

Receive an update from Parks and Recreation on Trails and Open Space

Attachments: [Chatham County Trails Update June 2024 - PDF](#)
[Chatham County Trails Update June 2024 - PowerPoint](#)

Trails and Open Space Planner Ben Rippe gave an updated on the Parks and Recreation Trails and Open Space.

Rippe stated that the general county trails goal is to expand trail network at all county parks to provide more walking and hiking opportunities.

Rippe shared an update of each location. The Northeast District Park has the planned George Pauly Nature Trail made possible via a donation from Haw River Assembly in memorial of George Pauly. Approximately 3,150 ft natural surface trail. The walking trail will meander through a wildflower meadow and section of the hardwood forest. The Park at Briar Chapel has the planned Pokeberry Tributary Trail, which is approximately 3,870 of natural surface trail. The project requires two 45' bridges and 40' of boardwalk and Freese and Nichols are surveying for bridges and boardwalks. This is bundled with Northeast Park trail project and request for bids should go out in August. The Earl Thompson Park has the planned Haw River Connector Trail, which is approximately 2,400' in length with 2.5' wide tread, single track, back county trail. The permitting is underway and requires State Parks approval as it connects to the state natural area. The Northwest District Park has planned a park wide trail network with a total of approximately 3.7 miles additional trail. The lines are conceptual and will likely shift as adjustments are made in the field. We are currently seeking input from a walking group and the equine community. Shorter hiking trails could be volunteer built and longer trails will need to be contracted out. The Parkers Ridge Park Development has approximately 8,200' of planned bike and hike trails with approximately 11,200' of planned mountain bike only trail and a pump track.

Rippe stated that they are currently developing kiosk signage for all new trails. They are having trail workdays with Parks and Recreation staff and learning basic maintenance techniques to address common trail issues. Its held a few workdays with more to come at Southwest and Northwest. They are developing Chatham County Trail Standards for design, construction and maintenance of natural surface trails in the county.

*Rippe shared an update on each of the State trail projects which included:
Haw River State Trail*

1. The Feasibility Study identified numerous near-term opportunities. The steering committee continues meeting, established three subcommittees to carry out various recommendations.

2. Near term opportunities identified for either private land or State Natural Area. Projects proposed for county owned lands: Earl Thompson Connector, Restrooms at 15/501 and 64 river accesses, green flush restrooms, which is included in 2024 capital improvement plan. Have been meeting with State Parks recently identified the Pegg Tract as potential project for upcoming Great Trails State program grant funding. Planning and construction grant would encompass multiple improvements. Working to improve or relocate the paddle access, develop a sustainable trail network out of floodplain and sensitive habitat, and relocate trail head and install restroom at parking lot. Have the potential to partner with numerous agencies and

organizations to plan and implement this project.

3. Steering committee subcommittees are working on land and easement acquisitions, landowner outreach, draft trail easement, FAQ, and trail corridor rendering being developed. Online map for internal use to track properties, landowner contact and trails and easement progress. Outreach has been mostly word of mouth, and these efforts are opportunity based. Have contacted a few landowners and started conversations. Another subcommittee is working on grants and funding to identify funding sources and match them with projects. Have applied for three grants to fund digital safety signs and submitted letters of interest to Jandy Ammons Foundation for restrooms. North Carolina Recreational Trails Program grant awarded for Trail Crew Leader Training Workshop and looking into local funding options for trails based on successful efforts from other towns and counties across North Carolina and beyond. The Steering Committee working on Trail Construction and Maintenance. They held a training workshop held in February at Northwest District Park. Six Chatham County Parks and Recreation staff and three volunteers split time between classroom and the field. They have built around 300' of trail to reroute a bad section of scout trail. Currently developing a GIS Hub site to coordinate outreach and track volunteer hours. We now have a cache of hand tools for trail work thanks in part to local Lowes Home Improvement. Volunteer projects include the Earl Thompson connector trail and new trails at Northwest.

4. Safety Collaborative is an effort funded for two years from a grant with the Duke Energy Foundation to address safety along the Haw River in Chatham County. This will include bridge signage for paddler/tuber wayfinding with permissions granted by North Carolina Department of Transportation Division 8 bridge engineers. We worked with sign vendor to design signs to North Carolina Department of Transportation standard and the signs are printed and in North Carolina Department of Transportation's possession and will be going up soon. Working on digital safety signs at 15/501 and 64 accesses. This dynamic signage will display real time information pertaining to weather, water flow rates, swim safety ratings, heat index, etc. Applied for three grants and this project is included in Parks and Recreation FY25 budget.

Deep River State Trail

1. Meet quarterly with the Steering Committee.
2. Feasibility study is the highest priority.
3. Applied for two grants so far and are planning to apply for Great Trails State Program in September.
4. Looking at improving or relocating paddle access at Triangle Land Conservancy McIver's canoe launch.
5. Submitted application for State Trail designation of Deep River Park in Cumnock.

Greenways

1. Participated in technical review committee meetings for Savannah Ridge Lower Jordan Greenway Corridor.
2. Met with United States Army Corps of Engineers and North Carolina Wildlife Resources Commission regarding alignment.
3. Feasibility study needed Upper Jordan Lake Corridor.
4. Met with Western Intake Partners to explore aligning pipeline right-of-way with the trail.
5. A feasibility study is needed.
6. Partnerships working with Thanh Schado to promote greenways and side paths proposed in 2019 Master Plan.
7. Coalition of stakeholders.
8. Public Input.

Open Space Planning

1. Riverbank erosion at South Bynum River Access Park.
2. Land Acquisition on the Haw River.
3. Disc Golf Course at Northeast.
4. Working with Andrew George from recreation advisory committee.
5. Course development requires significant tree removal.
6. Recommending innovative approach to minimize soil disturbance/erosion into Jordan Lake reservoir.

The Board of Commissioners asked questions of Rippe including bike trails, plans for southeast park, natural areas, partnering with private landowners, paddle access, connecting arts, and native species.

Rippe asked the Board of Commissioners how often they would like them to update the Board. The consensus of the Board of Commissioners was annually.

This Agenda Item was received and filed.

[24-5345](#)

Receive an update on Chatham County Planning Transportation

Attachments: [Transportation Update \(BOC\)](#)

Transportation Planner Thanh Schado presented an update on Chatham County Transportation Planning. Schado summarized the projects, plans, and studies that have been ongoing in Chatham County and the surrounding areas. The updates included the Transportation Advisory Committee, an overview of transportation planning locally, and an outline of projects conducted in partnership with the Metropolitan Planning Organizations and the Rural Planning Organizations.

Schado shared the purpose of the Transportation Advisory Committee, which is to assist the County Commissioners on providing input into the development of the County's Comprehensive Transportation Plan every five to ten years as North Carolina Department of Transportation requests. They also providing input into North Carolina Department of Transportation's project prioritization process within the county, and major transportation projects or related issues of concern as assigned by the Board of Commissioners, Planning Department, or Transportation Advisory Committee Chairs. The Committee has a total of eleven voting members and up to eight non-voting members. Each of the five county commissioner districts appoints 2 voting members from a list of recommended candidates to ensure geographic equity.

Schado stated currently they are seeking proposals for the Alternative Transportation Demand Study from a qualified consulting firm, or team of firms, with a strong background in community engagement, qualitative data analysis, and relevant experience in conducting studies pertaining to regional transportation planning, bicycle-pedestrian design and multi-modal transit system equity to develop an alternative transportation demand study for the county. This project will utilize community engagement to gauge transportation needs and demand, develop projections for future needs and demand, and provide stakeholders with recommendations on how to ensure the future conditions meet the projected needs of the community.

Schado shared a list of the adopted Chatham County Transportation Plans. The Chatham County Bicycle Plan, adopted on July 18, 2011 by the Board of County Commissioners and was Chatham County's first Bicycle Plan. Siler City adopted the plan on August 1, 2011 and Pittsboro on October 10, 2011. The plan identifies biking networks and potential infrastructure and policy improvements for the county. The

Chatham County Comprehensive Transportation Plan was adopted by the Chatham County Board of Commissioners and was last mutually adopted by the North Carolina Board of Transportation in January 2017. Other adopted transportation plans that include Chatham County are the North Carolina Department of Transportation Strategic Transportation Corridors. In mid-2013, North Carolina Department of Transportation began to update its Strategic Highway Corridors Policy, which ten years earlier had identified fifty-five highway corridors across the state deemed to be of high priority in achieving state development goals. The North Carolina Department of Transportation State Transportation Improvement Plan is a ten-year state and federal-mandated plan that identifies the construction funding for and scheduling of transportation projects throughout the state. The Strategic Transportation Prioritization is the process of point assignment to projects to be submitted to North Carolina Department of Transportation. Projects will be included in the new State Transportation Improvement based on submitted lists for Metropolitan Planning Organizations and the Rural Planning Organizations.

Schado shared a map of the North Carolina regions which are divided into fourteen regions and referred to as highway divisions in which the North Carolina Department of Transportation's Division of Highways distributes the duties of building and maintaining state-owned bridges and highways. Chatham County is located in Division 8, District 1.

Schado stated that the State Transportation Improvement Plan is a multi-year capital improvement document that denotes the scheduling and funding of construction projects across the state over a minimum four-year time-period as required by Federal law. North Carolina's State Transportation Improvement Plan covers ten years, with the first five years (2024-2028 in this version) referred to as the delivery State Transportation Improvement Plan and the latter five years (2029-2034 in this version) as the developmental State Transportation Improvement Plan. North Carolina's State Transportation Improvement Plan is typically updated every two years (but no later than every four years) and developed in concert with federal and state revenue forecasts, North Carolina Department of Transportation's Strategic Prioritization process, preconstruction, and project development timetables, and in adherence with federal and state laws. North Carolina state law requires the Board of Transportation action to approve the State Transportation Improvement Plan. This Comprehensive Transportation Plan is a multimodal Long Range Transportation Plan, which identifies transportation improvement needs in the planning area and develops long-term solutions for the next 25 to 30 years. The Chatham County Comprehensive Transportation Plan was developed through a joint effort between the County, municipalities within the County, the North Carolina Department of Transportation, and the Central Pines Rural Planning Organization. The study emphasized the integration of transportation planning with all the patterns of land development, population growth, traffic trends, economic conditions, and prospects. A list of the government agencies that work collaboratively on long range plans and regional plans. Most collaboration and connecting in the county, municipal, and similar government agencies are through participation in Metropolitan Planning Organizations and/or Rural Planning Organizations. Chatham County is a part of two Metropolitan Planning Organizations and one Rural Planning Organization.

Schado shared a map of the Metropolitan Planning Organizations. According to the Federal Aid Highway Act of 1962, areas considered by the federal census to be urban in nature with a population of at least 50,000 must have a continuing, cooperative, and comprehensive transportation planning process. To receive funding from the federal government in the state of North Carolina, this process is carried out by Metropolitan Planning Organizations. Members from each of the Metropolitan Planning Organizations make up the North Carolina Association of Metropolitan

Planning Organizations. Currently, there are nineteen Metropolitan Planning Organizations in North Carolina.

Schado shared a map of the Rural Planning Organizations. In 2000, the State of North Carolina recognized the need for more coordinated transportation planning in rural North Carolina areas not within an Metropolitan Planning Organization by enacting Chapter 136, Article 17, Section 136-210-213 of the General Statutes. This provided for the development of Rural Planning Organizations. There are eighteen Rural Planning Organizations in the State.

Schado stated while the structure of Metropolitan Planning Organizations and Rural Planning Organizations and the name of the committees may vary, these planning organizations consist of a few main components which include a Technical Committee, comprised of staff from member and stakeholder agencies. The technical committee provides technical recommendations to the Executive Board, an Executive Board that is the decision-making body of the Metropolitan Planning Organization and Rural Planning Organization. It is comprised of elected officials from member governments, as well as stakeholders from other agencies, and professional staff which are the full-time employees of the Metropolitan Planning Organization and Rural Planning Organization.

Schado shared a map that showed the Extraterritorial Jurisdiction and Metropolitan Planning Organization/Rural Planning Organization planning areas in Chatham County. Capital Area Metropolitan Planning Organization is not included in this map as Chatham County is newly joined member and the boundary changes were Capital Area Metropolitan Planning Organization's planning area in Chatham County. We are in the process of signing the memorandum of understanding with the Capital Area Metropolitan Planning Organization. Their active projects and studies included the Western Wake Blueprint for Safety Technical Advisory Team, Triangle Bikeway Project 2024 Update, and the Wake Bus Rapid Transit: Western and Southern Rapid Bus Extensions Study.

Schado shared a list of the Durham, Chapel Hill, Carrboro Metropolitan Planning Organization active projects and studies which include the Congestion Management Process Subcommittee, the Wildlife Crossing Core Technical Team, the Communications Framework and Visual Branding Stakeholder Focus Group, the Safe Streets 4 All Review Committee, and the Coordinated Transportation Plan Update. The Central Pines Rural Planning Organization active projects and studies include Strategic Transportation Prioritization 7.0 and Electric Vehicle Charging Stations. A regional Freeway, Arterial, Street, and Tactical transit study is being conducted as a follow-up initiative to the original study conducted in 2020-2021 and includes Wake County, Durham County, Orange County, and Johnston County. The objectives of the project include making freeways and boulevards "transit ready", identifying and accelerate regional Bus Rapid Transit and transit corridors that link Raleigh Durham International Airport to Research Triangle Park and downtown Raleigh, and to advance Systematic Management of Adaptable Roadways through Technology freeways. The North Carolina Department of Transportation's Integrated Mobility Division is managing the study and WSP Engineering is the lead study consultant.

The Board of Commissioners asked questions of Schado that included census data, affordability and equity, surveys, and bike lanes. The Board of Commissioners thanked Schado for the update.

This Agenda Item was received and filed.

Legislative Goals Process

Attachments: [2024-2025 Legislative Goals Process](#)

Intergovernmental Relations Manager Lindsay Ray presented the 2024-2025 Legislative Goals Process with the North Carolina Association of County Commissioners.

Ray shared the following timeline:

June

- Introduce the North Carolina Association of County Commissioners Legislative Goals Process to Chatham County Board of Commissioners.*
- Commissioners submit legislative goals to the Intergovernmental Relations Manager through a county survey.*

July

- The Commissioner's submissions are compiled and reviewed at the July 15, 2024 Board of Commissioners meeting.*
- The Board of Commissioners directs staff to bring back a final list of goals for approval to the August 19, 2024 meeting.*

August

- The Board of Commissioners approve the final list of goals.*
- Staff submits final list to the North Carolina Association of County Commissioners by August 23, 2024.*
- November 14-15, 2024 – North Carolina Association of County Commissioners Legislative Goals Conference will be held.*

Ray shared a couple of examples of good legislative goals including:

- 1. Seek legislation, funding, and other efforts to expand digital infrastructure / broadband capability to the un-served and under-served areas and residents of the state.*
- 2. Support expansion of Medicaid as well as related funding and operational flexibility for counties to expand county workforce and necessary infrastructure.*

Ray stated that it is important that the goals affect and impact other counties and that they are specific that appeal to people that may not be necessarily politically aligned with Chatham County but understand the value of counties.

The Board of Commissioners thanked Ray and stated that they would complete the survey.

This Agenda Item was received and filed.

End of Work Session

Recess

The meeting was recessed until 6:00pm.

Regular Session - 6:00 PM - Historic Courthouse Courtroom

The Board of Commissioner resume the meeting.

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

INVOCATION and PLEDGE OF ALLEGIANCE

Chair Dasher began the meeting with a moment of silence and asked those you could to stand for the Pledge of Allegiance.

CALL TO ORDER

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

ADJUSTMENTS AND APPROVAL OF REGULAR SESSION AGENDA

Commissioner Delaney requested the removal of item 24-5362 - February 19, 2024 Minutes and asked that it be placed on the July agenda.

Commissioner Kenlan asked the County Attorney about process for removing items from the consent agenda. County Attorney Bob Hagemann replied that there is a rule to remove an item and place them on the regular agenda, but not to move the item to the next meeting. Hagemann read the rule: any board member may remove items from the consent agenda and place on the regular agenda, unless another member objects to the removal, in which case the item may only be removed from the consent agenda by a majority of the Board of Commissioners.

Commissioner Kenlan stated that she would like to object to the removal of the item, and she would like to see the Board spend time differently, since this is the second time.

Chair Dasher stated that he would like to treat Commissioner Delaney's request as a motion to remove the item from the consent agenda and place it on a future agenda.

Commissioner Delaney made a motion to remove item 24-5362 - February 19, 2024 Minutes from the consent agenda to the consent agenda for the July meeting.

A motion was made by Commissioner Delaney to remove item 24-5362 - February 19, 2024 Minutes and place the item on the July agenda. The motion failed due to the lack of a second.

Commissioner Delaney stated that he had a second item that he would like to add. Delaney requested a closed session at the beginning of the meeting to consult with the County Attorney under General Statute 143-318-11a3 in order to preserve that attorney client privilege on matters of the board. Chair Dasher asked if that was a motion. Commissioner Delaney replied yes to add that item to the agenda tonight.

Vice-Chair Howard and Commissioner Kenlan asked what the closed session would be for, would it be for the minutes? Commissioner Delaney replied no, this is a different item and asked if there was an objection. Vice-Chair Howard stated perhaps next month, when we have received more information.

The Board of Commissioners asked the County Attorney for clarification. County Attorney Hagemann stated that the rule states that there should be a motion. Chair

Dasher stated that he would treat Commissioner Delaney's request as a motion. Vice-Chair Howard objected. Commissioner Delaney stated that the topic was tangentially related to an agenda item tonight and the second item is not currently on the agenda but is of recent interest and concern to the Board and he thinks it warrants a conversation. Vice-Chair Howard asked if this was something that he has discussed with the county attorney. Commissioner Delaney replied that he has spoke with the county attorney about it twice today, then following my multiple discussions with him to ensure that the Board, as a whole, is his client rather than individual Commissioners and the full board should be given the opportunity to benefit from the legal discussion on the topics on the agenda.

Chair Dasher stated an objection has been made, and asked if there was a second to the motion. Commissioner Gomez-Flores seconded the motion.

Chair Dasher called for vote.

A motion was made by Commissioner David Delaney, seconded by Commissioner Franklin Gomez Flores, to add a closed session at the beginning of the meeting to consult with the County Attorney under General Statute 143-318-11a3 in order to preserve that attorney client privilege on matters of the board. The motion failed by the following vote:

Aye: 2 - Commissioner Delaney, and Commissioner Gomez Flores

No: 3 - Chair Dasher, Vice Chair Howard, and Commissioner Kenlan

Town Clerk Jenifer Johnson requested the addition of item 24-5392 Vote to approve the Assignment of Easements with the Town of Pittsboro.

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, that the agenda is approved with the addition of Item 24-5392 Vote to approve the Assignment of Easements with the Town of Pittsboro on the consent agenda. The motion carried by the following vote:

Aye: 4 - Chair Dasher, Vice Chair Howard, Commissioner Gomez Flores, and Commissioner Kenlan

No: 1 - Commissioner Delaney

ADOPTION OF THE FISCAL YEAR 2024-2025 BUDGET ORDINANCE

[24-5361](#)

Vote on a request to adopt the FY 2024 - 2025 Budget Ordinance

Attachments: [Revisions to FY25 Recommended Budget Final](#)
[FY25 Budget Ordinance \(Original\)](#)

Assistant County Manager Bryan Thompson shared an update and revisions on the FY 2024-25 Recommended Budget.

Thompson stated with direction from the Board of Commissioners, staff has made changes to the FY24-25 Manager's Recommended Budget.

The changes included:

-Providing an additional increase to Chatham County Schools for supplement funding. This additional funding will increase the base supplement by \$2,000 for all

certified staff.

-Implement a property tax relief program for low-income homeowners. Staff will work to develop program specifics and provide options to the Board of Commissioners at a future meeting

-Provide additional funding for the Human Services Nonprofit agencies that the County funds. The additional funds will be used to increase programs that were under 75% funding to that threshold, or as close as possible

Thompson shared the adjustments from Manager's Recommended Budget, which included:

-Decrease the number of additional deputies in the Sheriff's Office from the eight recommended in the Manager's Recommended Budget to six. Four will be funded for the full fiscal year, 2 funded for half of the fiscal year.

-Decrease the funding in the Transfer to Capital Reserve account. This reduction reduces the transfer for the Ag Center Phase II project by 50% for FY 2024 – 2025.

-Increase the salary of the Board of Commissioners Chair by an additional \$4,000.

Thompson shared the final amounts for the General Fund Recommended.

The Board of Commissioners discussed the supplement for teachers.

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, that this FY 2024-25 Budget Ordinance was approved. The motion carried by the following vote:

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

APPROVAL OF CONSENT AGENDA

Chair Dasher called for a motion to approve the consent agenda.

Commissioner Delaney stated that he would like to bring up his concern again that the minutes on the consent agenda item 24-5362 February 19, 2024 are not complete and accurate as they should be because of the significant audio visual failures that night. He does think it is important to include all of that in there because during the conversation he made a motion to censure the Chair and Vice-Chair and that is a significant step. Handling the issue in this way and not giving the Board the opportunity to provide what the Board are required to do, which is a complete transcript and statement of what happened. He thinks it leaves the Board in a short position.

Vice-Chair Howard stated that she wanted to be clear that Commissioner Delaney's statement is a misstatement of fact and to allow that to just float into the atmosphere and not challenge it is a disservice. The Board does not record the details of the board meetings in the minutes, and the Board has not done so historically. The Board have agreed that is not the process. The minutes are more than adequate and captured the actions that happened that evening. As an individual is not within our frame of influence. She is not interested in discussing the item as it has no value to the community. The minutes capture what happened at that meeting.

Commissioner Kenlan added that she had a chance to look it over the minutes and our staff did a great job and she completely disagrees with Commissioner Delaney's

representation, and she would like to see the board make better use of the public's time and the Board's time.

Commissioner Delaney stated that at a bare minimum it was important to him that his comments made during the board reports be included.

Chair Dasher called for a vote.

[24-5360](#)

Vote to approve the August 16, 2021 Work Session and Regular Minutes

Attachments: [8-16-2021 Minutes Draft](#)

A motion was made by Vice Chair Howard, seconded by Commissioner Kenlan, that the August 16, 2021 Work Session and Regular Minutes be approved. The motion carried by the following vote:

Aye: 4 - Chair Dasher, Vice Chair Howard, Commissioner Gomez Flores, and Commissioner Kenlan

No: 1 - Commissioner Delaney

[24-5367](#)

Vote to approve the September 20, 2021 Work and Regular Session Minutes

Attachments: [9-20-2021 Minutes Draft](#)

A motion was made by Vice Chair Howard, seconded by Commissioner Kenlan, that the September 20, 2021 Work and Regular Session Minutes be approved. The motion carried by the following vote:

Aye: 4 - Chair Dasher, Vice Chair Howard, Commissioner Gomez Flores, and Commissioner Kenlan

No: 1 - Commissioner Delaney

[24-5386](#)

Vote to approve the November 1, 2021 Regular Session Minutes

Attachments: [11-1-2021 Minutes Draft as of 6-12-2024](#)

A motion was made by Vice Chair Howard, seconded by Commissioner Kenlan, that the November 1, 2021 Regular Session Minutes be approved. The motion carried by the following vote:

Aye: 4 - Chair Dasher, Vice Chair Howard, Commissioner Gomez Flores, and Commissioner Kenlan

No: 1 - Commissioner Delaney

[24-5270](#)

Vote to approve the November 20, 2023 Work and Regular Session Minutes

Attachments: [11-20-2023 Minutes Draft](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, that the November 20, 2023 Work and Regular Session Minutes was approved. The motion carried by the following vote:

Aye: 4 - Chair Dasher, Vice Chair Howard, Commissioner Gomez Flores, and Commissioner Kenlan

No: 1 - Commissioner Delaney

[24-5362](#)

Vote to approve the February 19, 2024 Work and Regular Session Minutes

Attachments: [2-19-2024 Minutes Draft](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, that the February 19, 2024 Work and Regular Session Minutes was approved. The motion carried by the following vote:

Aye: 4 - Chair Dasher, Vice Chair Howard, Commissioner Gomez Flores, and Commissioner Kenlan

No: 1 - Commissioner Delaney

[24-5385](#)

Vote to approve the May 20, 2024 Work and Regular Session Minutes

Attachments: [5-20-2024 Minutes Draft](#)

A motion was made by Vice Chair Howard, seconded by Commissioner Kenlan, that the May 20, 2024 Work and Regular Session Minutes be approved. The motion carried by the following vote:

Aye: 4 - Chair Dasher, Vice Chair Howard, Commissioner Gomez Flores, and Commissioner Kenlan

No: 1 - Commissioner Delaney

[24-5328](#)

Vote to appoint the following individuals based on the recommendation from the Chatham County Board of Health:

1. Erika Dunnon to the Board of Health as a public member, effective June 24, 2024
2. Dana Iglesias, MD for Board of Health as a physician member, effective July 1, 2024
3. Catherine Crawford, RN for Board of Health as a nurse member, effective July 1, 2024
4. Heather O'Mara, OD for Board of Health as an optometrist member, effective July 1, 2024

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, to appoint the following individuals based on the recommendation from the Chatham County Board of Health: Erika Dunnon to the Board of Health as a public member, effective June 24, 2024, Dana Iglesias, MD for Board of Health as a physician member, effective July 1, 2024, Catherine Crawford, RN for Board of Health as a nurse member, effective July 1, 2024, and Heather O'Mara, OD for Board of Health as an optometrist member, effective July 1, 2024 was approved. The motion carried by the following vote:

Aye: 4 - Chair Dasher, Vice Chair Howard, Commissioner Gomez Flores, and Commissioner Kenlan

No: 1 - Commissioner Delaney

[24-5333](#)

Vote to appoint members to the Chatham County Juvenile Crime Prevention Council as recommended by Administrator Paul Atherton

Attachments: [JCPC appointments 7-1-24](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, to appoint Siler City Chief of Police (or designee) Brian Regan and Assistant District Attorney Alejandro Ramirez was approved. The motion carried by the following vote:

Aye: 4 - Chair Dasher, Vice Chair Howard, Commissioner Gomez Flores, and Commissioner Kenlan

No: 1 - Commissioner Delaney

[24-5343](#)

Vote to appoint Carolyn Miller to the Chatham Library Foundation Board of Directors

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, to appoint Carolyn Miller to the Chatham Library Foundation Board of Directors was approved. The motion carried by the following vote:

Aye: 4 - Chair Dasher, Vice Chair Howard, Commissioner Gomez Flores, and Commissioner Kenlan

No: 1 - Commissioner Delaney

[24-5368](#)

Vote to reappoint the following advisory board members:

District 1: Affordable Housing - Gail Friedman and Environmental Review - Mary Beth Koza

District 2: Affordable Housing - David Morton, Recreation - Johns Barlow and Megan Lynch

District 4: Environmental Review - Elaine Chiosso and Diana Hales, Recreation - Andrew George

Full Board:

Appearance - Erin Mcade and Dan Sundberg, Environmental Review - Frank Stillo

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, to reappoint the following advisory board members: District 1: Affordable Housing - Gail Friedman and Environmental Review - Mary Beth Koza, District 2: Affordable Housing - David Morton, Recreation - Johns Barlow and Megan Lynch, District 4: Environmental Review - Elaine Chiosso and Diana Hales, Recreation - Andrew George, and Full Board: Appearance - Erin Mcade and Dan Sundberg, Environmental Review - Frank Stillo was approved. The motion carried by the following vote:

Aye: 4 - Chair Dasher, Vice Chair Howard, Commissioner Gomez Flores, and Commissioner Kenlan

No: 1 - Commissioner Delaney

[24-5350](#)

Vote to approve Tax Releases and Refunds

Attachments: [May 2024 Release and Refund Report](#)
 [May 2024 NCVTS Pending Refund Report](#)
 [May 2024 Manual NCVTS Pending Refund Report](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, that the Tax Releases and Refunds was approved. The motion carried by the following vote:

Aye: 4 - Chair Dasher, Vice Chair Howard, Commissioner Gomez Flores, and Commissioner Kenlan

No: 1 - Commissioner Delaney

[24-5348](#)

Vote to approve Fiscal Year 2023-2024 Budget Amendments

Attachments: [Budget Amendment 2023-2024 Jun17](#)

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

Aye: 4 - Chair Dasher, Vice Chair Howard, Commissioner Gomez Flores, and Commissioner Kenlan

No: 1 - Commissioner Delaney

[24-5349](#)

Vote to adopt the amended Western Intake and Plant Project Ordinance

Attachments: [Project Ordinance Western Intake and Plant Amended 6-17 2024](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, that the amended Western Intake and Plant Project Ordinance was approved. The motion carried by the following vote:

Aye: 4 - Chair Dasher, Vice Chair Howard, Commissioner Gomez Flores, and Commissioner Kenlan

No: 1 - Commissioner Delaney

[24-5356](#)

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

Attachments: [Amended ARPA Grant Project Ordinance \(6.17.24\)](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, that the amended American Rescue Plan Funds Grant Project Ordinance was approved. The motion carried by the following vote:

Aye: 4 - Chair Dasher, Vice Chair Howard, Commissioner Gomez Flores, and Commissioner Kenlan

No: 1 - Commissioner Delaney

[24-5332](#)

Vote to approve the Chatham County Juvenile Crime Prevention Council FY 24-25 Funding Plan

Attachments: [FY 24-25 Chatham JCPC Funding Plan draft](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, that the Chatham County Juvenile Crime Prevention Council FY 24-25 Funding Plan was approved. The motion carried by the following vote:

Aye: 4 - Chair Dasher, Vice Chair Howard, Commissioner Gomez Flores, and Commissioner Kenlan

No: 1 - Commissioner Delaney

[24-5304](#)

Vote to approve the naming of one private road named Wooten Lane in Chatham County

Attachments: [Wooten Lane Petition](#)
 [Wooten Lane Map](#)
 [Wooten Lane area map](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, that the naming of one private road named Wooten Lane in Chatham County was approved. The motion carried by the following vote:

Aye: 4 - Chair Dasher, Vice Chair Howard, Commissioner Gomez Flores, and Commissioner Kenlan

No: 1 - Commissioner Delaney

[24-5314](#)

Vote to approve the naming of one private road named Wilson Farm Drive in Chatham County

Attachments: [Wilson Farm Drive Petition](#)
 [Wilson Farm Drive Map](#)
 [Wilson Farm Drive Area Map](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, that the naming of one private road named Wilson Farm Drive in Chatham County was approved. The motion carried by the following vote:

Aye: 4 - Chair Dasher, Vice Chair Howard, Commissioner Gomez Flores, and Commissioner Kenlan

No: 1 - Commissioner Delaney

[24-5327](#)

Vote to approve the naming of one private road listed as Brooks Farm Road in Chatham County

Attachments: [Brooks Farm Rd Petition](#)
 [Brooks Farm Rd map](#)
 [Brooks Farm Rd area map](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, that the naming of one private road listed as Brooks Farm Road in Chatham County was approved. The motion carried by the following vote:

Aye: 4 - Chair Dasher, Vice Chair Howard, Commissioner Gomez Flores, and Commissioner Kenlan

No: 1 - Commissioner Delaney

[24-5359](#)

Vote to approve the naming of one private road listed as Buckeye Hollow in Chatham County

Attachments: [Buckeye Hollow map](#)
[Buckeye Hollow area map](#)
[Buckeye Hollow Petition 2](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, that the naming of one private road listed as Buckeye Hollow in Chatham County was approved. The motion carried by the following vote:

Aye: 4 - Chair Dasher, Vice Chair Howard, Commissioner Gomez Flores, and Commissioner Kenlan

No: 1 - Commissioner Delaney

[24-5325](#)

Vote to approve pyrotechnics display at the Governors Club, 11000 Club Dr. Chapel Hill 27517, on July 4, 2024

Attachments: [Attachment A - N.C.G.S. Pyrotechnic Displays](#)
[Attachment B - Pyrotechnic Display Request Gov. Club 2023](#)
[Attachment C - Diaz Pyrotechnic License](#)
[Attachment D - Pioneer Certificate of Insurance 2023](#)
[Attachment E - Pioneer ATF License 2023](#)
[Attachment F - Gov. Club Site Plan 2023](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, that the pyrotechnics display at the Governors Club, 11000 Club Dr. Chapel Hill 27517, on July 4, 2024 was approved. The motion carried by the following vote:

Aye: 4 - Chair Dasher, Vice Chair Howard, Commissioner Gomez Flores, and Commissioner Kenlan

No: 1 - Commissioner Delaney

[24-5383](#)

Vote to approve pyrotechnics display for the Silk Hope Ruritan's Club "Summer Spectacular 2024" located at 4221 Silk Hope Rd. Siler City NC on June 20, 2024

Attachments: [Attachment A-N.C.G.S 14-410 and 14-413](#)
[Attachment B- Letter of Request Silk Hope 2024](#)
[Attachment C-NC Pyrotechnic Display Operators License](#)
[Attachment D- Wetzel Certificate of Insurance 2024](#)
[Attachment E- Wetzel ATF License 2024](#)
[Attachment F-Site Plan Silk Hope 2024](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, that the pyrotechnics display for the Silk Hope Ruritan's Club "Summer Spectacular 2024" located at 4221 Silk Hope Rd. Siler City NC on June 20, 2024 was approved. The motion carried by the following vote:

Aye: 4 - Chair Dasher, Vice Chair Howard, Commissioner Gomez Flores, and Commissioner Kenlan

No: 1 - Commissioner Delaney

[24-5384](#)

Vote to approve pyrotechnics display at 289 Spring Creek Rd. Pittsboro NC 27312, on July 4, 2024

Attachments: [Attachment A-N.C.G.S. Pyrotechnic Displays](#)
[Attachment B - Pyrotechnic Display Request Cavaroc 2024](#)
[Attachment C - Cavaroc Pyrotechnic License 2024](#)
[Attachment D - SL Fireworks Certificate of Insurance 2024](#)
[Attachment E - SL ATF License 2024](#)
[Attachment F - Cavaroc Site Plan 2024](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, that the pyrotechnics display at 289 Spring Creek Rd. Pittsboro NC 27312, on July 4, 2024 was approved. The motion carried by the following vote:

Aye: 4 - Chair Dasher, Vice Chair Howard, Commissioner Gomez Flores, and Commissioner Kenlan

No: 1 - Commissioner Delaney

[24-5351](#)

Vote to approve a contract with Motorola Solutions in the amount of \$205,343.35 for public safety radio bidirectional amplifiers and distributed antenna systems in Chatham Central High School, Bonlee School, and Margaret B. Pollard Middle School

Attachments: [Bonlee MSS Quote 6-5-2024](#)
[Chatham Central MSS Quote 6-5-2024](#)
[Margaret B Pollard MSS Quote 6-5-2024](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, that the contract with Motorola Solutions in the amount of \$205,343.35 for public safety radio bidirectional amplifiers and distributed antenna systems in Chatham Central High School, Bonlee School, and Margaret B. Pollard Middle School was approved. The motion carried by the following vote:

Aye: 4 - Chair Dasher, Vice Chair Howard, Commissioner Gomez Flores, and Commissioner Kenlan

No: 1 - Commissioner Delaney

[24-5319](#)

Vote to approve a contract with Motorola Solutions in the amount of \$390,086.27 for MCC7500E radio console equipment

Attachments: [Motorola Four MCC7500E Consoles Contract 20240430](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, that the contract with Motorola Solutions in the amount of \$390,086.27 for MCC7500E radio console equipment was approved. The motion carried by the following vote:

Aye: 4 - Chair Dasher, Vice Chair Howard, Commissioner Gomez Flores, and Commissioner Kenlan

No: 1 - Commissioner Delaney

[24-5340](#)

Vote to approve a Memorandum of Understanding (MOU) with Capital Area Metropolitan Planning Organization (CAMPO)

Attachments: [CAMPO MOU 6-17-2024](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, that the Memorandum of Understanding (MOU) with Capital Area Metropolitan Planning Organization (CAMPO) was approved. The motion carried by the following vote:

Aye: 4 - Chair Dasher, Vice Chair Howard, Commissioner Gomez Flores, and Commissioner Kenlan

No: 1 - Commissioner Delaney

[24-5336](#)

Vote to approve a contract with Waste Management to accept solid waste from the County Collection Centers

Attachments: [Waste Management Contract - Solid Waste 7-1-2024](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, that the contract with Waste Management to accept solid waste from the County Collection Centers was approved. The motion carried by the following vote:

Aye: 4 - Chair Dasher, Vice Chair Howard, Commissioner Gomez Flores, and Commissioner Kenlan

No: 1 - Commissioner Delaney

[24-5341](#)

Vote to approve a contract with Sanford GFL (Waste Industries) to accept solid waste from County Collection Centers

Attachments: [Sanford GFL Contract - Solid Waste 7-1-2024](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, that contract with Sanford GFL (Waste Industries) to accept solid waste from County Collection Centers was approved. The motion carried by the following vote:

Aye: 4 - Chair Dasher, Vice Chair Howard, Commissioner Gomez Flores, and Commissioner Kenlan

No: 1 - Commissioner Delaney

[24-5342](#)

Vote to approve a contract with Durham GFL (Waste Industries) to accept solid waste from County Collection Centers

Attachments: [Durham GFL Contract - Solid Waste 7-1-2024](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, that the contract with Durham GFL (Waste Industries) to accept solid waste from County Collection Centers was approved. The motion carried

by the following vote:

Aye: 4 - Chair Dasher, Vice Chair Howard, Commissioner Gomez Flores, and Commissioner Kenlan

No: 1 - Commissioner Delaney

[24-5346](#)

Vote to approve a contract with A. M. Myles, Inc. for the renovations at the Performance Building for the Board of Elections

Attachments: [AM Myles Contract - Performance Building Renovation 6-17-2024](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, that the contract with A. M. Myles, Inc. for the renovations at the Performance Building for the Board of Elections was approved. The motion carried by the following vote:

Aye: 4 - Chair Dasher, Vice Chair Howard, Commissioner Gomez Flores, and Commissioner Kenlan

No: 1 - Commissioner Delaney

[24-5357](#)

Vote to approve a contract with Stephenson & Fleming for legal services for the annual DSS Child Welfare and Adult Services

Attachments: [Stephenson & Fleming Legal Contract](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, that the contract with Stephenson & Fleming for legal services for the annual DSS Child Welfare and Adult Services was approved. The motion carried by the following vote:

Aye: 4 - Chair Dasher, Vice Chair Howard, Commissioner Gomez Flores, and Commissioner Kenlan

No: 1 - Commissioner Delaney

[24-5353](#)

Vote to approve the annual agreement with Chatham Trades

Attachments: [Chatham Trades Contract 6-17-2024](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, that the annual agreement with Chatham Trades was approved. The motion carried by the following vote:

Aye: 4 - Chair Dasher, Vice Chair Howard, Commissioner Gomez Flores, and Commissioner Kenlan

No: 1 - Commissioner Delaney

[24-5354](#)

Vote to approve the annual agreement with Chatham Transit

Attachments: [Chatham Transit Contract 6-17-2024](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, that the annual agreement with Chatham Transit was approved. The motion carried by the following vote:

Aye: 4 - Chair Dasher, Vice Chair Howard, Commissioner Gomez Flores, and Commissioner Kenlan

No: 1 - Commissioner Delaney

[24-5352](#)

Vote to approve the Home and Community Care Block Grant (HCCBG) for fiscal year 2024-2025 as recommended by the HCCBG Advisory Committee

Attachments: [732 HCCBG Provider Services Summary](#)
[732-In-Home Services-Supplement FY 2024-2025](#)
[731- County Services Summary- FY 2024-2025](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, that the Home and Community Care Block Grant (HCCBG) for fiscal year 2024-2025 as recommended by the HCCBG Advisory Committee was approved. The motion carried by the following vote:

Aye: 4 - Chair Dasher, Vice Chair Howard, Commissioner Gomez Flores, and Commissioner Kenlan

No: 1 - Commissioner Delaney

[24-5382](#)

Vote to approve the agreements between True Homes, LLC and Chatham County for the construction of a single-family residential structure upon county-owned property at 57 Camp Drive, Pittsboro, for the operations and provision of Transitional Housing services

Attachments: [24.04.25 Home Agreement - Part One](#)
[24.04.25 Additional Terms - Part Two](#)
[Assignment - Assumption of Warranty Chatham](#)
[Donation Addendum](#)
[Warranty](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, that the agreements between True Homes, LLC and Chatham County for the construction of a single-family residential structure upon county-owned property at 57 Camp Drive, Pittsboro, for the operations and provision of Transitional Housing services was approved. The motion carried by the following vote:

Aye: 4 - Chair Dasher, Vice Chair Howard, Commissioner Gomez Flores, and Commissioner Kenlan

No: 1 - Commissioner Delaney

[24-5344](#)

Vote to approve a request by RGH Landscape Architecture, PLLC on behalf of Fitch Creations, Inc. for subdivision Sketch Plan Revision and Preliminary review Fearrington P.U.D. Section X, Area "F" Currituck, consisting of 6 lots on 3.419 acres, located off Millcroft (SR-1817), parcel 18998 in Williams Township

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

A motion was made by Vice Chair Karen Howard, seconded by Commissioner

Katie Kenlan, that this 24-21 Resolution request by RGH Landscape Architecture, PLLC on behalf of Fitch Creations, Inc. for subdivision Sketch Plan Revision and Preliminary review Fearrington P.U.D. Section X, Area "F" Currituck, consisting of 6 lots on 3.419 acres, located off Millcroft (SR-1817), parcel 18998 in Williams Township was adopted. The motion carried by the following vote:

Aye: 4 - Chair Dasher, Vice Chair Howard, Commissioner Gomez Flores, and Commissioner Kenlan

No: 1 - Commissioner Delaney

[24-5392](#)

Vote to approve the Assignment of Easements with the Town of Pittsboro

Attachments: [ASSIGNMENT OF EASEMENTS from County 5-13-24](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, that the Assignment of Easements with the Town of Pittsboro was approved. The motion carried by the following vote:

Aye: 4 - Chair Dasher, Vice Chair Howard, Commissioner Gomez Flores, and Commissioner Kenlan

No: 1 - Commissioner Delaney

End of Consent Agenda

SPECIAL PRESENTATION

[24-5363](#)

Present and vote to adopt a Resolution honoring George Moses Horton Day in Chatham County

Attachments: [Resolution Honoring George Moses Horton](#)

Commissioner Delaney read aloud the Resolution honoring George Moses Horton Day in Chatham County.

A motion was made by Commissioner Delaney, seconded by Vice Chair Howard, that the 24-22 Resolution honoring George Moses Horton Day in Chatham County be approved. The motion carried by the following vote:

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

[24-5364](#)

Present and vote to adopt a Resolution honoring Juneteenth in Chatham County

Attachments: [Resolution Honoring Juneteenth 2024](#)

Vice-Chair Howard read aloud the Resolution honoring Juneteenth in Chatham County.

A motion was made by Commissioner Kenlan, seconded by Commissioner Gomez Flores, that the 24-23 Resolution honoring Juneteenth in Chatham County be approved. The motion carried by the following vote:

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

[24-5365](#)

Present and vote to adopt a Resolution honoring LGBTQ Pride Month in Chatham County

Attachments: [Resolution Honoring LGBTQ Pride Month](#)

Chair Dasher read aloud the Resolution honoring LGBTQ Pride Month in Chatham County.

A motion was made by Vice Chair Howard, seconded by Commissioner Kenlan, that the 24-24 Resolution honoring LGBTQ Pride Month in Chatham County be approved. 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

One written comment received.

Danielle Splendore

I am very encouraged to hear of the supplemental raise for our Chatham teachers. It gives me hope for the future of our education in this county and this state. We still have a long way to go to fully pay what our teachers are worth. I don't have to state the statistics of which you are already aware regarding our teacher shortage. Sadly measures should have taken place years ago to prevent the gravity of the situation with which we currently faced. I implore you to ensure this trend continues to encourage our teachers to stay and to draw new talent to our county.

PUBLIC HEARINGS

[24-5335](#)

A legislative public hearing requested 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.

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

Chair Dasher opened the public hearing for a requested 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 at 6:36pm.

Zoning Administrator Angela Plummer presented a requested 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.

Plummer stated that a legislative public hearing was held June 17, 2024. Planning staff presented the request and no additional comments were provided.

Plummer stated that the County Zoning Ordinance listed under the proposed zoning classification is permitted by right or require a special use permit. Uses listed as SUP3 are permitted uses by right if connected to public water and sanitary sewer. However, due to possible limitations such as wastewater capacity, access to public utilities, built upon area limits, etc., not all uses are feasible.

Plummer stated that the decision to approve a general use rezoning shall be determined by the following criteria.

1. Any alleged error in the Ordinance, if any, which would be remedied by the proposed amendment. No errors in the Ordinance are being claimed.

2. The changed or changing conditions, if any, make the proposed rezoning reasonably necessary. The adjacent 193-acre parcel 5585, was rezoned to Light Industrial in 2022 as well as parcel 5588 to Neighborhood Business. This parcel could also be utilized to provide smaller scale supporting services to the area where growth in non-residential development is planned. Due to the other rezonings in this area, it is no longer suitable for residential use. Although the commercial suitability map in Plan Moncure does show this just outside commercial suitability, due to the rezonings adjacent to this parcel, commercial use would be more consistent.

3. The manner in which the proposed rezoning will carry out the intent and purpose of the adopted Land Use Plan or part thereof. The land use plan shows this parcel within the Rural designation and Plan Moncure has it within an Employment Center designation. Page 14-Economics and Growth- encourages supporting commercial uses to be located within Employment Center designated areas. With the rezonings of several parcels in this area in the past two years, small scale commercial will provide that opportunity. Page 18-Land Use- designates these growth areas employment opportunities for residents and commercial use needs within a centralized area. This helps to ensure the Page 3 of 4 heavy residential areas remain rural. Page 39-Goals- Goal 4 is met by providing additional jobs in the support industry of the manufacturing type uses.

4. Other factors/reasons for supporting the rezoning request. Old US 1 can support 14,000 vehicles per day. In 2020, the Average Daily Traffic was 3,700. The proposed rezoning of this parcel could generate 300-400 vehicular trips per day keeping the use well below the allowable capacity. Landscaping, lighting, signage, and parking will comply with the zoning ordinance minimum requirements.

5. All other information required on this application or as offered by the applicant in support of the request. The property will have access to the county water system. On-site private septic is planned to be utilized with a projection of 2,900 gallons per day needed for peak build out. The property is located within the WSIV-Protected Area watershed not within the Jordan Lake buffer area. Up to a maximum of 36% built upon area without curb and gutter can be utilized for development of the site.

Plummer stated per the Federal Emergency Management Agency map 3710969800J dated 2/2/2007, there are no floodable areas on the parcel. The residence and other buildings on the parcel are to be removed. Proper abandonment of any existing septic and/or well will be permitted through the county Environmental Health Department. There are no streams on this parcel per the below Natural Resources Conservation Service and United States Geological Survey maps.

Plummer stated that the Planning Board has up to three meetings in which to make a recommendation to approve or deny the request to the Board of Commissioners. If approval is recommended, the following Consistency statement has been provided for consideration: 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.

Plummer stated that the applicant is present to answer questions.

No one signed up to speak.

Chair Dasher closed the public hearing was closed at 6:41pm.

The requested 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 was referred to the Planning Board.

[24-5337](#)

A legislative public hearing requested 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.

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

Chair Dasher opened the legislative public hearing requested 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 at 6:42pm.

Zoning Administrator Angela Plummer presented a legislative public hearing requested 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.

Plummer stated that this area of the County received zoning in 1973 and at that time the Zoning Ordinance included a Mobile Home District and the Chatham County Mobile Home Ordinance was adopted on May 20, 1985. Sometime after 1990, the Zoning Ordinance was amended, and the Mobile Home zoning district was removed from the ordinance making any existing mobile home parks a legally non-conforming district and use. If the non-conforming district were to be removed, the parcel would have no legal zoning classification. This mobile home park is no longer in use and the owner has the property on the market and to make it more desirable for a future purchaser. The request is to rezone the property to R1 so it will conform with the adjoining properties under the same ownership. Therefore, the request to rezone to R-1 Residential has been submitted in order to comply with current regulations. Tripp Trailer Court has space for up to seven mobile homes and covered three parcels (96234, 96233, and the subject parcel 19435). The other two parcels have R-1 Residential zoning. The park has not been utilized in several years and all of the mobile homes have been removed from the property.

Plummer stated when considering a general use rezoning, all uses listed in Section 10.13 of the Chatham County Zoning Ordinance listed under the proposed zoning classification are permitted by right or require a special use permit.

Plummer stated that the decision to approve a general use rezoning must be determined by the following criteria.

- 1. Any alleged error in the Ordinance, if any, which would be remedied by the proposed amendment. No errors in the Ordinance are being claimed.*
- 2. The changed or changing conditions, if any, make the proposed rezoning reasonably necessary. The mobile home sites are no longer in use and the park is considered non-conforming. R1 zoning matches the zoning on the majority of the property in the area and this will maximize the residential tax base. This zoning is more appropriate for the area and allows for one or more single family dwellings to be built on the property.*
- 3. The manner in which the proposed rezoning will carry out the intent and purpose of the adopted Land Use Plan or part thereof. The property is within the Rural area of*

the land use plan. Low density development is considered single family homes and some commercial designed to protect the function and form of rural character. If mobile home parks were allowed in today's standards, they would more than likely need to be located within a Compact Community area of the land use plan. Pg. 66, Strategy 5.2 encourages residential development types that fit the character of different areas of the County. This immediate area is R-1 residential with single family dwellings on larger lots. Pg. 68, Land Use Policy 9 encourages limiting development in conservation areas. This property abuts land designated as Parks and Protected lands. Limiting development to single family residential aids in keeping buffered protections from development away from these areas.

4. Other factors/reasons for supporting the rezoning request. Rezoning the property to R1 will decrease traffic when compared to the prior use as a mobile home park. The property has direct access to Lystra Road so no easements are needed.

5. All other information required on this application or as offered by the applicant in support of the request. County water is available to the site however, the site currently has wells on-site that previously served the mobile home park. There are also private septic systems on the property. Should they choose to utilize the existing septic systems, inspection and permitting by Environmental Health will be needed. Should they decide not to utilize them, abandonment procedures with Environmental Health are required and the same applies to the wells should they choose not to utilize them. Any future development of the site will adhere to all current county regulations. The property is located within the WSIV-IV Protected Area watershed and there is no floodable area noted on the property. Built upon area is not calculated for single residential lot development.

Plummer shared the Natural Resources Conservation Service, United States Geological Survey, and Federal Emergency Management Agency Maps.

Plummer stated that the Planning Board has up to three meetings in which to make a recommendation to approve or deny the request to the Board of Commissioners.

Plummer stated if approval is recommended, the following consistency statement has been provided for consideration: The rezoning of the property to R-1 Residential is in keeping with Rural areas through the preservation of rural character.

Plummer stated that the applicant is present to answer any questions.

No one signed up to speak.

The public hearing was closed at 6:48pm.

The requested 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 was referred to the Planning Board.

[24-5338](#)

A quasi-judicial public hearing 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](#)

Chair Dasher noted that the next item on the agenda the Board is required to act in a "quasi-judicial" capacity as it receives evidence and makes a decision. This means

that the applicant is entitled to a full evidentiary hearing. During this hearing the Board will receive legally acceptable evidence to establish sufficient facts to apply the ordinance. Anyone who intends to testify in a quasi-judicial manner must be sworn in, including staff.

Chair Dasher invited all the individuals who will be speaking at this public hearing please stand to be sworn in.

Chair Dasher administered the following oath to those standing: Do you solemnly swear or affirm that the evidence or testimony you are about to provide is factual and truthful to the best of your knowledge? Those standing replied yes.

Chair Dasher opened the quasi-judicial public hearing 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 at 6:49pm.

Chair Dasher stated that speakers will not be timed so that they have sufficient time to submit their evidence.

Zoning Administrator Angela Plummer presented A quasi-judicial public hearing 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.

Plummer stated that this property was home to Bell's School in 1922. A new school building was constructed in or around 1965 per tax records. Jordan Lake Business Park was originally approved as conditional use district light industrial with a conditional use permit for assembly of machinery and goods from previously prepared parts and light manufacturing or processing not otherwise named in 1995. In 2003 there was an amendment to add additional uses to the list of approved uses that could locate on the property. For reasons not noted in the files, a condition was placed on the approval to not allow a school, whether public or private, to be able to locate in any of the suites if there were any industrial uses operating at the same time. However, the Jordan Lake School of Arts has been in this building since around 2009 and at the time was not identified as a public or private school in the sense of education that follows the North Carolina curriculum. The revision to the approval would clear the path for public and private schools to be located in the building. The school has and continues to be inspected by the county departments.

Plummer stated when determining whether a Special Use Permit revision request should be approved as per Section 5 Conditional Zoning Districts, the following findings must be supported.

1. The alleged error in the Ordinance, if any, would be remedied by the proposed amendment with a detailed explanation of such error in the Ordinance and detailed reasons how the proposed amendment will correct the same. No error in the Ordinance is being claimed.

2. The requested special use permit is either essential or desirable for the public's convenience or welfare. There are no requested changes to the appearance of the site for this revision request. The applicant needs to have more flexibility in allowing the use of a school to serve the area.

3. The requested permit will not impair the integrity or character of the surrounding or

adjoining districts, and will not be detrimental to the health, safety, or welfare of the community. No outward changes are requested or needed for this revision. With the restrictions on wastewater capacity already in place, limits on the level of activity will be restricted. There are no public improvements needed.

4. The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or part thereof. The property is within the Rural designation of the land use plan. Pg. 55, Strategy 1.2 encourages the county to allow for more flexibility for rural businesses that have minimal impact on adjacent properties, traffic, and rural character. Pg. 56, Strategy 4.4 encourages permitting existing businesses that are appropriately zoned to continue to operate, and allow for reasonable expansions, contingent upon meeting environmental and transportation requirements.

5. Adequate utilities, access roads, storm drainage, recreation, open space, and other necessary facilities have been or are being provided consistent with the County's plans, policies, and regulations. This facility has been permitted by the state for a recycled community wastewater system and was one of the first permitted in the state. The system limits capacity so there can only be so many people in the building at one time. They will continue to utilize the permitted system for water usage and wastewater. The property is within the WSIV-Critical Area watershed where only 24% of the site can have built upon area so no new development is proposed.

Plummer shared the Natural Resources Conservation Service and United States Geological Survey maps which show no streams on the property. Plummer shared the Federal Emergency Management Agency map 3710978200K, dated 11/17/2017, which showed no floodable areas.

Plummer stated under the Zoning Ordinance procedures, the Planning Board may review the proposal for recommendation of approval or denial to the Board of Commissioners. The Planning Board has up to three meetings to conduct this review. Revisions to Special Use Permits are processed through a quasi-judicial process so no additional evidence may be presented or considered outside of the public hearing but clarifying questions to materials submitted may be permissible.

Plummer stated that the applicant was here to answer any questions.

No one signed up to speak.

The public hearing was closed at 6:56pm.

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 was referred to the Planning Board.

[24-5339](#)

A quasi-judicial public hearing requested by Southern Towers BTS, LP for a Special Use Permit for a new 285 ft wireless telecommunications tower on Parcel 60359, located at 4162 Bonlee Bennett Rd., being an area of .66 acres out of the 29-acre tract, Bear Creek Township

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

Chair Dasher noted that the next item on the agenda the Board is required to act in a "quasi-judicial" capacity as it receives evidence and makes a decision. This means that the applicant is entitled to a full evidentiary hearing. During this hearing the

Board will receive legally acceptable evidence to establish sufficient facts to apply the ordinance. Anyone who intends to testify in a quasi-judicial manner must be sworn in, including staff.

Chair Dasher invited all the individuals who will be speaking at this public hearing please stand to be sworn in.

Chair Dasher administered the following oath to those standing: Do you solemnly swear or affirm that the evidence or testimony you are about to provide is factual and truthful to the best of your knowledge? Those standing replied yes.

Chair Dasher opened the quasi-judicial public hearing requested by Southern Towers BTS, LP for a Special Use Permit for a new 285 ft wireless telecommunications tower on Parcel 60359, located at 4162 Bonlee Bennett Rd., being an area of .66 acres out of the 29-acre tract, Bear Creek Township at 6:57pm.

Zoning Administrator Angela Plummer presented the requested by Southern Towers BTS, LP for a Special Use Permit for a new 285 ft wireless telecommunications tower on Parcel 60359, located at 4162 Bonlee Bennett Rd., being an area of .66 acres out of the 29-acre tract, Bear Creek Township.

One individual was present to speak, Mr. Marsh, who stated some of his family were cancer survivors and they had concerns about radio wave transmissions being that close to their adjacent property.

Plummer stated the applicants were not able to attend due to illness, but that the hearing could be continued until the next month to allow time for staff to get these concerns to the applicants and correspond accordingly with the individual.

A motion was made by Commissioner Katie Kenlan, seconded by Vice Chair Karen Howard, that the quasi-judicial public hearing requested by Southern Towers BTS, LP for a Special Use Permit for a new 285 ft wireless telecommunications tower on Parcel 60359, located at 4162 Bonlee Bennett Rd., being an area of .66 acres out of the 29-acre tract, Bear Creek Township be continued to the July 15, 2024 meeting. The motion carried by the following vote:

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

CLERK'S REPORT

Clerk to the Board Jenifer Johnson reminded the Board of Commissioners that there is only one meeting scheduled in July on July 15, 2024.

MANAGER'S REPORT

County Manager Dan LaMontagne stated that he had received a release from the North Carolina Department of Information Technology stating that the County had been awarded a broadband grant. As soon as the maps are released, he will share them with the Board of Commissioners.

COMMISSIONERS' REPORTS

Commissioner Delaney stated that he attended a black history event, and he would like the County to hold a celebration of George Moses Horton in five years to honor the 200th anniversary. He held a community discussion on June 11. He stated that

he would like for the Board of Commissioners to discuss the following items over the next few months: public education, northeast wastewater, commissioner's salaries, public engagement, a regular closed session, and a Planning Board joint meeting.

Vice-Chair Howard stated that she attended a Campo transportation planning meeting. She congratulated all the seniors graduating this month.

Commissioner Flores-Gomez stated that he is now Vice-Chair of the Chatham Hospital Board. He asked if we are still having meetings with the towns to have conversations. County Manager Dan LaMontagne stated that he and the Chair and Vice-Chair meet with the managers, mayors, and mayor pro-tems quartering and the meetings have been beneficial.

Commissioner Kenlan stated that she attended a home builders association meeting and there would be a event held in October. She stated that she would be attending a University of North Carolina School of Government class in August titled Working Better Together As A Board, if anyone would like to join her. She attended the Juneteenth event and County Advocacy Day with Intergovernmental Relations Manager Lindsay Ray.

ADJOURNMENT

A motion was made by Commissioner Kenlan, seconded by Commissioner Gomez Flores at 7:26pm, that the meeting be adjourned. The motion carried by the following vote:

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