



# Chatham County, NC

## Meeting Minutes

### Board of Commissioners

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Monday, April 15, 2024

2:00 PM

Agriculture and Conference Center

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#### Work Session - 2:00 PM - Agricultural and Conference Center

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

#### **ADJUSTMENTS AND APPROVAL OF WORK SESSION AGENDA**

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

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

#### **PUBLIC COMMENT SESSION**

*Erika Guy*

*My name is Erica Guy and I'm here today to make a plea. Consider targeting increased financial support to address the critical issue of mental health among our youth and improve what I call glacial mentorship for youth. I'm a lifelong educator, having been a counselor, a Dean of students for 26 years, a classroom teacher, and a coach, I took an early retirement in 2016 and immediately volunteered with local organizations unities in schools for a food pantry, Chatham Middle School. I began at Chatham Middle in 2016 and I ran a weekly social emotional learning student support group for students facing considerable challenges in concert with communities in schools. In 2017, I initiated a cooking matters for teens program at CMS to provide an outlet for students who may not otherwise have had enrichment opportunities. The six-week program ran twice yearly until we hit the buzz saw of COVID happily in 2024. We're back. Yeah, and now working with students at Horton Middle School. We just ran the six-week program. What do I experienced, witnessed and lived over these years? Has convinced United Codes has COVID marble at lesson cytological developmental tasks have been dramatically delayed among our youth. The mental health crisis for them is well documented, but the cost is not yet entirely realized, but I sense found yes, we need to support our teachers financially and in many other ways. And yes, COVID learning loss is considerable, but I would argue that COVID mental health losses are comparable. Both needing attention and funding. I know from experience that kids need caring relationships with alts instances like CIS, Big Brother, Big sister model, improved their relational power works well. I applaud this decision by Community Schools to engage Daybreak. We'd say health agency would focuses on mental health. It does not and cannot take the place of in person connection. A couple of suggestions. Partnering, that's a boarding well established organizations like Big Brother, Big Sister, the Triangle and using. Better trauma based invention increasing this on Monday ring for kids K through 12. My mantra in education has always been relationship for tests or as one of my students once distilled until you know, until I*

*know how much you care, I could care less how much you know. I hope that in concert with all of it available, agencies can achieve the mission of Chatham County Schools to graduate our students with the ability to make positive choices with collaboration and funding. I think we can interrupt the cycle of emotional poverty. Thank you very much for this.*

## **BOARD PRIORITIES**

### **24-5216**

Receive an update from the Sheriff's Office concerning FY 25 budget

**Attachments:** [Chatham County Sheriff's Office Budget Presentation](#)

*Sheriff Roberson thanked the Board of Commissioners for the pay increases staff has received over the years but stated that they are still way behind in detention and it is creating some compression issues. Roberson stated when he presented a couple of months, he requested more positions over the next four years to both catch up and keep up with growth. Roberson stated that Renee Paschal is working on a strategic plan for the Sheriff's Office, and he hopes to present a better plan in the next budget year that includes staffing and buildings. He stated that he needed forty more deputy positions, but they cannot be hired in a year, so they are asking for ten deputy positions over the next four years to help deal with and keep up with the growth. Roberson stated that there are other positions requested in the budget and he asked Operations Analyst Connor Wilkins to come forward and present the remainder of the budget.*

*Wilkins started with the baseline in fiscal year 24, the total Sheriff's Office budget encompassed almost \$21 million. The budget is broken up into three different sections with the sheriff's main budget, the detention budget, and the Animal Resource Center. The sheriff's budget main budget is about \$12.6 million and as a proportion of all three budgets it takes up 60 1/2%, with the Detention Center budget at \$6.4 million which is around 31% and the Animal Resource Center budget is about \$1.7 million which is about 8.6 total percent. The fiscal year 25 request is about \$25.79 million.*

*Wilkins broke down the details of the increase which included twenty-three positions requested, with thirteen being new deputies, the cloud storage upgrade on the Watchguard system, and an Animal Resource Center surgery suite. Wilkins shared the cost breakdown of a deputy and other major highlights which include ancillary cost of new positions, consolidation of cell phones, and increase in travel and training.*

*Sheriff Roberson stated that he knows those are big numbers, but he wanted to be realistic.*

*Commissioner Delaney stated that he remembered the end of the January session with you and the staff, we talked through a little bit about the process to get employee hired and the challenges to go through the law enforcement training course, do you see any real difficulties with being able to get candidates, get them qualified and get them through that cycle. Roberson replied if they are able to get the money for the new hires and over the past two years they have changed the hiring process, which has helped. He said if he would have received funding for fifteen positions last year, he probably would have to turn it down because candidates have been hard to find. But he is caught up now and they only have six vacancies currently.*

*Commissioner Gomez-Flores asked could you touch on the different sources of*

*funding that you receive from and is there any particular area of funds that you can get additional funding? Sheriff Roberson replied that he was not aware of any alternate sources of funding.*

*The Board of Commissioners thanked the Sheriff and staff for the presentation.*

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

[24-5199](#)

Receive an update from Chatham County Schools concerning the FY 25 budget

**Attachments:**     [BOC Letter re Heads Up Document](#)  
                              [Revised 2024-2025 Heads Up Document - 4-1-2024](#)

*Chatham County Schools Superintendent Dr. Anthony Jackson presented an updated budget request from Chatham County Schools. Jackson spoke of the five-year strategic plan and shared the progress with the Board of Commissioners and the school system has embraced One Chatham. Jackson stated after the presentation in January, the school system received updates from the state and the challenges around workforce and student learning are real. The employee supplement and compensation have been an ongoing conversation. Jackson noted that the school system wants to be in the top ten in the state, but they want to make sure that they have a sustainable model. Since January, the conditions have changed and they are no longer in the top ten, they have dropped to twelve, but Chatham continues to be the most competitive in the region for supplements. They are continuing to hear from teachers that are leaving even with the average supplement in Chatham County is over \$7,000 above the state salary. Jackson reviewed the comparison with surrounding counties and the data is showing that Chatham is not unique in teachers leaving.*

*Chatham County Schools Finance Officer Tony Messer continued the presentation. Messer stated that Chatham County Schools is requesting an increase in the salary supplement since the request in January.*

*Vice-Chair Howard clarified that it's just the supplement request changing and not the full budget request. Jackson replied yes.*

*Chair Dasher asked what the expectation is when we raise supplement, how do we keep up with the other county increases. Jackson stated that this is a market-driven business, and they try very hard not to give any surprises. Their request is data-driven and when they got updated numbers in March, they discovered they had fallen out of the top ten for one of their metrics. The surrounding counties are starting to struggle with how to make up the gap that will be left by the ARPA funds and the Board of Commissioners helped the Board of Education do that last year and they are grateful.*

*Vice-Chair Howard stated that the state pays teacher's salaries, and the state is not valuing and investing in public education so Chatham County continues to be put in a position to compete with surrounding jurisdictions. There are other benefits to teaching in Chatham and that is why we see people stay. We must put more pressure on the state.*

*Commissioner Delaney commented that the state is not interested in continuing state funded public education. One challenge he has with this big supplemental request now, is our county property tax is regressive. Our lower property tax owners are experiencing a greater burden. Any tax increase, even a small increase, is more impactful on those lower of valued properties and their owners. He would love to be in*

*the long-term plan with everyone to have good healthy options over multiple years.*

*Commissioner Delaney stated at the retreat he asked Dr. Jackson what they would do with \$1Million for mental health and could some of this supplement to student mental health. Jackson replied that was a conversation for the Board of Commissioners and the Board of Education. Vice Chair Howard replied that the Board of Commissioners are responsible for funding the schools not setting their policies, that is the responsibility of the Board of Education.*

*Commissioner Kenlan stated that the Board of Commissioners have a wonderful relationship with the Board of Education and thanked them for all the work they have done with the strategic plan. Jackson stated that it is a priority for teachers, staff, parents, and community stakeholders.*

*The Board of Commissioners thanked Jackson and Messer for the presentation.*

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

### [24-5210](#)

Receive an update on the Unified Development Ordinance Project and vote to approve budget increase

**Attachments:** [UDO BOC 04-15-24 WS Slides Final](#)

*Planning Director Jason Sullivan, Assistant Planning Director Chance Mullis, and Consultant Tyson Smith gave a presentation to the Board of Commissioners concerning the Unified Development Ordinance. The presentation included the current status, recode Chatham progress, and two-year timeline. Mullis shared the code approaches including the Health and Equity Assessment and Plan Moncure. Mullis shared the drafting and review timelines, the updated timeline and budget, and reviewed the protocol process.*

*Mullis reviewed an updated Unified Development Ordinance budget with the Board of Commissioners and requested that the in contingency be used to complete the project. Mullis also requested that the Board of Commissioners affirm the schedule and extend the contract until January 31, 2025.*

*Commissioner Kenlan stated that she would like to get that information out to the advisory committees to let them know they can contribute to the process, including the Environmental Review Advisory Committee and the Agriculture Advisory Committee. Mullis stated that the committee already know, and several have been very active.*

*Commissioner Gomez-Flores asked does staff thinks the subcommittee is balanced? Mullis replied yes.*

*Sullivan presented an updated budget and options for consideration and the requested action for the Board of Commissioners*

*Staff noted that a budget amendment for this item will be placed on a future consent agenda.*

*Smith shared the zoning map update, the draft Unified Development Ordinance table of use aligning the full plan to Plan Moncure. Smith stated that for the adopted Unified Development Ordinance to be implemented per the policy direction of Plan Chatham, Plan Moncure, and the Health and Equity Assessment, the county will need to initiate rezonings in early 2025. The county will have large amounts of rezonings across the*

county to match the new zoning districts in the Unified Development Ordinance. Smith stated that it is important to think about as we head towards adoption because of the public interest that will be received when the public notice of the rezonings begins in early 2025.

Chair Dasher asked if there a way to have scenario maps. Smith replied that staff will work on some options.

Mullis shared the Unified Development Ordinance next steps and timeline which included the next modules. Mullis stated that module 3 procedures are the subcommittee reviewed part of module 3 on March 28th and will review the remaining chapters April 25th, will be reviewed by Planning Board and the Board of Commissioners in July. Module 4: definitions have been reviewed as an ongoing process and they will be review by Planning Board and the Board of Commissioners in July, then will be consolidated in the draft, which is expected to be reviewed by Board of Commissioners and the Planning Board in September, then the Board of Commissioners and Planning Board will review and adopt UDO, which is expected in October to November.

Commissioner Gomez-Flores asked about building height standards. Mullis replied that a lot of those standards are in module 2 which was posted online today and will be presented to the board May 6th.

Commissioner Kenlan asked if there could be a one-on-one with the Board Members and staff before reviewing Module 2 at the next meeting. Mullis stated that they would be happy to meet with commissioners individually.

Commissioners Gomez-Flores asked if Staff could create a video to watch before the presentation on May 6th. Mullis replied yes, they can use Microsoft Teams or the voice over option on PowerPoint and get a video to them prior to the meeting.

The Board of Commissioners thanked staff for the presentation.

**A motion was made by Commissioner Katie Kenlan, seconded by Vice Chair Karen Howard, to affirm the 2024 UDO review schedule and review protocol, to extend UDO contract to January 31, 2025, to approve the \$159K budget supplement, by reallocation of unused Plan Moncure funds to UDO, shifting UDO meeting supplement to UDO WS contract, approve the balance of \$67K was approved. The motion carried by the following vote:**

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

## End of Work Session

### CLOSED SESSION

#### [24-5232](#)

Vote to go into closed session pursuant to NCGS §143-318(a)(4) to discuss matters relating to the location or expansion of industries or other businesses

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, to go into closed session pursuant to NCGS §143-318(a)(4) to discuss matters relating to the location or expansion of industries or other businesses. The motion carried by the following vote:**

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

[24-5315](#)

Vote to come out of closed session

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

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

**RECESS**

*The Board of Commissioners recessed until 6:00pm.*

**Regular Session - 6:00 PM - Agricultural and Conference Center**

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

**INVOCATION and PLEDGE OF ALLEGIANCE**

*Chair Dasher asked for a moment of silence, which was followed by the recitation of the Pledge of Allegiance.*

**CALL TO ORDER**

*Chair Dasher called the meeting to order.*

**ADJUSTMENTS AND APPROVAL OF REGULAR SESSION AGENDA**

*Vice-Chair Howard requested that her appointment to the Central Carolina Community College Board of Trustees be placed on the agenda under Board Priorities.*

*Commissioner Delaney asked for the following consent agenda items be moved from the consent to the regular agenda: 24-5242: December 18, 2023 minutes, 24-5243: January 9, 2024 minutes, 24-5173: Chatham County ABC Board staff salary, 24-5233: Historical Association agreement. Each of these items were placed following the presentations.*

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, to approve the agenda as amended. The motion carried by the following vote:**

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

**APPROVAL OF THE CONSENT AGENDA**

[24-5244](#)

Vote to approve the Tuesday, January 16, 2024 Board of Commissioners minutes

**Attachments:** [1-16-2024 Minutes - Draft](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, that the Tuesday, January 16, 2024, Board of Commissioners minutes be approved. The motion carried by the following vote:

[24-5224](#)

Vote to approve a request by Fitch Creation, Inc. for subdivision **Final Plat** review of **Fearrington Public Right-of-Way Dedication Section X "Millcroft"**, 1,425 feet in length, located off Weatherfield (SR-1819), 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 Franklin Gomez Flores, to approve a request by Fitch Creation, Inc. for subdivision Final Plat review of Fearrington Public Right-of-Way Dedication Section X "Millcroft", 1,425 feet in length, located off Weatherfield (SR-1819), parcel 18998 in Williams Township. The motion carried by the following vote:

[24-5113](#)

Vote to approve a legislative request by Edward Holmes Jr. for a general use rezoning on Parcels 95339 and 5276, located at 190 Top Chord Way, being 22.945 acres, from R-1 Residential to Light Industrial, Cape Fear Township.

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

[Top Chord Public Hearing Presentation Materials 2-5-2024](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, to approve a legislative request by Edward Holmes Jr. for a general use rezoning on Parcels 95339 and 5276, located at 190 Top Chord Way, being 22.945 acres, from R-1 Residential to Light Industrial, Cape Fear Township. The motion carried by the following vote:

[24-5204](#)

Vote to approve the naming of two private roads in Chatham County listed as AgPark Road and Highthorn Drive

**Attachments:** [AgPark Road Petition](#)

[AgPark Rd map](#)

[AgPark Rd area map](#)

[Highthorn Drive Petition](#)

[Highthorn Drive map](#)

[Highthorn Drive area map](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, to approve the naming of two private roads in Chatham County listed as AgPark Road and Highthorn Drive. The motion carried by the following vote:

[24-5217](#)

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

**Attachments:** [Jamie Andrews Application](#)

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

[24-5222](#)

Vote to appoint Robin Lyons and Lenore Yarger to the Transportation Advisory Committee

**Attachments:** [Robin Lyons Application](#)  
[Lenore Yarger Application](#)  
[Zoe Gabrielson Application](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, to appoint Robin Lyons and Lenore Yarger to the Transportation Advisory Committee. The motion carried by the following vote:

[24-5182](#)

Vote to approve the Annual Community Child Protection Team (CCPT) and Child Fatality Prevention Team (CFPT) Reports

**Attachments:** [2023 Community Child Protection Team & Child Fatality Prevention Team Annual Report](#)

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, to approve the Annual Community Child Protection Team (CCPT) and Child Fatality Prevention Team (CFPT) Reports. The motion carried by the following vote:

[24-5212](#)

Vote to accept \$30,106 funds from NCDHHS Food Protection and Facilities Branch to purchase office supplies and program equipment

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, to accept \$30,106 funds from NCDHHS Food Protection and Facilities Branch to purchase office supplies and program equipment. The motion carried by the following vote:

[24-5213](#)

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

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

[24-5215](#)

Vote to approve the application for Aging Services for the North Carolina Department of Transportation 5310 Grant - Capital Purchase of Service with a match of ten percent.

A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, to approve the application for Aging Services for the North Carolina Department of Transportation 5310 Grant - Capital Purchase of Service with a match of ten percent. The motion carried by the following vote:

[24-5220](#)

Vote to approve the FY24-25 Blue Cross Blue Shield of NC Administrative

Services Agreement (ASA) Contract Changes, Agent Fees Collection Agreement, Stop Loss Agreements and Renewal Change Form

**Attachments:** [2024 ASA Renewal Amendment County of Chatham](#)  
[2024 SLN Renewal Amendment County of Chatham](#)  
[ASL Agreement - standard](#)  
[County of Chatham Standard Offer Sheet BroadPlus\\_Net Results\\_NSE\\_GK\\_012424](#)  
[County of Chatham Agent Fee Agreement](#)  
[County of Chatham Group Apply Form](#)  
[County of Chatham Group Invoice Structure Form 070124](#)  
[County of Chatham Program Selection Chart 070124](#)  
[County of Chatham Renewal Change Form 070124](#)  
[County of Chatham Retiree Attestation Page 070124](#)  
[SSL Agreement - standard](#)  
[Uniform Benefit Changes](#)

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, to approve the FY24-25 Blue Cross Blue Shield of NC Administrative Services Agreement (ASA) Contract Changes, Agent Fees Collection Agreement, Stop Loss Agreements and Renewal Change Form. The motion carried by the following vote:**

[24-5221](#)

Vote to approve the Three-Year Delta Dental Contract

**Attachments:** [Delta Dental 3 year contract 7-1-2024 thru 2027 Final](#)

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, to approve the Three-Year Delta Dental Contract. The motion carried by the following vote:**

[24-5230](#)

Vote to approve the Aging Mastery Program Agreement with the National Council on Aging

**Attachments:** [AMP Community Multi Site License Agreement- Chatham County Aging Services- April 2024](#)

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, to approve the Aging Mastery Program Agreement with the National Council on Aging. The motion carried by the following vote:**

[24-5251](#)

Vote to approve the A Matter of Balance License Agreement with Maine Health

**Attachments:** [A Matter of Balance- Master Training License Agreement- April 2024](#)

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, to approve the A Matter of Balance License Agreement with Maine Health. The motion carried by the following vote:**

[24-5240](#)

Vote to amend the agreement with Chatham Rescue Squad of Siler City, Inc. to provide rescue and ambulance services to Chatham County

**Attachments:** [Chatham Rescue Squad - First Amendment to Service Agreement - Suspend Performance Requirement for FY24 - April 2024](#)  
[Chatham Rescue Agreement 2017](#)

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, to amend the agreement with Chatham Rescue Squad of Siler City, Inc. to provide rescue and ambulance services to Chatham County. The motion carried by the following vote:**

[24-5229](#)

Vote to approve an Ordinance Amendment to remove the Fire Inspection Fee Schedule (Chapter 93, Appendix B and Section 93.09 of the Chatham County Code of Ordinances)

**Attachments:** [Ordinance Amending Title IX of Code](#)

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, to approve an Ordinance Amendment to remove the Fire Inspection Fee Schedule (Chapter 93, Appendix B and Section 93.09 of the Chatham County Code of Ordinances). The motion carried by the following vote:**

[24-5228](#)

Vote to approve Tax Releases and Refunds

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

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

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

[24-5241](#)

Vote to approve Fiscal Year 2023-2024 Budget Amendments

**Attachments:** [Budget Amendment 2023-2024 Apr15](#)

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, to approve Fiscal Year 2023-2024 Budget Amendments as presented. The motion carried by the following vote:**

[24-5234](#)

Vote to approve the amendments to the Board of Commissioners' Rules of Procedures and Code of Ethics

**Attachments:** [BOC Rules of Procedures - redline 4-15-2024](#)  
[BOC Rules of Procedure - final 4-15-2024](#)

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, to approve the amendments to the Board of Commissioners' Rules of Procedures and Code of Ethics. The motion carried by the following vote:**

[24-5237](#)

Vote to approve a Proclamation Honoring April 18, 2024 as Electric Utility Lineman Appreciation Day

**Attachments:** [Proclamation Lineman 2024](#)

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, to adopt a Proclamation Honoring April 18, 2024 as Electric Utility Lineman Appreciation Day. The motion carried by the following vote:**

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

[24-5255](#)

Vote to approve a Resolution approving the time and place of Board of Commissioners meetings

**Attachments:** [Resolution Setting the Time and Place for BOC Meetings 4-15-2024](#)

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, to adopt Resolution 24-15 approving the time and place of Board of Commissioners meetings. The motion carried by the following vote:**

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

## End of Consent Agenda

## SPECIAL PRESENTATION

[24-5214](#)

Vote to approve and present a Proclamation declaring April 2024 as Child Abuse Prevention Month in Chatham County

**Attachments:** [Proclamation Declaring April as Child Abuse Prevention Month](#)

*Commissioner Kenlan read aloud the proclamation.*

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, to adopt and present a Proclamation declaring April 2024 as Child Abuse Prevention Month in Chatham County. The motion carried by the following vote:**

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

[24-5219](#)

Vote to approve and present a Proclamation honoring Law Day on May 1, 2024 in Chatham County

**Attachments:** [Proclamation Law Day 2024](#)

*Commissioner Delaney read aloud the proclamation.*

**A motion was made by Commissioner Gomez Flores, seconded by Commissioner Kenlan, to adopt and present a Proclamation honoring Law Day on May 1, 2024 in Chatham County. The motion carried by the following vote:**

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

[24-5231](#)

Vote to approve and present a Proclamation Supporting Immigrant Communities in Chatham County

**Attachments:** [Proclamation Supporting Immigrant Communities 2024](#)

*Commissioner Flores-Gomez read aloud the proclamation.*

**A motion was made by Commissioner Katie Kenlan, seconded by Vice Chair Karen Howard, to adopt and present a Proclamation Supporting Immigrant Communities in Chatham County. The motion carried by the following vote:**

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

[24-5236](#)

Vote to approve and present a Proclamation declaring April 22-28 as Earth Week in Chatham County

**Attachments:** [Earth Week Proclamation 2024](#)

*Chair Dasher read aloud the proclamation.*

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, to adopt and present a Proclamation declaring April 22-28 as Earth Week in Chatham County. The motion carried by the following vote:**

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

[24-5242](#)

Vote to approve the Monday, December 18, 2023 Board of Commissioners minutes

**Attachments:** [12-18-2023 Minutes Draft](#)

*Commissioner Delaney asked that the vote be recorded for item 23-5043 on the December 18, 2023 minutes. Clerk to the Board Jenifer Johnson explained that the motion was recorded, but also included was a note, which she stated she would put in parentheses in order to clarify.*

*Commissioner Delaney asked that the reason he voted against to be noted on item 23-4927 of the December 18, 2023 minutes. The Board of Commissioners discussed adding individual board members' comments to the minutes and preferred to continue the overview minute practice that has gone on for many years.*

**A motion was made by Commissioner Franklin Gomez Flores, seconded by Commissioner David Delaney, to approve the Monday, December 18, 2023 Board of Commissioners minutes. The motion carried by the following vote:**

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

[24-5243](#)

Vote to approve the Tuesday, January 9, 2024 through January 11, 2024 Board of Commissioners Budget Retreat Minutes

**Attachments:** [1-9-2024 Minutes - Draft](#)

*Commissioner Delaney stated that the reason he wanted the January 9, 2024 minutes removed from consent agenda was because he was requesting his comments be*

added to item 23-5079 and item 23-5082 of the minutes.

The Board of Commissioners discussed adding individual board member comments.

Commissioner Delaney made a motion to approve the minutes with the proposed amendments. The motion failed for a lack of a second.

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, to approve the Tuesday, January 9, 2024 through January 11, 2024 Board of Commissioners Budget Retreat Minutes. The motion carried by the following vote:**

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

**No:** 1 - Commissioner Delaney

### [24-5173](#)

Vote to approve the Chatham County ABC Board's recommendation to exceed the salary authorized by the General Assembly in North Carolina General Statute 18B-700 (g1) of the General Manager

Commissioner Delaney stated he asked for this item to be removed because he would like to task the Manager with managing a long-term salary plan for the ABC Manager.

County Manager Dan LaMontagne stated that county staff does not operate the ABC Stores or set the salary of the ABC Manager, that is done by the ABC Board.

LaMontagne asked for ABC Board Chair Walter Harris to come forward and explain the request.

Harris stated that the ABC Board is requesting a salary increase for the general manager, which is based on the finances of Chatham County ABC system. Harris stated that North Carolina General Statute requires that any increase over the Clerk of Superior Court be approved by the Board of Commissioners. Since the general manager's salary is beyond that, the ABC Board will be required to get approval from the appointing authority, which is the Board of Commissioners, each year.

Harris gave an overview of the stores and stated that the ABC Board and the general manager are required by state law to operate in a certain way.

Harris shared a list of the ABC Board members. Harris gave a brief history of the creation of the ABC Board and stores in Chatham County.

The Board of Commissioners thanked Harris for his clarification on the request.

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, to approve the Chatham County ABC Board's recommendation to exceed the salary authorized by the General Assembly in North Carolina General Statute 18B-700 (g1) of the General Manager. The motion carried by the following vote:**

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

### [24-5233](#)

Vote to approve the license agreement with the Chatham County Historical Association for the Historic Courthouse

**Attachments:** [Courthouse License Agreement](#)

Commissioner Delaney stated that he requested for the item to be removed from the consent agenda to discuss his previous request of the historic courthouse not been exclusively used by one organization. He would like for other organizations to be able to use the first floor as well.

County Manager LaMontagne explained that the agreement with the Chatham County Historic Associations does not preclude other organizations from using the space.

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner David Delaney, to approve the license agreement with the Chatham County Historical Association for the Historic Courthouse. The motion carried by the following vote:**

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

## **PUBLIC COMMENT SESSION**

*Laura Sandvik, Circle City Theatre Company*

*I am a resident of the county and mom of two kids that are in school at Northwood High and also a cofounder of Chatham County's newest nonprofit, Circle City youth theater. I come here to introduce the theater, and how we came about it after another theater, unfortunately closed its doors. My daughter, along with fifteen others and kids were devastating. The parents decided get it together and find a way to make this show happen for our children. A young director in Raleigh helped us and we had the play at The Plant. We had such a fabulous time. I hope that you all can come and see our very first play, which is The Yellow Boat. Thank you so much.*

*Tiffany Stuflick*

*I am the newly elected Chair of the Affordable Housing Advisory Committee. I am truly passionate about assisting our community in finding a well-balanced eco-system, inclusive for all people, children through seniors, to not only live by thrive in, and I believe that starts in the home. It is my hope that I can bring out of the box thinking and approachable communication to this position. I recognize and understand the excitement of growth and development. I also have the unique perspective of acknowledging the reality of the impact. Being a twenty plus year military member myself, I know there is nothing more important than putting heads on pillows at night with a safe and secure place to reside in. It is my understanding that the Board of Commissioners would like us, the Affordable Housing Advisory Committee, to take more of a lead on presenting recommendations. I would like tonight to be the start of bridging that gap to ensure our Chatham County residents are provided the quantity of affordable and attainable housing moving forward that will best serve our community. I would like to invite each of you to our Affordable Housing Advisory Committee meetings, Commissioner Katie Kenlan is our liaison. They are the first Thursday of every month. I am happy to send an email reminder if you are interested. I look forward to seeing more of everyone and providing updates as the year moves forward.*

## **PUBLIC HEARINGS**

[24-5223](#)

A legislative public hearing requested by Gunjan and Vikas Laad on Parcel 96061, located off Farrington Point Road, being approximately 19.43 acres, to rezone from R-1 Residential to CD-NB Conditional District Neighborhood Business, for an Event Center Limited, Williams Township

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

*Chair Dasher opened the legislative public hearing requested by Gunjan and Vikas Laad on Parcel 96061, located off Farrington Point Road, being approximately 19.43 acres, to rezone from R-1 Residential to CD-NB Conditional District Neighborhood Business, for an Event Center Limited, Williams Township.*

*Chair Dasher stated that due to illness the hearing would be continued to the May 20, 2024 meeting.*

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, to continue the legislative public hearing requested by Gunjan and Vikas Laad on Parcel 96061, located off Farrington Point Road, being approximately 19.43 acres, to rezone from R-1 Residential to CD-NB Conditional District Neighborhood Business, for an Event Center Limited, Williams Township to the May 20, 2024 meeting at 6pm in the historic courthouse. The motion carried by the following vote:**

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

## **BOARD PRIORITIES**

### **24-5235**

Receive a presentation from the Moncure Fire Department

**Attachments:** [Moncure Fire Training Facility Request 4.1.2024](#)  
[Moncure Fire Department 4-15-2024](#)

*Robert Shi, Chief of the Moncure Fire Department presented a request to the Board of Commissioners.*

*Shi stated that Moncure Fire is hoping to build a fire training facility on the grounds of Station 8 and they would like to request the funding be provided by the Coal Ash Fund.*

*Shi shared a background of the department, the funded budget, and the importance of the ISO rating to those that live in the district.*

*Shi shared the proposed design of the training facility and different training scenarios. The structure-based training facility will be available to our neighboring departments anytime we are training. Sheriff Roberson has indicated it could be used for SWAT training as well.*

*Shi stated that the structural and civil engineers, as well as the contractors and have a projected the total for the project, excluding installing a hydrant would be \$600,000.00.*

*The Board of Commissioners discussed the project and asked questions of Shi.*

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Katie Kenlan, to allocate \$600,000 of the Coal Ash funds to the Moncure Fire Department and for the County Manager to work out the contract. The motion carried by the following vote:**

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

[24-5195](#)

Receive a presentation from Triangle Lands Conservancy Farmland Preservation Program

**Attachments:** [TLC Working Lands Presentation for Commissioners](#)

*Margaret Sands, Associate Director of Land Protection West and Kierra Hyman, Good Ground Manager, both with Triangle Land Conservancy presented an update on the Chatham County agricultural preservation.,*

*Sands stated that Triangle Land Conservancy has eight public nature preserves and over 25,000 acres conserved in the triangle. Triangle Land Conservancy works with willing landowners to acquire conservation easements on working farms and forests by creating a voluntary legal agreement that limits use inconsistent with agricultural production and conservation values. The landowners still own the land and can use, sell, or pass land on to heirs and the conservation easements do not allow public access. Triangle Land Conservancy typically acquires conservation easements using some combination of federal, state, and local dollars plus landowner donation (a "bargain sale") and their staff monitor conservation easements annually to ensure they are followed and continue landowner relationships.*

*Sands shared the benefits of conservation easements and their connection to Chatham County's Comprehensive Plan. Sands shared an overview of working lands and a farm list in the county.*

*Hyman shared an overview of the Good Ground Initiative where Triangle Land Conservancy strives to turn organizational resources and power into equitable land distribution by empowering partners and investing resources in education and land access for historically underserved land seekers. This program is a community collaboration for land access, conservation, and equity.*

*Sands gave an overview of the opportunities in Chatham County of lands to conserve. Sands also asked the Board of Commissioners to consider committing rollback taxes to the Chatham Agricultural Preservation and Development Trust Fund.*

*The Board of Commissioners thanked Sands and Hyman for the presentation.*

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

[24-5194](#)

Receive a presentation and vote to approve Chatham Agricultural Preservation & Development (CAPD) Trust Fund Recommendations from the Agricultural Advisory Board and Chatham Soil & Water Conservation District Supervisors

**Attachments:** [CAPD Project Review for 4.15.24 Commissioner Meeting](#)

*Andrew Waters, Farmland Preservation Coordinator with Chatham County Soil and Water Conservation District presented the Chatham Agricultural Preservation & Development Trust Fund recommendations from the Agricultural Advisory Board and Chatham Soil & Water Conservation District Supervisors.*

*Waters stated that Chatham County is losing prime farm and forestry land at an alarming rate. According to a recent study by the American Farmland Trust, Chatham County is projected to lose 44% of its working landscapes by 2040, ranking it as one of top five North Carolina counties in projected loss of working landscapes.*

*Waters stated that the Chatham Agricultural Preservation & Development Trust Fund*

was unanimously approved by the Chatham County Board of Commissioners on October 17, 2022, to support agricultural preservation and development within Chatham County. Funding for the Chatham Agricultural Preservation & Development Trust Fund was designated in the Article 46 tax referendum that was approved by Chatham County voters in the March 2020 voter referendum. The purpose of the Chatham Agricultural Preservation & Development is to provide project support and acquisition funding to local and regional land trusts, who will acquire, hold, and steward the conservation easements. With the Commissioners approval on October 2, 2023, the Chatham Agricultural Preservation & Development Trust Fund opened its first application round in December 2023 for farmland preservation projects in Chatham County.

Waters stated after a successful Chatham Agricultural Preservation & Development grant application period this winter, the Chatham County Agricultural Advisory Board (February 13, 2024, meeting) and the Chatham Soil & Water Conservation District Supervisors (March 14, 2024, meeting) have voted to recommend funding of the following four grant applications:

*Project A: A permanent conservation easement acquisition on 87 acres of working farmland off Otis Johnson Road in northern Chatham County. Chatham Agricultural Preservation & Development funding of \$12,000 is recommended for legal defense/stewardship endowment funding.*

*Grantee: Triangle Lands Conservancy*

*Matching Grants (pending): North Carolina Agricultural Development and Farmland Preservation Trust Fund*

*Anticipated project closing date: Summer/Fall 2025*

*Project B: A permanent conservation easement acquisition on 75 acres of working farmland off Silk Hope/Gum Springs Road in north central Chatham County. Chatham Agricultural Preservation & Development funding of \$140,000 is recommended for conservation easement acquisition and \$10,000 for legal defense/stewardship endowment funding.*

*Grantee: Triangle Lands Conservancy*

*Matching Grants (pending): North Carolina Agricultural Development and Farmland Preservation Trust Fund*

*Anticipated project closing date: Summer/Fall 2025*

*Project C: A permanent conservation easement acquisition on 120 acres of working farmland off Highway 87 in north central Chatham County. Chatham Agricultural Preservation & Development funding of \$438,000 is recommended for conservation easement acquisition.*

*Grantee: Triangle Lands Conservancy*

*Matching Grants (proposed): Town of Cary Watershed Protection Fund*

*Anticipated project closing date: December 2024 (if matching grant received)*

*An organizational support grant for the Triangle Lands Conservancy (TLC) of \$75,000 is recommended to support their farmland preservation work prioritize and programming in Chatham County.*

*Grantee: Triangle Lands Conservancy*

*Project Term: FY2025 (July 2024-June 2025)*

Waters noted that the conservation easement acquisition grants are submitted as matching funds and are contingent on the outcome for other pending grant applications. Waters also noted that the recommendations will dedicate \$675,000 in funding from the Chatham Agricultural Preservation & Development, which has a

current balance of approximately \$1.2 million in funding that has accrued since the Article 46 revenue referendum was passed by voters. Existing Chatham Agricultural Preservation & Development funds of \$75,000 will be appropriated to the 2025 Budget for the Organizational Support Grant. Funding for Projects A, B & C will not be appropriated at this time, pending approval and issuance of matching grant contracts and project due diligence. Conservation easement acquisition funding will be distributed to the grantee (Triangle Land Conservancy) at closing.

The Board of Commissioners asked questions of Waters and thanked him for the presentation.

**A motion was made by Commissioner Katie Kenlan, seconded by Vice Chair Karen Howard, to approve the recommendations of the Agricultural Advisory Board and the Chatham Soil & Water Conservation District Supervisors to award Chatham Agricultural Preservation & Development grant funding. The motion carried by the following vote:**

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

#### [24-5218](#)

Vote to appoint a member to the Planning Board

**Attachments:** [Jamie Andrews Application](#)  
[Samantha Birchard Application](#)  
[Marian T. Gibson Application](#)  
[Robin Lyons Application](#)  
[Bryan Schroeder Application](#)  
[Johnny Shaw Application](#)  
[Wyatt W. Underwood Application](#)

The Board of Commissioners reviewed the following applications for the Planning Board at-large member seat.

Jamie Andrews  
 Samantha Birchard  
 Marian Gibson  
 Robin Lyons  
 Bryan Schroeder  
 Johnny Shaw  
 Wyatt Underwood

The Board of Commissioners discussed the applicants.

**A motion was made by Commissioner Katie Kenlan, seconded by Vice Chair Karen Howard, to appoint Jamie Andrews to the Chatham County Planning Board. The motion carried by the following vote:**

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

#### [24-5316](#)

Vote to appoint Karen Howard to the Central Carolina Community College Board of Trustees

**A motion was made by Commissioner Katie Kenlan, seconded by Commissioner David Delaney, to appoint Karen Howard to the Central Carolina**

**Community College Board of Trustees. The motion carried by the following vote:**

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

### **CLERK'S REPORT**

*Jenifer Johnson, Clerk to the Board reviewed the following items with the Board of Commissioners:*

*An alternate member is not required on CAMPO.*

*Will be having the May 6 meeting, and it will be in the Historic Courthouse.*

*Have to part time individuals working on the backlog of minutes.*

*The Chamber Development Briefing is April 25.*

*North Carolina Association of County Commissioners District 9 meeting will be on May 2.*

### **MANAGER'S REPORT**

*Dan LaMontagne, County Manager stated that Chatham County will be receiving the United Way Spirit of North Carolina award which will be presented at their event.*

### **COMMISSIONERS' REPORTS**

*Commissioner Kenlan stated that she attended the Ag Fest and Hispanic Chamber of Commerce events, as well as the CAMPO meeting.*

*Commissioner Flores-Gomez stated that he had a meeting with Juvenile Crime Prevention Council about funding.*

*Vice-Chair Howard shared a recap of the Chatham County Schools meeting and One Academy.*

*Commissioner Delaney stated that he attended the School of Government Community Engagement Training course and held a meeting with residents to discuss community high level and small table ideas. He would also like to have a work session to study the committees.*

### **ADJOURNMENT**

**A motion was made by Vice Chair Karen Howard, seconded by Commissioner Franklin Gomez Flores, that the meeting was adjourned. The motion carried by the following vote:**

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