



Chatham County, NC

Meeting Minutes

Board of Commissioners

Monday, June 15, 2020

6:00 PM Chatham County Agriculture and Conference Center

Work Session - 2:30 PM - Agriculture and Conference Center

Present: 4 - Chair Karen Howard, Vice Chair Diana Hales, Commissioner Mike Dasher and Commissioner Andy Wilkie

Absent: 1 - Commissioner Jim Crawford

PUBLIC INPUT SESSION

No one signed up to speak.

BOARD PRIORITIES

[20-3541](#)

Receive report from Veteran Services Office

Attachments: [Veteran Services Report BOC 2020](#)

Human Resources, Safety and Risk and Conference Center Director Carolyn Miller and Veterans Affairs Officer David Kennedy gave a presentation to the Board. (Presentation attached)

Vice Chair Hales thanked Mr. Kennedy for his service to Chatham County and its residents.

[20-3520](#)

Chatham County School Health, Physical Education, and Wellness Instructional Program Facilitator 2019-2020 End of the School Year Report

Attachments: [Student Health and Wellness Position End of Year Report Schooley Rob 2020](#)

Chatham County School Health, Physical Education, and Wellness Instructional Program Facilitator Robert Schooley gave a presentation to the Board. (Presentation attached)

[20-3524](#)

Vote on a request to approve the 2019 Child Protection and Fatality Prevention Team reports.

Attachments: [2019 Annual Report to BOC](#)
 [2019 CCPT Annual Reportfinal](#)
 [CFPT boh and boc-2019](#)

Chatham County Social Services Director Jennie Kristiansen gave a presentation to the Board. (Presentation attached)

Child fatality means the child is a resident of Chatham County, does not necessarily mean the death occurred in Chatham County.

Chair Howard stated there has been a concern about increase in spousal abuse and lack of access due to the COVID-19 pandemic. Schools are also a place where abuse issues with children are identified. She asked if there is thought around how to bridge the gap we are seeing because kids are not in school. Ms. Kristiansen stated they saw an up tick in domestic violence prior to the COVID-19 pandemic. They began early on to meet as a group. DSS is a subset of the Domestic Violence Task Force. They are checking in about every three weeks to talk about what people are struggling with, where the gaps are, and what is successful. They haven't figured out how to get reports from people who are not being seen. Schools report child abuse and neglect so they haven't figured that out but they are discussing it.

Interim Chatham County Health Director Mike Zelek stated Rob Schooley has been a great resource and connection to the schools and the health department. He thanked Chatham County Schools Superintendent Dr. Derek Jordan and his team as well. Ms. Kristiansen said a real positive they have seen is the community coming together during a different and difficult time. Nonprofits are also communicating a lot and staying connected.

Commissioner Dasher welcomed Mr. Zelek as the Chatham County Interim Health Director.

Chair Howard asked if there is a possible conversation to be had of how youth can use their devices to advocate for themselves or report their circumstances. Ms. Kristiansen said self-reporting is more complicated because most reports are received over the phone. Broadband access is an issue. Foster care visits were virtual for several weeks and it worked really well.

Commissioner Dasher asked if the Chatham County Board of Health is planning on making masks mandatory in businesses like Orange and Durham Counties have recently done. Mr. Zelek stated there is mounting evidence that face coverings do provide benefits. He said if the commissioners would like to make an official request to the Board of Health about masks they would be more than happy to take that up as a discussion item. Chair Howard believes a recommendation from the Board of Health would help.

A motion was made by Commissioner Dasher, seconded by Vice Chair Hales, to approve asking the Chatham County Board of Health to discuss face coverings and bring a recommendation back to the Chatham County Board of Commissioners. The motion carried by the following vote:

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

Absent: 1 - Commissioner Crawford

Vice Chair Hales asked if this is a calendar year report. Ms. Kristiansen said yes.

Ms. Kristiansen said they review two to three cases each meeting and they meet quarterly. Vice Chair Hales asked if the cases involve different families each time. Ms. Kristiansen said the cases are for different families.

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

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

Absent: 1 - Commissioner Crawford

[20-3526](#)

Recycling Update Presentation from Solid Waste & Recycling

Attachments: [Board of Commissioners Recycling Update 06.15.20.pdf](#)

Chatham County Recycling and Education Specialist Shannon Culpepper gave an update on Keep America Beautiful. About 75% of the application is complete and staff is hoping to complete the application process in late summer. The COVID-19 pandemic has delayed the application process.

Ms. Culpepper gave an update on recycling in Chatham County. (Presentation attached)

Commissioner Dasher asked if residents are required to recycle in Chatham. Ms. Culpepper stated in North Carolina it is illegal to throw away aluminum cans. The County can not make people recycle at the collection centers. She stated batteries are accepted at the collection centers. Residents should hand them to the attendant at the center and they will take care of them.

Commissioner Dasher asked if the County needs an additional center in North Chatham. Ms. Culpepper said not right now be they realize there will be a need in the future.

[20-3530](#)

Vote on a request to temporarily increase the \$50,000 limit that the county manager can transfer from contingency funds as needed to support the Chatham County Schools teacher supplement in FY 2019-2020.

Attachments: [Heads Up Document for County 2020-2021](#)

County Manager Dan LaMontagne reviewed the specifics of the request.

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

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

Absent: 1 - Commissioner Crawford

ADJOURNMENT

A motion was made by Vice Chair Hales, seconded by Commissioner Dasher,

that this meeting be adjourned. The motion carried by the following vote:

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

Absent: 1 - Commissioner Crawford

End of Work Session

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

Present: 4 - Chair Karen Howard, Vice Chair Diana Hales, Commissioner Mike Dasher and Commissioner Andy Wilkie

Absent: 1 - Commissioner Jim Crawford

INVOCATION and PLEDGE OF ALLEGIANCE

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

CALL TO ORDER

Chair Howard welcomed those in attendance and called the meeting to order.

ADOPTION OF BUDGET ORDINANCE

[20-3523](#)

Vote on a request to approve the adoption of the FY 2020-2021 Budget Ordinance

Attachments: [FY 2020-2021 Budget Ordinance](#)

County Manager Dan LaMontagne reviewed the specifics of the request.

Vice Chair Hales highlighted that the Board of Commissioners voted at its May Budget Work Session that due to raises not being able to be given to County employees in FY2021 because of the COVID-19 pandemic, the Board approved giving two additional vacation days to County employees (sixteen hours for full time employees and eight hours for part time employees) for FY2021.

A motion was made by Commissioner Dasher, seconded by Vice Chair Hales, that this Ordinance, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

Aye: 3 - Chair Howard, Vice Chair Hales and Commissioner Dasher

No: 1 - Commissioner Wilkie

Absent: 1 - Commissioner Crawford

APPROVAL OF AGENDA and CONSENT AGENDA

A motion was made by Commissioner Dasher, seconded by Commissioner Wilkie, that the Agenda and Consent Agenda be approved. The motion carried by the following vote:

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

Absent: 1 - Commissioner Crawford

[20-3545](#)

Vote on a request to approve the April 20, 2020 Regular Session Minutes, the May 18, 2020 Regular Session Minutes and the May 21, 2020 Budget Work Session Minutes.

Attachments: [04.20.2020 Draft Minutes](#)
[05.18.2020 Draft Minutes](#)
[05.21.2020 Draft Minutes](#)

A motion was made by Commissioner Dasher, seconded by Commissioner Wilkie, that these Minutes be approved. The motion carried by the following vote:

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

Absent: 1 - Commissioner Crawford

[20-3509](#)

Vote on a request to adopt the proposed amended Animal Shelter Project Ordinance and the proposed amended CCC Health Sciences Project Ordinance

Attachments: [Project Ordinance Animal Shelter Amended 6-15-20](#)
[Project Ordinance CCC Health Sciences Building Amended 6-15-20](#)

A motion was made by Commissioner Dasher, seconded by Commissioner Wilkie, that this Ordinance, attached hereto and by reference made a part hereof, be approved. The motion carried by the following vote:

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

Absent: 1 - Commissioner Crawford

[20-3488](#)

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

Attachments: [Daurity Springs Quarry Petition](#)
[Daurity Springs Quarry Road](#)

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

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

Absent: 1 - Commissioner Crawford

[20-3495](#)

Vote on a request to approve the FirstHealth of the Carolinas, Inc. Emergency Medical Services five year agreement.

Attachments: [FirstHealth Agreement 2020](#)

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

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

Absent: 1 - Commissioner Crawford

[20-3513](#)

Vote on a request to approve the FY 2021 funding contract with Chatham Trades in support of their budgeted \$206,000 for FY 2021 and authorize County Manager to sign the contract

Attachments: [Contract for Chatham Trades](#)

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

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

Absent: 1 - Commissioner Crawford

[20-3514](#)

Vote on a request to approve the FY 2021 funding contract with Council on Aging in the amount of \$1,163,662

Attachments: [FY20COA Agreement July 1 2020-June 30 2021 \(1\)](#)

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

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

Absent: 1 - Commissioner Crawford

[20-3515](#)

Vote on a request to approve the FY 2021 contract with Chatham Transit Network in support of their budgeted funding of \$230,852 for FY 2021.

Attachments: [Contract for Chatham Transit](#)

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

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

Absent: 1 - Commissioner Crawford

[20-3503](#)

Vote on Request to approve contract with Waste Management for the Sanford transfer station and Great Oak Landfill (Randolph County) and to authorize County Manager to execute the contract.

Attachments: [SERVICE AGREEMENT- Waste Management of the Carolinas Inc July 2020](#)

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

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

Absent: 1 - Commissioner Crawford

[20-3516](#)

Vote on a request to approve contract FY21-1908 for Chatham Transit Network for Social Services for the fiscal year 07/01/2020 to 06/30/2021. Contract amount is \$382,000 (\$247,709 Federal funds, \$128,291 in State funds and \$6,000 in Federal TANF funds).

Attachments: [Chatham Transit Network Executed](#)

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

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

Absent: 1 - Commissioner Crawford

[20-3517](#)

Vote on a request to approve contract FY21-1960 Sister 2 Sister Solutions for Social Services for the fiscal year 07/01/2020 to 06/30/2021. Contract amount is \$122,500.

Attachments: [Sister 2 Sister Executed](#)

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

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

Absent: 1 - Commissioner Crawford

[20-3518](#)

Vote on a request to approve a contract FY21-1902 for Stephenson & Fleming, LLP to provide legal services for Social Services for the fiscal year 07/01/2020 to 06/30/2021. Contract amount is \$172,000.

Attachments: [Stephenson & Fleming Executed](#)

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

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

Absent: 1 - Commissioner Crawford

[20-3521](#)

Vote on a request to approve contract for economic development services with the Chatham County Economic Development Corporation for \$338,484.

Attachments: [AnnualContractWithEDC2020-2021](#)

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

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

Absent: 1 - Commissioner Crawford

[20-3525](#)

Vote on a request to approve the contract for Balfour Beatty Construction to serve as the Construction Manager in the construction of the new Emergency Operations Center.

Attachments: [Balfour-A133-2009 - WSupplement - BBC Signed](#)

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

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

Absent: 1 - Commissioner Crawford

[20-3527](#)

Vote on a request to approve detention food purchases under the US Communities Cooperative contract with US Foods (vendor) in the amount of \$150,000.00

A motion was made by Commissioner Dasher, seconded by Commissioner Wilkie, that this Contract be approved. The motion carried by the following vote:

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

Absent: 1 - Commissioner Crawford

[20-3497](#)

Vote on a request to approve re-appointment of Dr. Karen Barbee to fill the upcoming Public vacant seat on the Board of Health effective 7-18-20

- Second Three Year Term

A motion was made by Commissioner Dasher, seconded by Commissioner Wilkie, that this Appointment be approved. The motion carried by the following vote:

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

Absent: 1 - Commissioner Crawford

[20-3504](#)

Vote on a request to approve the reappointments to the Appearance Commission

A motion was made by Commissioner Dasher, seconded by Commissioner Wilkie, that these Appointments be approved. The motion carried by the following vote:

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

Absent: 1 - Commissioner Crawford

[20-3505](#)

Vote on a request to approve the reappointments to the Climate Change Advisory Committee

A motion was made by Commissioner Dasher, seconded by Commissioner Wilkie, that these Appointments be approved. The motion carried by the following vote:

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

Absent: 1 - Commissioner Crawford

[20-3506](#)

Vote on a request to approve the reappointments to the Affordable Housing Advisory Committee

A motion was made by Commissioner Dasher, seconded by Commissioner Wilkie, that these Appointments be approved. The motion carried by the following vote:

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

Absent: 1 - Commissioner Crawford

[20-3507](#)

Vote on a request to approve the reappointment to the ABC Board

A motion was made by Commissioner Dasher, seconded by Commissioner Wilkie, that this Appointment be approved. The motion carried by the following vote:

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

Absent: 1 - Commissioner Crawford

[20-3539](#)

Vote on a request to approve the BOC district reappointment to the Library Advisory Committee

A motion was made by Commissioner Dasher, seconded by Commissioner Wilkie, that this Appointment be approved. The motion carried by the following vote:

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

Absent: 1 - Commissioner Crawford

[20-3538](#)

Vote on a request to approve the BOC district reappointments to the Environmental Review Advisory Committee

A motion was made by Commissioner Dasher, seconded by Commissioner Wilkie, that these Appointments be approved. The motion carried by the following vote:

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

Absent: 1 - Commissioner Crawford

[20-3537](#)

Vote on a request to approve the BOC district reappointments to the Recreation Advisory Committee

A motion was made by Commissioner Dasher, seconded by Commissioner Wilkie, that these Appointments be approved. The motion carried by the following vote:

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

Absent: 1 - Commissioner Crawford

[20-3536](#)

Vote on a request to approve BOC district reappointments to the Transportation Advisory Committee

A motion was made by Commissioner Dasher, seconded by Commissioner Wilkie, that these Appointments be approved. The motion carried by the following vote:

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

Absent: 1 - Commissioner Crawford

[20-3544](#)

Vote on a request to approve the reappointment of Phillip Cox to the Board of Adjustment.

A motion was made by Commissioner Dasher, seconded by Commissioner Wilkie, that this Appointment be approved. The motion carried by the following vote:

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

Absent: 1 - Commissioner Crawford

[20-3543](#)

Vote on a request to approve reappointments to the Agriculture Advisory Board

A motion was made by Commissioner Dasher, seconded by Commissioner Wilkie, that these Appointments be approved. The motion carried by the following vote:

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

Absent: 1 - Commissioner Crawford

[20-3508](#)

Vote on a request to approve Fiscal Year 2019-2020 Budget Amendments

Attachments: [Budget Amendment 2019-2020 June](#)

A motion was made by Commissioner Dasher, seconded by Commissioner Wilkie, 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 Howard, Vice Chair Hales, Commissioner Dasher and Commissioner Wilkie

Absent: 1 - Commissioner Crawford

[20-3522](#)

Vote on a request to approve Tax Releases and Refunds

Attachments: [May 2020 Release and Refund Report](#)

[May 2020 NCVTS Pending Refund Report](#)

[May 2020 Manual NCVTS Pending Refund Report](#)

A motion was made by Commissioner Dasher, seconded by Commissioner Wilkie, 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 Howard, Vice Chair Hales, Commissioner Dasher and Commissioner Wilkie

Absent: 1 - Commissioner Crawford

[20-3529](#)

Vote on a Request to Approve a Pyrotechnics Display at the Governors Club, 11000 Club Dr. Chapel Hill 27517, on July 4, 2020.

Attachments: [Attachment A-N.C.G.S. Pyrotechnic Displays](#)

[Attachment B - Pyrotechnic Display Request Gov Club 2020](#)

[Attachment C - Williams Pyrotechnic License](#)

[Attachment D - Skylights Certificate of Insurance](#)

[Attachment E - Skylights ATF License 2020](#)

[Attachment F - Gov Club Site Plan 2020](#)

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

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

Absent: 1 - Commissioner Crawford

[20-3531](#)

Vote on a request to approve a request by Tanya Matzen, Vice President, on behalf of NNP Briar Chapel, LLC for subdivision **Final Plat** review and approval of **Briar Chapel, Phase 12B**, consisting of 60 lots on 27.5 acres, located off Great Ridge Parkway, SR-1692, Baldwin Township, parcels # 80418 and 87088.

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

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

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

Absent: 1 - Commissioner Crawford

[20-3533](#)

Vote on a request to approve the Home and Community Care Block Grant for fiscal year 2020/2021 as recommended by the Advisory Committee appointed by the County Commissioners.

Attachments: [HCCBGAdvisoryCommitteeRecommendation2020](#)

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

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

Absent: 1 - Commissioner Crawford

[20-3540](#)

Vote on a request to approve Juvenile Crime Prevention Council Annual Plan

Attachments: [20-21 Chatham JCPC Annual Plan](#)

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

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

Absent: 1 - Commissioner Crawford

[20-3535](#)

Vote on a request to adopt a Resolution Approving the Addition of a

Street in the Seaforth Landing Subdivision to the North Carolina System of Secondary Roads

Attachments: [Lakes Edge Resolution](#)
[DOT Resolution Request](#)

A motion was made by Commissioner Dasher, seconded by Commissioner Wilkie, that this Resolution #2020-26 Approving the Addition of a Street in the Seaforth Landing Subdivision to the North Carolina System of Secondary Roads, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

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

Absent: 1 - Commissioner Crawford

End of Consent Agenda

SPECIAL PRESENTATION

[20-3444](#)

Vote on a request to adopt a Resolution Honoring Lee and Edith Calhoun.

Attachments: [Calhoun Resolution](#)

Chatham County Cooperative Extension Agent Debbie Roos read the resolution into the record.

A motion was made by Vice Chair Hales, seconded by Commissioner Dasher, that this Resolution #2020-25 Honoring the late Lee and Edith Calhoun be adopted. The motion carried by the following vote:

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

Absent: 1 - Commissioner Crawford

PUBLIC INPUT SESSION

Mike Pool stated a group of concerned voters reviewed the petition circulated by Franklin Flores to have his name on the ballot as an unaffiliated candidate. Their concern is not with the candidate but the process. Because Chatham County Commissioners are elected at large, any voter in the county could sign his petition. Mr. Flores received the least signatures on the petition from District 5, which is the district Mr. Flores would represent if elected. Mr. Pool said the County should not have voting methods that allow three precincts to decide on the five county commissioners.

Alicia Koblansky submitted the following comments:

Good Evening Commissioner's. My name is Dr. Alicia Koblansky and I am a resident of Chatham County. I was able to attend the remote meetings for the Chatham County Appearance Commission on May 27 and the Planning Board Meeting on June 6, 2020. Both of these meetings used the virtual platform Go to Webinar.

The platform is easy to connect to for those residents that have internet, but has limitations in regards to how many panelist are viewable at one time. While this limitation was not an issue for the Appearance Commission, with it's the smaller panel, this was a bigger issue for the Planning Board, in which it was clear that the Planning Board was having a harder time discussing points and not all of the members of the Planning Board could be heard.

As a resident of the community it is important for us to be able to discuss our positions. The current process for development approval has been streamlined solely for approval of proposals but not for optimizing what the community needs. Overall, the process of developing shows prejudice in favor of the developer who is submitting their proposal. This systemic bias is expected, since the Developer has to fund the submission and analyses that have to be provided and invariably relies on members of the community that are better known by the Planning Staff such as lawyers.

In the proposal submission, the developer has to submit evidence of Community Meetings and comments that were made. The Planning Staff and Planning Board, use these documents as a way to measure the community's opinion to a particular proposal. However, these submissions are skewed in the favor of the submitter who has screened those dissenting comments in favor of those that are the easiest to complete.

There is no incentive for Developers to be forthcoming with all of the information from these Community Meetings to the Commissioners, the Planning Board and/or Staff. If a third party arbitrator were involved to document these interactions, this could provide a more fair representation of the Community Meetings.

Without having an arbitrator involved, the residents must communicate directly to the Planning Staff and Planning Board to have their opinions heard. During the current emergency, the Planning Board meetings are only going to be held via "Go To Webinar", with no opportunity to meet in person. Being a specialist in Infectious Diseases, I understand the reasons behind this choice. However, I request that the Staff and Board work to develop additional options to host residents of the community at specific Planning Board meetings just like the Board of Commissioners have decided to run.

In addition, in lieu of having an arbitrator at the Community meetings, I request transcripts and photos from said Community meetings that are taken by residents be included in the Development proposal and distributed to all Planning staff, Planning Board members and Commissioners. These documents should be included in the public records and be evaluated and weighted in the same manner as the Community meeting notes that are provided by the Developer.

During these difficult times, I thank the Commissioner's, Planning Staff and all those involved for moving forward. I understand we are trying to establish a new normal, but maybe we can take this time to make progress toward a new more inclusive process of approvals that allows more appropriate community involvement.

The number of approvals processed in a certain time frame should not measure success. Instead, it should be measured by the community's satisfaction with those developments. Thank you.

Charles Esther addressed the format of remote meetings for the Board of Commissioners meetings. He thanked Clerk Lindsay Ray and County staff for their efforts to make this format possible. The BOC remote/in-person meeting format is not suited for the Planning Board. Residents have been told the remote meeting format follows the NC Open Meeting Law but they feel there should be other considerations such as protecting the health and well-being of residents. Mr. Esther urged the commissioners to wait on hearing and voting on controversial subjects until residents could meet safely in person.

Emily Moose submitted the following comments on behalf of the Chatham County Planning Board:

On June 2, 2020 the Chatham County Planning Board considered updates to the Planning Board Rules of Procedures to incorporate remote meeting guidelines, made necessary by the impacts of COVID-19. Members agreed with updates except for the absence of a requirement to facilitate public input and participation. With current software limitations, speaking at meetings currently requires a smart phone or computer and reliable internet access, known challenges in largely rural Chatham County.

While the public will be able to speak in person with appropriate social distancing measures at BOC meetings if remote attendance is unfeasible, we understand there are resource concerns about providing this option for Planning Board meetings. That said, input during Planning Board meetings is common, valuable, and often significantly informs decisions, deliberations and recommendations to the BOC--especially for controversial items of significant impact on residents. One resident attending this meeting remotely by voice also shared concerns about this. Board discussion also included the availability of wifi outside public buildings, potential participation benefits of remote attendance, options for submitting comments outside of the meeting and general lack of reliable high-speed internet in the county. It was also noted that while Section V. K of the Rules of Procedure encourages public participation, the electronic meetings updates do not guarantee that opportunity.

Ultimately 10 out of 11 board members voted to adopt the updated Rules or Procedures, required for the Planning Board to hold any future meetings. One member voted against the proposed updates because of the potential to exclude people without a reliable internet connection or a device, asking that alternate arrangements be available if needed. As concerns about public participation options are also shared by the majority, this statement includes both minority and majority views. Although the majority of the Board voted in favor of adopting the provisions governing electronic meetings for the reason that we would not be allowed to hold electronic meetings in the future without such approval, all Board members are concerned that those provisions are inadequate for meeting our responsibilities to the ordinance that established the Planning Board. The ordinance requires that we do all that we can to facilitate, consider and honor public input into our recommendations and that we communicate to all interested citizens the reasons for our recommendations to the board of Commissioners. The Planning Board has a duty to receive public hearing input, per county ordinance, for some development proposals, and we greatly benefit in our deliberations from that input directly.

Recognizing the significant efforts that Staff have made in this already, and

appreciating your efforts to adapt to this challenging situation, we respectfully and urgently ask that you find technological or logistical alternatives that ensure equitable opportunity to participate in government, and ensure the Planning Board has the benefit in our deliberations of hearing from everyone who wants to be heard.

*Sincerely,
The Planning Board*

Gene Galin, Planning Board member, encouraged the Board of Commissioners to find a way for the Planning Board to take advantage of the same remote/in-person hybrid meeting format of the BOC by providing staff and resources.

Sharon Garbutt submitted the following comments:

Commissioners,

I wanted to make several comments regarding the proposed "The Conservancy at Jordan Lake" subdivision.

- It is my understanding that the original proposal was for 47 lots with public water, but due to the expense of providing public water the proposal was amended to 45 lots with individual wells. This seems like a lot of wells for a 105 acre development and it seems that problems could arise with both water quantity and water quality.*
- The quality of the groundwater on this property is unknown, but questions have been raised about the groundwater quality in the Moncure area because of the industries located there and because of its proximity to the Brickhaven coal ash landfill where groundwater contamination is suspected. Dr. Andrew George of the UNC School of Public Health is currently having groundwater samples from the Moncure area analyzed for contaminants.*
- The developer held the community meeting when the proposal was for 47 lots with public water. During that meeting residents asked if this development would make public water available to their property. Their interest in obtaining public water suggests that current residents may be dissatisfied with their wells. Have any Planning Dept. staff, Planning Board members or BOC members asked area residents why they are interested in public water? Has the developer or anyone on the Planning Board or BOC spoken with adjoining residents about the revised plan that will not provide public water and will instead add 45 wells on land directly adjoining their property? The existing residents may feel this large number of wells will jeopardize their own water supply and water quality.*
- According to the Plan Chatham Future Land Use and Conservation Plan Map, this development is in an area designated as Rural and Agricultural. This development does not meet the recommended four acre lot size for an area designated as Rural and Agricultural and therefore is inconsistent with the 2017 Plan Chatham document. The County spent a lot of money and a lot of volunteer citizens donated a lot of their time and a tremendous number of Chatham citizens gave their input to this plan. It seems that the Plan Chatham document should be adhered to since it is what Chatham citizens asked for, worked for and paid for!*

Until these issues are addressed, I am asking the Board of Commissioners to delay a vote on whether to approve this subdivision. Thank you for your consideration.

PUBLIC HEARINGS

[20-3510](#)

A Legislative public hearing for a general use rezoning request by Glandon Forest Equity, LLC to rezone Parcel No's. 5050, 4787, 4742, and portions of parcels 4653 and 76194, from R-1 Residential to NB Neighborhood Business, located off Old US 421 S, Bear Creek Township.

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

Planning Director Jason Sullivan reviewed the specifics of the request.

The Chair opened the hearing.

No one signed up to speak.

The Chair closed the hearing.

BOARD PRIORITIES

[20-3494](#)

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

Attachments: [SOARING EAGLE DR PETITION](#)
[SOARING EAGLE DRIVE MAP](#)

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

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

Absent: 1 - Commissioner Crawford

[20-3532](#)

Vote on a request to approve a request by Mark Ashness, P.E. on behalf of Shaddox Creek Developers, LLC for subdivision **Revised First Plat** review and approval of **The Conservancy at Jordan Lake**, consisting of 45 lots on 105 acres, located off Old US #1, SR-1011, parcel #66894, 5334, 5545, & 5557.

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

Chatham County Planner Kimberly Tyson reviewed the specifics of the request.

Vice Chair Hales stated she has concerns about the proposed 45 wells on the property and well testing. She is concerned about wells with vanadium, hexavalent chromium, manganese and other compounds. She called Andrew George at UNC about the work they have done in Chatham County. Their work showed that 83% percent of the wells tested in Chatham County showed vanadium levels above the state limit. She questions what the cap should be on wells. She did not have a problem with the development when it came to the Board in February and the developer was to use

public water. She feels moving to 45 wells is a significant change in the plan. She stated Andrew George is 100% supportive of the County requiring more tests. She is concerned because the area for this project has contamination. The County is not testing for these heavy metals. Residents have to pay \$150 more for a well test for hexavalent chromium. Public water is a known quantity but wells are not. She is concerned individuals who want to purchase property in this area will not be informed of the possible contamination of well water. She asked if there are any comments from the developer about the preference for private wells over County water.

Mark Ashness spoke on behalf of the applicant. In the initial discussions with the County Utilities Director Larry Bridges, he felt the project could be served with County water. Later Mr. Bridges determined that because the project is at the end of the County water line where Triangle Brick is located, he had concerns about being able to provide adequate water supply and pressure to the project. That necessitated the applicant coming back with a modification to the project where they dropped two lots in favor of going with individual wells. The applicant also owns the land adjacent to the project and he has tested a well on that property and the results showed that well had ten gallons per minute and NW Pool, a reputable well driller in the area, said there were no issues they saw. The manganese is high, but that is typical. Manganese is not regulated as a health issue but more of a color and turbidity issue. There are a lot of systems available today to treat that. This is not just a Chatham County issue. The applicant is also the developer of the Carolina Crossings project, which is near the Apex Nurseries on Hwy 751 near the Martha's Chapel Rd. intersection. That development also has individual wells. His plan is to bring in the same type of custom home builders of that development for this project. These will be fairly expensive homes and these types of homes can accommodate the types of treatment systems being discussed to ensure the water quality is good. The applicant feels this type of subdivision will be an asset to the Moncure area. They recognize that there are ground water issues in North Carolina and Chatham County but they want to be treated like every other subdivision the County has considered in the past and in the future. The applicant has met every aspect of the requirements of the subdivision ordinance and Planning staff can confirm that. The applicant will be happy to disclose information about the private airstrip to the north of the project. They would also be happy to disclose information from the Virginia Tech study. Mr. Ashness does not feel like 45 lots has a big effect on the groundwater table. It is a recycled system. Mr. Ashness believes the applicant is in full compliance with the ordinance in place. They would prefer a favorable decision from the Board of Commissioners this evening.

Vice Chair Hales agreed that the applicant is in compliance with the subdivision ordinance. Her question is a one of warning. The people who buy in this subdivision will more than likely not already be Chatham County residents. These residents could put in home filtration systems but would they know they should? Vice Chair Hales asked the County Attorney if a warning statement could be included on the plat about a possibility of heavy metal contamination of wells and a recommendation of wells to be tested for a suite of heavy metals. She believes this should be information available to the future homeowner.

Commissioner Dasher asked if this would be exclusively for wells in southeast Chatham County. Vice Chair Hales said that is possible. She will be making a recommendation to have the Environmental Review Advisory Committee take a look at the subdivision ordinance as well as water testing that the Board may want to require for subdivisions with a certain number of wells. Commissioner Dasher if the Moncure area was the only area of the county tested. Vice Chair Hales stated there were wells tested north of Hwy 64. The full GIS mapping of the testing is not yet available. She

does not think the study included wells in the western part of the county.

Vice Chair Hales asked the county attorney if anything can be placed on the plat. County Attorney Jep Rose said the subdivision regulations would have to be amended to require specific information be required on the plat. The County Attorney stated the Board of Commissioners cannot change the rules for this particular subdivision. Mr. Ashness said the applicant wishes to be treated as fairly as all other applicants in the county.

Chair Howard asked about the significant change in the Planning Board vote on this project. Planning Board Chair Dr. George Lucier said the original vote of the Planning Board for the initial request was a unanimous vote in favor of the request. The Planning Board vote on the modification of the plan was a six to five vote and the major concern was the water quality in the area. They also discussed a concern of the Agriculture Advisory Board about wells in the county. Chair Howard asked for clarity on the position of the County Utilities department that pressure for Triangle Brick could be impacted. County Manager Dan LaMontagne said the cost would be on the developer to provide county water to the project due to the current state of the line. Mr. Ashness believes this is more of a timing issue. The reality is there will be other options for water in the future because of future projects but at this moment in time the applicant is comfortable that individual wells will satisfy this project for the foreseeable future until that time comes and then they will see what happens. Chair Howard stated the Board needs to be concerned that it doesn't adversely affect the area around it. Mr. Ashness stated most of the property adjacent to the project is in timber management.

Vice Chair Hales thinks this is the appropriate time to review the subdivision ordinance. She believes the planning department and the Environmental Review Advisory Committee should look at what level of well testing the County may want to require for subdivisions as part of the ordinance. The state has its minimums but we already know we have conditions on the ground in Chatham County.

Commissioner Dasher said his concern is that an applicant has done what they are supposed to do based on the regulations and it would not be right for the Board to deny the request. Vice Chair Hales said she will definitely vote to deny the request. She will request that prior to the approval of the Unified Development Ordinance, the Planning staff, Planning Board and Environmental Review Advisory Committee evaluate the current subdivision regulations and address well testing, especially for the heavy metals, and how that might relate to the County subdivision ordinance and should there be changes.

A motion was made by Vice Chair Hales, seconded by Commissioner Dasher, to direct Planning staff, the Planning Board and the Environmental Review Advisory Committee evaluate the current subdivision regulations and address well testing, especially testing for the heavy metals, and how that may relate to the County subdivision ordinance and discern if the subdivision regulations need changes. The motion carried by the following vote:

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

Absent: 1 - Commissioner Crawford

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

Aye: 3 - Chair Howard, Commissioner Dasher and Commissioner Wilkie

No: 1 - Vice Chair Hales

Absent: 1 - Commissioner Crawford

CLERK'S REPORT

Clerk to the Board Lindsay Ray reminded the commissioners of their one on one sessions on Friday.

MANAGER'S REPORT

County Manager Dan LaMontagne gave an update on COVID-19 in Chatham County.

COMMISSIONERS' REPORTS

Vice Chair Hales is still participating in One Water Meetings to revisit the Jordan Lake Rules and discuss how to achieve nutrient reduction in the lake.

Commissioner Dasher participated in the latest TARPO meeting and NCDOT is facing significant shortfalls due to the pandemic. Mowing is probably one of the items that will not be a priority during this time.

Commissioner Wilkie thanked County staff and everyone at the Agriculture and Conference Center for making the Board of Commissioner meetings possible during the pandemic.

Chair Howard also said that NCDOT is experiencing shortfalls and has begun furloughing employees.

Chair Howard collaborated with NC Representative Robert Reives, NC Senator Valerie Foushee, and Chatham County School Board Member Del Turner on a community response to the current situation in our nation. The statement reads:

A Chatham Community Response

These have been difficult days for many in our community, as we deal with the ongoing devastating effects of COVID-19 and the raw exposure of racism that continues to undermine our society. Let us make no mistake; the two tragedies are inextricably linked and the time has come to face the ugly truth of these salient "viruses" in America and their far-reaching effects.

We are just a little over two weeks since the nation witnessed the barbaric murder of George Floyd, five weeks since the video of Ahmad Arbery's killing went viral, three months since the death of Breonna Taylor, five and a half years since the slaying of 12-year-old Timir Rice, six years since the killing of Eric Garner and over eight years since the slaughter of Trayvon Martin.

Those are a handful of the many lives lost; Amadou Diallo, Sandra Bland, Michael Brown, Philando Castile, Alton Sterling, Walter Scott...the list is infinite.

For many people of color, the pain of recent weeks has been deeply personal, but not

new. We have felt this fear, this hopelessness and this heartbreak before. The question is, what will we do now that so many of our allies are feeling it too?

We believe that this nation is on the precipice of change and we remain committed to working at every level to ensure that the version of America that evolves from this chapter reflects the ideals of a just and equitable democracy.

We rededicate ourselves to examining every decision we make, every policy we implement and every practice we adhere to through an equity lens to identify impacts on marginalized communities and individuals. We call on our partners in state and local government and on every board, committee, non-profit and agency to do the same.

We join the voices of those who condemn the senseless, systemic killing of black and brown men, women and children, be it at the hands of those sworn to serve and protect or at the hands of fellow Americans who fail to see the value of their black and brown brothers and sisters.

Today, we stand united in rejecting casual acceptance of the disproportionate number of black and brown Americans infected and killed by COVID-19. And, we call out the practices and policies that have left many in this community in inadequate housing, living on substandard wages and without access to healthcare, thereby compounding the effects of the pandemic.

We are encouraged by the volume of the voices that are now coalescing around these twin tragedies and we call on all in positions of power and influence to do better.

Karen Howard, Chair, Chatham County Board of Commissioners

Senator Valerie Foushee, NC District 23, Chatham and Orange Counties

Dee Turner (Delcencia Turner), Chatham County Board of Education

Robert Reives, NC House of Representatives, District 54, Chatham and Durham Counties

ADJOURNMENT

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

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

Absent: 1 - Commissioner Crawford

After the Board adjourns the meeting, it will hold a mock public hearing to allow staff and residents to test the components of remote/in-person hybrid meetings. Staff will test public input from the Agriculture and Conference Center, the Historic Courthouse, GoTo Webinar and voicemail. Those participating in the test must have signed up prior to the meeting.

MOCK PUBLIC HEARING

[20-3534](#)

Public hearing to receive comments on a request by the NC Hot Dog Company to declare that hot dogs are a sandwich in Chatham County, NC.

Because this agenda item was for the purpose of testing new technology and was not official County business, minutes of this item are available upon request but will not be a part of the official record of this meeting.