



# Chatham County, NC

## Meeting Agenda - Final

### Board of Commissioners

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Monday, August 29, 2022

1:30 PM

Historic Courthouse Courtroom

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#### Special Meeting

#### **APPROVAL OF AGENDA and CONSENT AGENDA**

*The Board of Commissioners uses a Consent Agenda to act on non-controversial routine items quickly. The Consent Agenda is acted upon by one motion and vote of the Board. Items may be removed from the Consent Agenda and placed on the Regular Agenda at the request of a Board member or resident. The Consent Agenda contains the following items:*

[22-4457](#) Vote on a request to approve the June 9, 2022 Joint Meeting Minutes.

**Attachments:** [Draft Minutes 06.09.2022](#)

[22-4452](#) Vote on a request to approve sole-source contact with TruMed Systems, Inc. in the amount of \$111,508 for Accuvax Vaccine Management System

**Attachments:** [Chatham County Documents Purchase 10 year combo 8.15.22](#)  
[Chatham County Proprietary Justification](#)

#### **BOARD PRIORITIES**

[22-4431](#) Triangle Innovation Point East and Moncure Area Plan - Phase 1 Work Session. Receive presentation and provide direction on the Moncure Area Plan.

**Attachments:** [CCNC BOC 08-29-22.DRAFT \(Aug. 24\) V2 REDUCED](#)  
[CCNC.BOC Handout.DRAFT.v1 \(1\)](#)

[22-4455](#) 2021 Chatham County Community Assessment Presentation

**Attachments:** [CA 2021 Presentation to Chatham BOC 08.29.2022 \(1\)](#)

[22-4436](#) Receive Annual Update from United Way

**Attachments:** [UWCC Special Presentation](#)

[22-4438](#) Vote on a request to approve recommended changes to Emergency Housing Fund Guidelines for FY23

[22-4456](#)

Vote on a request to identify legislative goals to submit to the North Carolina Association of County Commissioners (NCACC) for consideration at the Legislative Goals Conference in November 2022.

**Attachments:** [NCACC 2021-2022 Legislative Goals](#)

[2022-23 Chatham County Legislative Goals Final Ver. 1](#)

**ADJOURNMENT**



# Chatham County, NC

## Text File

File Number: 22-4457

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**Agenda Date:** 8/29/2022

**Version:** 1

**Status:** Approval of Agenda and  
Consent Agenda

**In Control:** Board of Commissioners

**File Type:** Minutes

**Agenda Number:**

Vote on a request to approve the June 9, 2022 Joint Meeting Minutes.



# Chatham County, NC

## Meeting Minutes

### Board of Commissioners

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Thursday, June 9, 2022

6:00 PM

Agriculture and Conference Center

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#### Joint meeting of the Chatham County Board of Commissioners and the Town of Pittsboro Board of Commissioners

#### 6:00 PM - 6:30 PM

**Present:** 5 - Commissioner Mike Dasher, Commissioner Diana Hales, Vice Chair Franklin Gomez Flores, Chair Karen Howard and Commissioner Robert Logan

#### [22-4333](#)

Relocation Plans of County Government Facilities to Renaissance Drive and Pittsboro Town Hall plans

*Chatham County Manager Dan LaMontagne gave an update to the Town of Pittsboro Board of Commissioners about Chatham County's budget which includes a feasibility study for Chatham County staff to move from the Annex building in downtown Pittsboro to Renaissance Drive.*

*Chair Karen Howard suggested that having offices in a centralized location could be an asset and offer opportunities to collaborate with the Town of Pittsboro.*

*Mr. LaMontagne asked about the status of the Town Hall plans and thoughts on moving staff around to accommodate staff needs.*

*Commissioner Shipp asked about the plans for the other facilities, like the Chatham County Sheriff's department.*

*Mr. LaMontagne suggested that the Dunlap, Old Agriculture, and Annex buildings be returned to the Town and if cleared the space could be utilized for other opportunities like farmers' markets and emphasized that it is a great location in downtown Pittsboro.*

*Commissioner Dasher asked how much land on Renaissance Drive the County owned. Mr. LaMontagne said 250 acres and a spot at the end of the circle that is four acres. Chair Howard mentioned that the Renaissance Drive location is proximate to Pittsboro.*

*Commissioner Bonitz mentioned that when there is public land it can be leveraged for affordable housing. Chair Howard asked if the Dunlap, Annex, and Old Agriculture buildings in downtown Pittsboro are the best location for Affordable Housing. She mentioned the potential for public transit and the possibility of mixed use of the space (commercial and retail). Commissioner Bonitz liked the idea and mentioned that affordable housing could be a percentage of the mixed-use space.*

*Mayor Pro Tem Baldwin asked if there is an additional fire department planned and emphasized the future growth of residential and commercial buildings on U.S. Highway 64.*

*Mr. LaMontagne said he did not know what Pittsboro's plans are for a future fire department. He mentioned a package wastewater plant is in the plan and asked about the plans for the Town Hall.*

*Mr. Kennedy explained the Town's efforts to get approval from the USDA for over a year for the Town Hall. He said there are no lending options in the private market for this project. Mr. Kennedy said the Town has struggled and have continually accrued expenses in the process of applying multiple times. The Town has fatigued the banks and he thought the USDA was their best bet, but the project is on ice.*

*Chair Howard asked if the criteria had changed. Mr. Kennedy explained that it is because Chatham Park is such an abnormal project. Chair Howard asked if the Town was looking into alternatives.*

*Mr. Kennedy mentioned Chatham Mills and other opportunities and that retrofitting, building materials and contractors are hurdles.*

*Commissioner Shipp explained that the communication about timing is critical as the County does the feasibility study and the Town decides what to do with its police, fire, and other departments. Commissioner Shipp predicts more development to the west of Pittsboro and a desire to balance that.*

*Chair Howard mentioned an intergovernmental position that could aid in keeping the lines of communication open between the Town and the County.*

*Mr. Kennedy shared that because the municipality overlaps as the County seat it results in more demand for open communication.*

*Chair Howard emphasized that even if there is no intergovernmental position, the Town and County need to think this way.*

*Commissioner Bonitz thanked the County for their patience as the Town navigates through the Town Hall process.*

## **6:30 PM - 7:00 PM**

### **[22-4334](#)**

#### **Status of MOU for Central Services Building**

*Mr. LaMontagne estimates the new Chatham County Schools central services building will be completed in December 2022 and the school administration will be vacating their current location. He shared the County staffs' thoughts and discussion with the University of North Carolina's School of Government about a potential Memorandum of Understanding (MOU), developing a finance initiative, and getting graduate students to assist with these plans for transitioning staff to new County facilities. In the future if the Board of Education allows the County to receive the vacant building, the County can request developers meet certain requirements and County needs. Mr. LaMontagne speculated that the County could move its development services from the Dunlap building and the Town could lease this property for offices for staff. It could be a prime spot for affordable housing and retail space. Commissioner Bonitz asked how many years would be expected if the transfer were to take place. Mr. LaMontagne responded until the County facilities on Renaissance Drive are finished.*

*Mr. LaMontagne said it is difficult to phase floors, but the County can phase buildings.*

When the County does its next borrowing it will have a discussion within its next Capital Improvement Plan (CIP). The next County borrowing may be triggered by the need for a new school. He said the County is waiting to hear from the Schools this summer about where and when the next school will be needed and factoring in VinFast locating in Moncure. The County will not plan on using Town Hall for office space as the County is aware that the Town will have space needs too. Commissioner Hales asked if the Dunlap building would be sufficient for Pittsboro's needs. Mr. Kennedy stated that if the Town were to utilize the County's buildings (Dunlap, Annex, and Old Agriculture) specifications would determine which Town staff would utilize the office space. Mr. Kennedy explained that the Town has utilized a drive thru during COVID for some of its services.

Mr. Kennedy mentioned having all the planners together in one facility from the County and Town.

Commissioner Dasher asked if it is too early to develop a master plan for all of these space needs.

Mr. LaMontagne talked with Chatham County Policy Analyst Stephanie Watkins-Cruz and the proximity to the University of North Carolina campus is great. It would be a great Fall semester project for a student and Mr. Kennedy sent an application over yesterday. Mr. Kennedy confirmed that he sent prompts to attract a student to come to Pittsboro. A formal announcement was released Tuesday that Mr. Kennedy forwarded to Mr. LaMontagne. One of the intentions of a MOU is how to make this transition of County buildings to the Town feasible, especially for affordable housing to be located in the County buildings. Chair Howard asked if the Town's development needs would be more of the focus for the Master of Public Administration (MPA) student and less of what the student thought. Mr. Kennedy explained the Town's needs are targeted but multiple choice and academia is not as practical as local government.

Commissioner Bonitz asked how to navigate the transfer of Chatham County School property.

## **7:00 PM - 7:30 PM**

### **[22-4335](#)**

#### **Water and Wastewater**

Mr. Kennedy stated that on May 23, 2022, the Pittsboro Board of Commissioners voted to merge infrastructure with the City of Sanford. The Pittsboro Board adopted a Resolution stating their intent. The Town's CIP this year is \$28.5 million/year. The Pittsboro Board held a meeting with Sanford representatives to discuss what to implement. This will be a two-year process to incorporate because it is a full merger with infrastructure in the ground. The current estimate is 2 million gallons/day on sewer and VinFast is estimated to be 1.9million/day. The City of Sanford has capacity for both. Commissioner Logan asked what the Town would like to see as a result of this merger with the City of Sanford. Mr. Kennedy explained they would like to see greater efficiencies and the ability to spread the cost over time. Commissioner Shipp emphasized the direct effect would be on the residents when rates would continue to rise but still not high enough to cover costs from a maintenance perspective.

Commissioner Logan asked how would this impact Aqua's service. Mr. Kennedy explained that depends on if Sanford wants to run that plant on the Haw River. The plant in the City of Sanford is a 30million gallon/day plant and when Sanford wants to

expand that plant is unknown currently.

Commissioner Shipp shared that the Town is eighteen months away from running out of water with projected growth.

Commissioner Hales asked how wastewater factors in. Mr. Kennedy described privately owned wastewater plants versus municipality-owned wastewater plants and the philosophical approach of Sanford running this. Mr. Kennedy projected the project to be on line July 20, 2022.

(7:17 PM) Chair Howard called for a brief recess.

(7:30 PM) The meeting reconvened.

### **7:30 PM - 8:00 PM**

#### **22-4336**

#### **Parks and Recreation**

Mr. LaMontagne asked what the Town's plans and thoughts are about parks and recreation. Mr. Kennedy projected that the Town will double its parks' acreage and will add positions like a Recreation Coordinator. Mr. Kennedy would like to see cooking classes for single moms and seniors. The Town is several years from running a T-ball program although it is in the scope of vision. Mr. Kennedy projected Town maintenance contracts to include greenways that are well lit and promoting clean parks. Mr. Kennedy projected that as revenues come in he can see a lot of the investment going into this area.

Mr. LaMontagne said the County would love to collaborate with the Town. Mr. Kennedy compared a regional park versus two pocket parks. Chair Howard asked if there is any coordination amongst the municipalities and the County. Mr. Kennedy confirmed that the Haw River Trail has been a collaboration with County staff including Chatham County Recreation Program Supervisor Mallory Peterson. Mr. Kennedy emphasized the Town wants to be a good partner.

Vice Chair Gomez Flores asked if Town staff are traveling to different areas of the County to involve more residents of the County. Commissioner Bonitz asked whether Vice Chair Gomez Flores meant land-use or programming. Vice Chair Gomez Flores confirmed he meant programming. Commissioner Shipp mentioned that transportation can be an issue for residents.

Mr. LaMontagne highlighted that facilities are needed for these programs.

Commissioner Hales asked about planning for the Haw River Trail. Mr. Kennedy described the Haw River Trail Initiative and the Hillsboro Street Project that will be a multiuse trail that will run up to Powell Place subdivision and spur off to other trails.

Commissioner Hales asked about the North Carolina Department of Transportation project and that she thought they were widening the road. Mr. Kennedy confirmed the multiuse trail is a part of that project.

Commissioner Bonitz shared the Town has forty acres on Pittsboro Goldston Road that they are working on to include pickleball, walking trail, picnic tables, and more. He is excited about the energy.

Mr. LaMontagne shared a position for Chatham County Trail Coordinator will start January 2023. He asked about the NCDOT time frame. Mr. Kennedy said the project will be completed in 2027 and the right-of-way should be completed in Spring 2023.

Commissioner Hales stated that sewer is affecting all of the Town's development. Mr. Kennedy agreed. She asked about Chatham Park's plans for sewer. Mr. Kennedy reassured Commissioner Hales that Chatham Park will have their own septic system and Pittsboro's sewer system.

## **8:00 PM - 8:30 PM**

[22-4337](#)

### Economic Development Coordination

Mr. LaMontagne stated the Town suggested a discussion on Economic Development. Mr. Kennedy projected that VinFast impacts all 100 of the North Carolina counties. Toyota will be the first domino to come and there will be more behind that. Chair Howard reiterated that the intergovernmental communication will be important. Knowledge of the Town's vision will aid in how the County can support that vision. Chair Howard suspects that there are constraints on the Town's vision with water. She shared the County Commissioners feel they are on the sidelines and find out about things when it is brought to their attention by others.

Mr. Kennedy discussed that Central Carolina Community College will be involved with hiring, and training, and also working on the foundational layers for when there is an abundance of residents so that we are ready for the demand. Chair Howard emphasized the importance of educating the County's workforce and the importance of jobs that pay a great living wage. Both of these are currently lacking in the County. Mr. LaMontagne communicated that there are things that can be done with zoning for those businesses and emphasized Chatham Park is a big selling point for businesses. Mr. LaMontagne stated vibrant towns attract industries to the area. He said that the County's next goal is for Siler City to land an industry.

Chair Howard expressed that the pandemic showed the resiliency of locally owned businesses and good quality childcare was mostly nonexistent in Chatham County. She said there is potential to do things differently. Chair Howard warned that we will not succeed with VinFast if we do not provide good quality childcare for our future workforce. She asked how the County and Town can incentivize corporations to invest in things like good quality childcare.

Commissioner Dasher expressed that the elephant in the room is what Pittsboro looks like after Chatham Park is the only place one can build a house and open a business. It is hard for him to wrap his head around and he is concerned.

Chair Howard explained that VinFast does not tax our dollar in the same way. She stated that Briar Chapel subdivision had commercial use and that balanced out. Mr. Kennedy explained Mosaic is part of that mixed use design by containing village centers and other commercial projects. He explained infrastructure is needed like sewer, water, and roads. The Town has started from scratch with a lot of that work.

Commissioner Dasher explained that when one landowner like Chatham Park controls what businesses that open it is concerning and there is no sewer available anywhere else. Mr. Kennedy emphasized a gallon of sewer is more precious than lithium and gold and the merger with Sanford infrastructure will help with the Town's sewer problem.



*Mr. LaMontagne explained rooftops are needed to attract the businesses and Root Cellar and other businesses took a big chance opening their businesses in Chatham Park. Mr. Kennedy agreed that incentive packages will help if one has a couple of lean years.*

*Commissioner Shipp explained that more Town and County collaboration will make it is easier for developers versus developers attending two separate Board meetings to talk to the Town and County Commissioners directly. Vice Chair Gomez Flores emphasized the importance of establishing relationships and connections. Mr. Kennedy stated that Town residents are County residents from a revenue standpoint.*

*Commissioner Bonitz explained that with two mega sites there will need to be transportation between them. He said that the widening of NC Highway 87 was dropped by NCDOT. Chair Howard asked who the Town's representative in communication with NCDOT. Mayor Pro Tem Baldwin said the representative was Pittsboro Commissioner James Vose. Commissioner Bonitz suggested to put a pin in it and get it back on the list. Commissioner Shipp said the project was dropped last month. Commissioner Vose said communication he received from NCDOT was a statement and the Town was told the money was not there. Mayor Perry explained when it was first added the Town knew it was going to be expensive and the budget is not available. Chair Howard asked if it is known why it was pushed back. Commissioner Vose explained it had been pushed back but the funding is not there. Mayor Perry explained the Town has become competition with Chatham Park. Commissioner Hales stated that Commissioner Dasher is the representative on the Triangle Area Rural Planning Organization (TARPO). Chair Howard suggested reaching out to our local Legislative delegation.*

*Commissioner Bonitz suggested to circle back and mentioned some items that did not make it on the agenda. He presented the idea of an electric shuttle that could run from Chatham County Agriculture and Conference Center to other facilities in the Town like the Chatham Beverage District and Mosaic development and it could be a demonstration of Chatham County's brand toward alternative energy sources like solar and clean energy. He asked what leverage the County Commissioners have over Chatham Transit. Chair Howard shared that Metropolitan Planning Organizations (MPOs) went to Florida to look at their shuttles and light rail and the essentialness of coordination. She does not know Chatham Transit's long-term plans. She stated that the County is looking into how much of their fleet they can electrify. Chair Howard expressed that she supports alternative energy sources but wanted to reach out to Chatham Park so they do not think decisions are made in a room without them. Mr. LaMontagne stated he did not know that the ridership is there now, but it is something to plan for and if it is not Chatham Transit then maybe something else.*

*Mr. LaMontagne added that another item not on the Agenda for today's meeting was that the County has found it easier to coordinate smaller meetings because it is difficult with scheduling. Commissioner Shipp felt that meeting together once a year is important. Chair Howard agreed that there needed to be a better schedule for meeting in the future.*

*Commissioner Bonitz expressed concerns about the efforts to eliminate herbicide use in Pittsboro. He shared that the Town has an integrated pest management system in place and asked if there was interest in a joint statement with the County about herbicide use along roadways, especially by Duke Energy and NCDOT. He said the herbicide use has impacts on the watershed and perhaps the Town can share their*

*policy with the County and together present a unified approach. Mayor Perry agreed that it is a health issue to have exposure to the herbicides and she thinks about that when she walks her dog. Commissioner Hales asked if the Town has an ordinance for herbicide use in Pittsboro. Commissioner Bonitz confirmed the Town does have such an ordinance. Mr. LaMontagne explained that the County does not maintain these roadway spaces and the County does not have widespread use of herbicides. He expressed an ordinance on herbicide use could impact agriculture. Commissioner Bonitz said the herbicide use ordinance is internal for the Town. Mr. LaMontagne asked if it was an ordinance or a policy the Town had. Chair Howard said it is a statement. Commissioner Bonitz said that Duke Energy uses defoliants. Mr. LaMontagne said the Town can suggest that Duke Energy not impact specific areas and believed that Duke Energy would respect that. Commissioner Hales suggested the Town share their information with County and maybe the Town could create a resolution.*



# Chatham County, NC

## Text File

File Number: 22-4452

**Agenda Date:** 8/29/2022

**Version:** 1

**Status:** Approval of Agenda and Consent Agenda

**In Control:** Health Department

**File Type:** Agenda Item

Vote on a request to approve sole-source contact with TruMed Systems, Inc. in the amount of \$111,508 for Accuvax Vaccine Management System

Action Requested: Vote on a request to approve sole-source contact with TruMed Systems, Inc. in the amount of \$111,508 for Accuvax Vaccine Management System

Introduction & Background: Vaccine storage and inventory management have been a major issue for local health departments over the past two years due to the COVID-19 pandemic and vaccination campaign. The Chatham County Public Health Department (CCPHD) has been researching systems to more efficiently store and track its complete vaccine supply, including COVID-19 and other vaccines, leveraging one-time grant funds focused on COVID-19 and communicable disease control. This system would reduce staff time needed to manage vaccine supply while decreasing the space required for vaccine storage.

Discussion & Analysis: The AccuVax® Vaccine Management System is the first and only fully automated vaccine storage and inventory management system. It has a number of unique, proprietary features, including: vaccine inventory security through biometric login access, automated vaccine workflow, 24/7/365 remote monitoring, and support for reordering.

After researching systems and reaching out to others who utilize the Accuvax, CCPHD determined AccuVax was the option that meets needs. While there is an option to lease the unit annually for approximately \$10,000 per year, the purchase option with a ten-year maintenance plan was identified as the most practical option given its similar cost and ability to purchase entirely with one-time grant funds.

How does this relate to the Comprehensive Plan: Relates to Goal #8: Become more resilient by mitigating, responding and adapting to emerging threats, and Goal #10: Foster a healthy community.

Budgetary Impact: Contract will be fully funded with Communicable Disease grant funds

through NC DHHS

Recommendation: Vote on a request to approve sole-source contact with TruMed Systems, Inc. in the amount of \$111,508 for Accuvax Vaccine Management System



<b>AV-ES: Purchase Quote 100% Pre-Pay</b>	
Quote #	CCPHD_002 - 06
MSA #	CCPHD_002
Expiry	12/31/2022

v. 6.9, updating AccuShelf IC, Adding Cart Option, Please email in Escalator

TruMed Systems, Inc.  
 4350 Executive Drive  
 Suite 120  
 San Diego, CA 92121  
[Sales@TruMedSystems.com](mailto:Sales@TruMedSystems.com)  
 844-TruMed-1 or 844-878-6331

**USER / CUSTOMER INFORMATION:**  
 Contact Name: Zach Deaton, MS RD LDN  
 Practice Name: Chatham County Public Health Department  
 Street Address: 1000 South 10th Ave.  
 City / State / Zip: Siler City, NC 27344  
 Email: zach.deaton@chathamcountync.gov  
 Phone: 919-742-5641  
 Delivery Address: Same

TruMed Systems, Inc. / Sales Representative Contact & Signature: *Jessica Full*

Qty	Monthly Service Charge Items*	Unit Price	Discount	Net Unit Cost (Monthly)	Total (Monthly)
<b>HARDWARE</b>					
1	<b>ACCUVAX® ES Unit Monthly Fees</b> <i>The Hardware Component is the AccuVax® ES Unit, which is a Temperature-Controlled, Robotic Vaccine Storage and Dispensing Device with Dimensions of 30in w x 28.5in d x 65in h, Encompassing Refrigerator, Freezer Compartments and Refrigerated Drawer</i>				Included
1	<b>7 Digital Dataloggers with Online Reporting Access</b>				Included
1	<b>Built in Battery Backup</b> <i>Up to 15-Hours of Protection in Case of Power Loss, Guaranteed at 8+ Hours</i>				Included
1	<b>Handheld Scanner for AccuShelf Capability</b>				Included
	<b>Capital Purchase Pre-Payment Offset</b>				Included
<b>SOFTWARE SUBSCRIPTION</b>					
1	<b>AccuVax® ES System Software License</b>				Included
1	<b>Portal Software Subscription</b>				Included
1	<b>Full Alerting Suite (Temperature, Low Inventory, Expiry)</b>				Included
1	<b>Patient level software auditing capability (Patient mode+)</b>				Included
1	<b>Patient Safety &amp; Scheduled Immunizations Checks</b>				Included
1	<b>Non-refrigerated Inventory Managment Software License for AccuVax</b>				Included
	<b>Pre-Paid Software License Subscription</b>				Included
<b>SERVICE CONTRACT ITEMS</b>					
1	<b>Vaccine Insurance</b>				Included
1	<b>24 / 7 / 365 Remote Monitoring</b>				Included
1	<b>On-Site Service and Warranty</b>				Included
1	<b>Cellular 3G LTE / Wireless / Ethernet Connectivity</b>				Included
1	<b>Annual Probe Calibration (or as Required)</b>				Included
	<b>Pre-Paid Service Subscription</b>				Included
<b>DISCOUNTS &amp; PREPAYMENTS</b>					
	<b>AccuVax® ES 120-month Subscription Pricing</b>				Included
	<b>Special Customer Discount</b>				Included
<b>TOTAL MONTHLY SERVICE CHARGES</b>		\$ 1,300	\$ 580	\$ 930	\$ -
Duration Term		120-month			

Qty	One-Time Charge Items	Unit Price	Discount	Per Unit Costs	Total (One-Time)
<b>SHIPPING AND INSTALLATION</b>					
1	<b>Shipping</b>	\$ 800	\$ 800	\$ -	Included
1	<b>Installation</b>	\$ 750	\$ 750	\$ -	Included
1	<b>Staff Training</b>	\$ 900	\$ 900	\$ -	Included
<b>PURCHASE AND PREPAYMENT AMOUNTS</b>					
1	<b>Capital Purchase Fees &amp; Prepaid Hardware Rent</b>	\$ 47,680	\$ -	\$ 47,680	\$ 47,680
1	<b>Pre-Paid Software Amount</b>	\$ 41,040	\$ 4,104	\$ 36,936	\$ 36,936
1	<b>Pre-Paid Service Amount</b>	\$ 29,880	\$ 2,988	\$ 26,892	\$ 26,892
	<b>Pre-Payment Discount</b>				Included
1	<b>TOTAL ONE-TIME CHARGES</b>			\$ 111,508	\$ 111,508

		Per Unit	Total
NOTE: THIS IS A PURCHASE AGREEMENT, AND TITLE WILL BE TRANSFERRED AFTER FULL PAYMENT FOR INITIAL 60-MONTH TERM. USER UNDERSTANDS THAT FOR SYSTEM TO FUNCTION, SERVICE CONTRACTS MUST BE MAINTAINED IN EFFECT	Due Upon Acceptance 20% of One-time Fees	\$ 22,302	\$ 22,302
	Due Upon Install: 80% of One-time Fees	\$ 89,206	\$ 89,206
	<b>Due Monthly (months 1-120)</b>		

Payment Terms: ALL FEES ARE NON-CANCELLABLE AND NON-REFUNDABLE FOR THE 120-MONTH TERM.  
 Full Agreement: This Quote is incremental to a Master Subscription Agreement. These terms become binding only after User and TruMed Systems, Inc. have executed this Quote and related Master Subscription Agreement.

Note: Quote excludes sales tax, which will vary by state.

Acceptance Signature      Name      Title      Date



USER INFORMATION ("USER")			
User Legal Name Chatham County Public Health Department	Address 1000 South 10 <sup>th</sup> Ave		
City Siler City	State NC	Zip 27344	Phone 919-742-5641

### Master Services Agreement \_002

- A.1** This Services Agreement (the "Agreement") is entered by, and between, TruMed Systems, Inc. ("TRUMED") and Chatham County Public Health Department ("User") – collectively "the Parties" dated as of 3/4/2022 .
- A.2** **Scope.** User is purchasing a System(s) identified in this Agreement and/or one or more Quotes signed by User and TRUMED. The System ("Equipment" or "System") is composed of kiosk Equipment to be located at the User's site (e.g., AccuVax® and AccuShelf products and components). The Equipment is designed to be used in conjunction with the Portal and proprietary software, services, and information available to User via the Portal, as well as the System software and firmware installed to the Equipment (collectively the "Services").
- A.3** **Properly Performing.** TRUMED will provide support to maintain the Equipment in a properly performing status and will furnish remote and on-site Service(s) as stated below. In the event service does not resolve a performance problem, and it is determined the Equipment cannot function to standard, TRUMED will replace the defective hardware within 48-hrs. TRUMED may limit or suspend access to the Services as reasonably necessary to conduct routine and emergency maintenance.
- A.4** **Portal and Services.** Subject to terms and conditions of the Agreement, during the Term, User has a non-transferable, non-exclusive, and non-sublicensable right to access via the Internet the Services solely for User's internal purposes in connection with using the Equipment. TRUMED may occasionally modify or enhance the Services. User shall be responsible for all account activity, including acts, errors and omissions of its authorized personnel or any authorized resource accessing its (User's) account.
- A.5** **Patient Safety Checks.** User may request that TruMed enable the software application Patient Safety Checks Application ("Safety Checks Application") on User's Systems throughout its network. TruMed will evaluate Patient Information in relation to CDC, ACSP and User schedules and product prescribing information ("Prescribing Information") to generate Patient Safety Checks Application on User's Systems throughout its network. For this free of charge safety enhancement, and other good and valuable consideration, User hereby agrees as follows: (1) User will indemnify and hold harmless and forever release and discharge TruMed and its officers, employees, personnel and agents, from any and all liability, damages or losses arising out of, or in connection with the use of the Safety Checks Application, including the costs of any suits, attorney's fees and other expenses in connection therewith, including trial and appeals therefrom; (2) User will defend TruMed with counsel of its own choosing, pay or settle any liabilities and claims against the TruMed and its officers, employees, personnel and agents arising out of, or in connection with, the use of the Safety Checks Application; and (3) User disclaims and waives all rights, if any, to hold TruMed and its officers, employees, personnel and agents, liable for any claim or damages that may be caused in the event that the Safety Checks Application is malfunctioning for any reason (including lack of or limited internet connectivity, changes in CDC and/or ACIP guidance, errors or omissions in Patient or Prescribing Information).
- A.6** **Vaccine Loss Insurance.** Section A6, Vaccine Loss Insurance, is only applicable for AccuVax® product lines. TRUMED maintains appropriate levels of insurance coverage to provide for any loss of vaccine resulting from the failure of its AccuVax® System proven to have not been caused by User negligence or *Forces Majeure*. TRUMED Vaccine Loss Insurance is invalid if User does not follow their Emergency Vaccine Management Plan (per CDC Guidelines) which outlines actions staff should take in the event of an emergency that might affect vaccine viability or provide commercially reasonable assistance to TRUMED to evacuate and/or relocate vaccines. User shall be named as an additional loss payee on TRUMED's product liability policy.
- TRUMED will reimburse for each dose rendered unusable according to the vaccine manufacturer's guidance should the AccuVax® System fail to maintain correct storage temperatures [Refrigerator Section: 2-8]

degrees centigrade (35 to 45 degrees Fahrenheit); Freezer Section: ≤ -15 degrees centigrade (-5 to 5 degrees Fahrenheit)], except in the event of a power outage lasting more than 9 consecutive hours, user neglect/misuse including improper loading of vaccines per as demonstrated during user training, vaccine loss that is otherwise covered by the State VFC program, or due to expressed inaction by User to provide assistance to TruMed. The viability of each vaccine affected must be verified by following the applicable state immunization program's instructions, or by consulting the vaccine manufacturer and documentation of loss provided to TRUMED. The type and number of vaccines to be reimbursed will be determined according to the inventory record of those affected by TRUMED's AccuVax® unit. The dollar amount of reimbursement will be calculated by multiplying the number of unusable doses of each vaccine by the per dose price paid by the User for replacement doses against submission of valid receipt and documentation of loss.

**A.7 Remote Access and Support Services.** TRUMED will provide remote support services on an on-going basis, including Software Updates, as defined herein. "Software Update" means a bug fix, patch, error correction, virus update, minor enhancement, or modification to existing features to maintain the security or operation of the Software. During the Support Term, if TRUMED releases an Update to the Basic Software, then TRUMED will install the Update via remote access or by other means, as chosen by TRUMED, and will deliver notice to User of the Update. Major "Software Upgrades" means a significant enhancement, new feature, or other improvement to the Software, but does not include any hardware, third-party Software, or any other Software that TRUMED generally licenses separately and would, otherwise, not be included in the initial sales Quote.

**A.8 Support Requests.** If the Equipment is not performing or functioning to standard, the User will notify TRUMED of the issue by contacting its Help Desk via telephone: (844) 878-6331; via email: Support@TruMedSystems.com; or via the TRUMED Portal. For less urgent matters, email or portal inquiries are recommended and will be answered the same business day. TRUMED and/or a TRUMED-authorized third-party field service provider will furnish services and support, as described below, subject to the terms and conditions.

**A.9 User Support Resources.**

**A.9.1 HELP DESK / CALL CENTER SUPPORT.** TruMed offers a 24-hour support hotline to report and resolve technical issues. Technical escalation support will be available from 8:00AM EST to 7:00 PM PST Monday through Friday and Saturday 8:00AM EST to 12:00 PM PST, excluding recognized National Holidays.

**A.9.2 ON-SITE SUPPORT.** For AccuVax, TruMed shall provide on-site support during standard business hours, defined as Monday through Friday, between the hours of 8:00AM to 5:00PM *local time* and Saturday, between the hours 8:00AM to 3:00PM *local time*, excluding recognized National Holidays. Standard response levels for on-site support shall be "Reasonable Efforts/Same Business Day" (as defined below):

- Reasonable Efforts/Same Business Day for on-site support is available to Users in select geographic areas - typically within a 50-mile radius of urban centers throughout the contiguous United States. Typical on-site response times are two (2) hours or less, but in instances may take as much as (6) business hours. Service requests received after 11:00AM *local time* may in cases necessitate a next business day response.
- For Users outside the 50-mile radius of an urban center, on-site support will be provided on a Reasonable Efforts basis and scheduled in coordination with the User. On-site support is often available in less than six (6) hours.

**A.9.3 REPLACEMENT PARTS.** If needed, TRUMED will replace parts in the Equipment, which are not properly functioning for any reason other than an External Cause (as defined below). In rare instances, a service response may be delayed due to the unavailability of the part(s) required to repair the Equipment.

**A.10 User Responsibilities.** All TRUMED obligations are conditioned on the following User Responsibilities:

- **Maintain and follow Emergency Vaccine Management Plan (per CDC Guidelines).**
- High Speed Internet. The System requires Users to provide high-speed Internet access and firewall modifications to enable connectivity. For Vaccine Insurance to be valid, Section 6, and for alerts to function upon loss of power, the Equipment must be installed and left in a location that has cell service to the 3G modem provided.
- Training Logistics. User will work with TRUMED to schedule initial orientation and training on the

System. The User will provide appropriate resources, space, and access to applicable systems or equipment at the installation site to support such training activities.

- Routine Maintenance. Users' routine maintenance of the Equipment entails: cleaning of its biometric identification device; network cabling; replacing batteries or simple part exchanges (for AccuShelf); and general equipment cleaning. TRUMED will provide instructions as to how to complete these tasks.
- Cooperation. User must provide physical assistance, access to Equipment, and any information as reasonably requested by TRUMED staff. For AccuVax, User agrees to assist TruMed as requested in emergency situations that may require someone from the clinic to perform basic troubleshooting or physical intervention to help prevent vaccine damage or loss. **Such assistance may require User after hours, weekend, or holiday assistance to resolve an issue or to execute Users' Emergency Vaccine Management Plan. If such assistance is not provided as requested, TruMed reserves the right to withhold or adjust the number of vaccines replaced under the Vaccine Loss Insurance.**

#### A.11 Exceptions, Exclusions and Limitations:

**A.11.1 External Causes.** TRUMED is not obligated to perform free support for any part of the Equipment which is not properly functioning due to: (i) theft, abuse, misuse, physical damage, or vandalism; (ii) unauthorized repairs, including modification, alteration, and adjustment; (iii) a computer virus or other disabling code introduced by a source other than TRUMED; (iv) Acts of God or Nature; (v) fire, water, electrical surge, etc.

- If User requests that TRUMED attempt to correct a problem with the Equipment attributable to an External Cause, TRUMED has the right to invoice the User for time and materials performed at TRUMED's then-current rates.
- If a User requests TRUMED to relocate the Equipment, TRUMED will provide such service(s) at a rate to be agreed upon (in writing) with User.

**A.12 Remote Data Access.** User understands, acknowledges, and agrees that TRUMED will be continuously, or periodically uploading and compiling data entered to the Equipment and Portal. This data shall collectively be referred to as "Collected Information." This Collected Information may include, but not be limited to, the following:

- Patient Name
- Patient Age
- Patient Gender
- Patient Social Security Number
- Type, Lot and Expiry of Vaccine Administered to Patient
- Date and Approximate Time of Administration of Vaccine to Patient
- Health Insurance Information
- Any Other Unique Identifying Information, Numbers, Characteristics, or Code

The Parties understand and acknowledge that Collected Information will include Protected Health Information ("PHI") under the Health Insurance Portability and Accountability Act of 1996 ("HIPAA") and/or medical information protected by similar laws promulgated by individual states. Accordingly, and prior to TRUMED gaining access to Users' PHI, the Parties will enter into an appropriate Business Associate Agreement. In addition, User understands and agrees that it must provide any required notice(s) to its patients (in User's Notice of Privacy Practices, or otherwise) and to obtain any required patient consent(s) or authorization(s) for the disclosure(s) of Collected Information as defined above. User grants to TRUMED a royalty-free license to access, process, store, transmit, de-identify, modify, analyze, aggregate with other data, and otherwise make use of the Collected Information to perform Services, for proper management of TRUMED, as required to carry out the legal obligations of TRUMED, and to provide data aggregation services as permitted by 45 C.F.R § 164.504(e)(2)(i)(B), 164.504(e)(2)(ii)(A), and 164.504(e)(4)(i). TRUMED may draw on the resources of and/or to subcontract with third-party contractors within or outside of the United States in connection with provision of Services and/or



for internal, administrative and/or regulatory compliance purposes.

**A.13 Confidentiality.** “Confidential Information” means non-public information marked “Confidential” or “Proprietary” or information that otherwise should be understood by a reasonable person to be confidential or proprietary in nature, provided by (or to) another party or on its behalf. All non-public information included in the Services is deemed the Confidential Information of TRUMED. Confidential Information does not include any information which (1) is rightfully known to the recipient prior to its disclosure; (2) is independently developed by the recipient without placing any reliance on Confidential Information; or (3) is, or later becomes, publicly available without violation of this Agreement or may be lawfully obtained by a Party from a non-party. Each Party will protect Confidential Information using reasonable and prudent measures commensurate with those that the receiving Party uses to protect its own Confidential Information. Each Party may use or disclose the Confidential Information to perform the Services pursuant to this Agreement, or as requested or directed by the other Party to this Agreement, or as required by applicable law, statute, or rules of regulation. Neither Party will disclose Confidential Information to third parties without the other Party’s prior written consent. If disclosure is required by law, statute, or rules of regulation (including any subpoena or other similar form of legal process), the Party to which such request for disclosure is made shall provide the other Party with prior written notification (to fullest extent permissible by law) thereof and, if practicable under the circumstances, allow the other Party to exercise restraint or other appropriate /available relief.

**A.14 User Compliance with Laws.** User shall not utilize or access the Equipment (or Services) in any manner, which violates any applicable federal, state, local or international laws and/or regulations. User acknowledges and agrees that it has sole responsibility for compliance with all federal, state, local and international laws and regulations and professional conduct standards affecting its business, including those laws, regulations and standards relating to the storage, handling, and dispensing of pharmaceutical materials. TRUMED shall not be required to validate or be responsible for verifying Users’ compliance with applicable laws, regulations, and standards.

**A.15 Limitation of Liability.** EXCLUDING THE VACCINE LOSS INSURANCE (SECTION A5), TO THE MAXIMUM EXTENT

PERMITTED BY APPLICABLE LAW(S) (a) IN NO EVENT WILL TRUMED BE LIABLE FOR ANY LOST PROFITS OR SPECIAL, INCIDENTAL, PUNITIVE, EXEMPLARY OR CONSEQUENTIAL DAMAGES, WHETHER BASED ON BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE) OR OTHERWISE, WHETHER OR NOT SUCH DAMAGES ARE FORESEEABLE OR TRUMED HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGE(S); AND (b) IN ANY EVENT, TRUMED’S AGGREGATE LIABILITY FOR ALL LOSSES, LIABILITIES AND DAMAGES IN CONNECTION WITH THIS AGREEMENT IS LIMITED TO NO MORE THAN FEES PAID OR OWED BY USERS DURING THE TWELVE (12) MONTH PERIOD PRIOR TO DATE ON WHICH THE CLAIM AROSE. THESE LIMITATIONS APPLY TO THIS AGREEMENT AND ALL EXHIBITS, EXCLUDING THE BUSINESS ASSOCIATE AGREEMENT.

**A.16 Independent Contractor.** TruMed shall operate as an independent contractor for all purposes. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the COUNTY and either TruMed or any employee or agent of TruMed. TruMed is an independent contractor and not an employee, agent, joint venture or partner of the COUNTY.

**A.17 Use Restrictions.** User agrees not to access the Services by any means other than via the Portal provided by TRUMED and via the Equipment. User shall not, directly, or indirectly, attempt to copy, download, or export from the Portal, the software-as-a-service, or to reverse-engineer, decompile, disassemble, or otherwise attempt to discover the source code or underlying ideology or algorithms of the Services. Additionally, User shall not (1) modify, translate or create derivative works based on the Services; (2) rent, lease, distribute, sell, resell, assign or otherwise transfer rights to the Services; (3) use the Services for timesharing or service bureau purposes or otherwise for the benefit of a third-party; (4) remove any proprietary notices from the Services; or (5) publish or disclose to third-parties any evaluation of the Services without TRUMED’s prior written consent.

**A.18 Miscellaneous.** The Parties to this Agreement are independent contractors. This Agreement, together with any Quotes and Schedules referenced herein constitute the entire agreement between the Parties

related to the Services and the subject matter hereof. No provision of this Agreement may be amended or waived except by written instrument executed by both Parties' authorized representatives (of TRUMED and User). This Agreement will inure to the benefit of its Parties' permitted successors and assigns. Neither Party will be responsible for failure to perform its obligations under this Agreement (other than the obligation to pay) due to causes beyond its control.

**A.19 PAYMENTS.** User agrees to make payments in accordance with the Term and payment schedule outlined on the Quote.

**In the event that no funds are appropriated for this Agreement, the User has the right in any given fiscal year to terminate this contract without penalties of any sort. User shall notify TRUMED immediately if no funds are appropriated for this Agreement.**

**All fees paid or due are non-cancellable and non-refundable.**

**A.20 TERM.** The Parties agree and assent that this Agreement is enforce and affect this \_\_\_\_\_ day of \_\_\_\_\_ 2021. The User has accepted the unit on the earlier of (1) the initial load or dispense by User, (2) staff training on the unit, or (3) on the date of User's written and/or verbal acceptance and continuing through the Commencement Date.

**A.21 END OF TERM AND RENEWAL.** TRUMED must receive notice from User in writing at least 120 days prior to the expiration of the Initial Term or any Renewal Period, of User's intention to return the Products to TRUMED or to enter a Renewal Term. User's obligation to pay Subscription Fees will continue until the Products are made available for removal and return to TRUMED. Unless notice is timely received by TRUMED, a Subscription Agreement will automatically renew for an additional term of 12 months (a "Renewal Period") under the same terms and conditions on the applicable Schedule.

**A.22 LATE FEES AND COLLECTION CHARGES.** If any Subscription Fee payment or other amount payable to TRUMED is not paid within 10 days of its due date, User shall, to the extent permitted by law, pay on demand, as a late charge, an amount equal to the greater of \$25.00 or 5% of the amount then due for each 30 days or portion thereof that said overdue payments are not

made (but in no event to exceed the highest late charge permitted by applicable law). User also agrees to pay any fees assessed for each check or ACH returned unpaid.

**A.23 DELIVERY, INSTALLATION AND ACCEPTANCE.** User and TRUMED acknowledge that TRUMED will deliver and install the Products. Upon receipt and installation, User agrees to inspect the Products to determine whether they are in good working order. After inspection, User agrees to sign and send TRUMED a certificate of acceptance.

**A.24 EQUIPMENT LOCATION, USE AND REPAIR.** User will maintain and use the Equipment only at the location shown on the applicable Schedule. User agrees that the Equipment cannot be moved from that location without TRUMED' advance written approval. **If a unit is moved, User voids all warranties and vaccine insurance.** User acknowledges that TRUMED is solely obligated to maintain the Equipment in good repair and condition, and in proper working order pursuant to the terms of the Agreement. User is responsible for protecting the Equipment from damage of any kind whatsoever and will continue to make payments if any damage occurs, even if the Equipment is completely destroyed. Customer shall maintain Equipment in a climate-controlled location appropriate for Class A office equipment. User will not modify or alter the Equipment, permanently affix anything to the Equipment or permanently affix the Equipment to assets not owned by TRUMED, without TRUMED' prior written consent. Any such pre-approved modifications or alterations shall be made at User's sole expense. Any such modification or alteration shall not interfere with the normal operation of the Equipment. All such alterations and permanent attachments shall become part of the Products and shall be owned by TRUMED. User acknowledges, warrants, and agrees that TRUMED or its agents shall have the right to inspect the Equipment from time to time during reasonable business hours at its then current location.


**A.25. CHOICE OF LAW. THIS AGREEMENT AND EACH SCHEDULE WILL BE GOVERNED BY, ENFORCED IN AND INTERPRETED ACCORDING TO THE LAWS OF THE STATE OF NORTH CAROLINA. USER CONSENTS TO EXCLUSIVE JURISDICTION IN THE STATE COURTS LOCATED IN LINCOLN COUNTY, NORTH CAROLINA OR FEDERAL COURTS LOCATED IN THE WESTERN DISTRICT OF NORTH CAROLINA.**

**A26. TERMINATION OF THIS AGREEMENT.** User or TruMed may terminate this Agreement, or any unit(s) associated with this agreement if User or TruMed determines at its sole discretion, that there has been a material breach of any term or provision of this Agreement that has not cured after an opportunity to do so. Specifically, a written notice of breach and 30 days to cure. Any unpaid fees and charges already due are become immediately payable by User and User will not be required to pay any additional fees. In case of termination TruMed shall cease providing service, software, and support to any units terminated and will have no further obligation unless expressly stated herein.

**A27 SUCCESSORS; SURVIVAL.** This Master Agreement and each Schedule shall be binding upon and inure to the benefit of the heirs, administrators, successors and assigns of the Parties hereto. User's representations, warranties, indemnities, and reimbursement obligations shall survive the termination, cancellation or expiration of this Master Agreement and each Subscription Agreement.

**A28. SERVERABILITY.** The Parties assent and agree that if any term or provision of this Agreement is deemed illegal, void or in conflict with any applicable Tribal, State or Federal law, the validity of the remaining terms and provisions of this Agreement will not be affected. The rights and obligations of the Parties must be construed and enforced as if the Agreement did not contain the particular term or provision held to be invalid, illegal, void or in conflict with any other applicable Tribal, State or Federal law. As a result of such a termination, User shall

**A29. ASSIGNMENT AND DELEGATION.** No right or duty arising pursuant to any term of the Agreement may be assigned or delegated by either Party except for in the case of complete sale or merger except without the prior written consent of the non-assigning, non-delegating Party, which is not to be unreasonably withheld.

Chatham County Public Health Department	TRUMED SYSTEMS, INC.
	
By:	By: E. Scott Starke
Title:	Title: Chief Commercial Officer
Date:	Date: 3/4/2022

November 18 2021

Chatham County Health Department

## Re. TruMed Systems AccuVax<sup>®</sup> is a Proprietary and Sole Source Product

We humbly submit our **Proprietary Purchase Justification** for **Services**. It is TruMed System's mission to help reduce health care costs by providing innovative, efficient, effective point-of-care vaccine supply management, which in turn reduces chances for medication errors and increases a healthcare providers' interaction time with patients. Our patented AccuVax Vaccine Management System is **the first and only** fully automated vaccine storage and inventory management system purpose built for Pediatric Practices, Family Health Clinics and Community Health Centers.

### Proprietary/Sole Source Purchase Justification

1. *Identify the operational features or functions that are unique or proprietary to the requested good(s) or service(s). For services, identify the special and/or unique qualifications of the individual/company providing the services.*

The Patented AccuVax<sup>®</sup> Vaccine Management System is the first and only fully automated vaccine storage and inventory management systems that contains the following proprietary operational features and functions.

- a. Provides vaccine inventory security through by biometric login access
- b. Barcode scanning upon loading to ensure lot and expiry are always accurately tracked
- c. Reduces waste and loss from expiry by automatically rotating vaccine inventory and utilizes a robot to store and always dispense the next to expire dose
- d. Protects vaccine integrity helping ensure patients receive vaccine at optimal potency by monitoring and controlling temperatures consistent with vaccine manufacturers methodology and includes a built-in 9-hour battery backup to address almost all power loss situations
- e. Automates vaccine workflow and frees up nursing time to focus on patient care
- f. Automates VFC (Vaccines For Children federal program) controls and segregates VFC inventory from clinic's Privately owned stock
- g. Provides opportunity to integrate with Electronic Health Record suppliers to eliminate pick errors and facilitate accurate recordkeeping
- h. Prevents expired does from being administered to patients
- i. Constantly tracks exact vaccine inventory and reduces on hand inventory while preventing vaccine stock-out by instantly updating inventory and then sending text or email alerts notifying of low inventory levels
- j. Improves workplace safety due to an ergonomic design that eliminates nurses stressful bending and reaching
- k. Provides 24/7/365 remote monitoring as well as, email and text alerting for power outages or temperature variations
- l. Insuring vaccine inventory against loss from unit performance
- m. Supports optional automatic reordering of vaccines based on pre-set par levels

2. *For equipment, software, or systems, please explain why no other vendor or distributor can fulfill this request.*

AccuVax<sup>®</sup> is the first **and only** fully automated vaccine storage and inventory management system. Until AccuVax, Pediatric Practices, Family Health Clinics and Community Health Centers manually performed many of the tasks and functions listed in Item 1. While there is individual componentry such as Data loggers to monitor temperature and 3<sup>rd</sup> party battery backup modules, Pediatric Practices, Family Health Clinics and Community Health Centers must independently source and attempt to integrate these disconnected components into their manual daily workflow to manage their vaccine inventory. AccuVax is the only solution on the market that combines all the vaccine management requirements into a single patented automated system and this innovation.

3. *Briefly explain the need for the unique features or characteristics outlined in the order. For services, explain the reason any unique qualifications are necessary in the performance of the project requirements.*

Managing a vaccine business and doing it cost-effectively has always been a challenge. To provide better patient care means investing time and resources in a line of business that has traditionally been fraught with medication errors, inefficiency and financial risk. It is costly to administer vaccines in terms of physician, nurse and staff time. Billing, inventory management, registry and medical record documentation, supplies and waste disposal all take up valuable time and lack of automation can lead to human induced errors. Automating these processes using AccuVax<sup>®</sup> has major advantages and provides the ability to offer more immunizations to more patients without extensive cost, investment, time, or hassle.

4. *Explain the reasons competitive products or services are not satisfactory. Identify all other sources whose products/services have been considered for this project and explain why they were found unsatisfactory. Also, attach any quotes/proposals received from other sources, if applicable*

AccuVax is the only fully automated vaccine storage and inventory management systems. There are no competitive products.

5. *For products: Give brand and model number of existing equipment if product will be used with existing equipment. List the purchase order number, if applicable.*

N/A

6. *For services: If the service is related to an existing contract for service, list the existing purchase order number.*

N/A

If you have any questions, or would like additional information about the AccuVax<sup>®</sup> Vaccine Management System features or benefits please contact Jessica Fill @ [Jessica@accuvax.com](mailto:Jessica@accuvax.com).



# Chatham County, NC

## Text File

File Number: 22-4431

Agenda Date: 8/29/2022

Version: 1

Status: Work Session

In Control: Planning

File Type: Agenda Item

Triangle Innovation Point East and Moncure Area Plan - Phase 1 Work Session. Receive presentation and provide direction on the Moncure Area Plan.

### Action Requested:

Triangle Innovation Point East and Moncure Area Plan - Phase 1 Work Session. Receive presentation and provide direction on the Moncure Area Plan.

### Introduction & Background:

The Unified Development Ordinance consultants have entered into an additional contract with the county to prepare a plan for the Moncure area due to the announcement of VinFast. The electrical vehicle automaker selected Chatham County as the location of its first North American assembly plant. The plant is planned for development on a portion of the Moncure megasite in Southeastern Chatham County, now known as Triangle Innovation Point (TIP) East. TIP East is situated on the east side of Pea Ridge Road. The Board of Commissioners are initiating a wide-ranging planning effort to assess countywide impacts of the VinFast project, to prepare an action plan to address those impacts, and to develop an area plan for the County lands expected to be most directly impacted by the development of TIP East but also TIP West as well.

### Discussion & Analysis:

The Area Plan project team including White & Smith, Nealon Planning, and Green Heron Planning are appearing before the BOC on August 29th to discuss the Moncure Area Plan. A key focus at this meeting is gathering input from the Board about the scope of the plan and outlining alternatives relevant to the County's role and interests related to the development of the area generally surrounding TIP East. The primary objective is to ensure Phase Two of the planning effort reflects the Board's desired approach and nature and scope of the County's involvement as the VinFast site develops.

### How does this relate to the Comprehensive Plan:

This plan was initiated by the recommended by Action Item 02 under *Economic Development Action Items* in *Plan Chatham* stating "After the occupancy of the first major tenant within the Moncure Megasite, prepare a small area plan for the Moncure Area. The type and scale of the tenant will help define the housing, commercial, and service needs as well as the demand for infrastructure capacity".

**Recommendation:**

Receive discussion, provide feedback, and help establish direction for the continuation of work through the 2-phased approach of the Small Area Plan project.

# RECODE | PLAN CHATHAM | MONCURE

## PHASE 1: PROJECT ASSESSMENT & ACTION PLAN

Board of Commissioners Workshop  
August 29, 2022





# TIP East Planning Project: Principal Team Members



**CLARION**



**TETRA TECH**

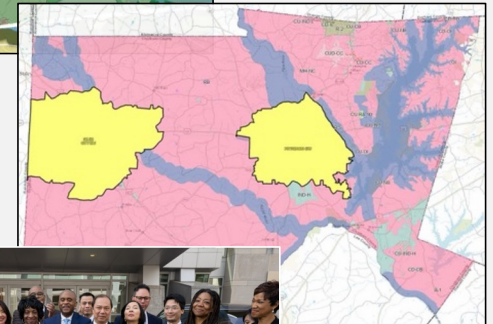
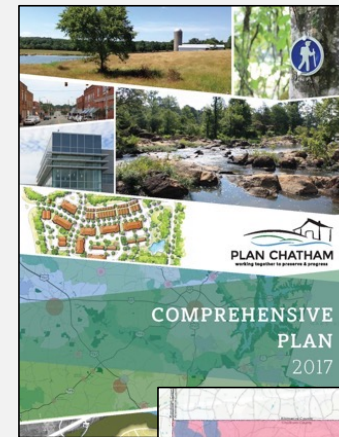
nealon



GREEN HERON PLANNING, LLC

# AGENDA

- Introduction
- Regional Context
- Prior Decisions
- Role of Chatham County Government
- Factors the County can Influence
- Topics of Interest (Analysis)
- Anticipated Phase 2 Process and Deliverables
- Community Engagement/Collaboration
- Discussion
- Next Steps



# INTRODUCTION

# PLAN CHATHAM



## ECONOMIC DEVELOPMENT

### Action Item 02

After the occupancy of the first major tenant within the Moncure megasite, prepare a small area plan for the Moncure Area. The type and scale of the tenant will help define the housing, commercial, and service needs as well as the demand for infrastructure capacity.

### ► Strategy 3.5

Conduct small area plans and/or develop design principles and standards to give guidance to developers of sites within and at the edges of the megasites.

- Such guidance should inform decisions about relationships between buildings (orientation, placement, scale); architecture (building materials, fenestration); transportation network (vehicular, bike, pedestrian, and transit facilities – placement, capacity, materials, furnishings, etc.); streetscape; public and publicly-accessible spaces and amenities.

### ► Strategy 3.4

Allow a range of complimentary uses in proximity to the megasites to create attractive work environments with amenities to compete with other employment location options in the Southeastern United States.

- The mix of uses, development configuration and quality, variety of amenities, and connectivity affect the attractiveness—and competitiveness—of employment centers. Many employers in manufacturing and technology industries seek live-work-play locations that current and prospective employees and their families can enjoy.

# SCOPE OF WORK

- 2-Phase Planning Process
- **Phase 1:** Project Assessment and Action Plan
- **Phase 2:** Countywide Assessment and Moncure Area Plan

TIP East  
*Countywide Assessment and Moncure Area Plan*

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# TODAY'S OBJECTIVES

- What should *Plan Moncure* accomplish? e.g.,  
“It should inform the UDO.”
- What level of detail in the analysis should *Plan Moncure* include?
- What are the Board's expectations regarding Board and public engagement for *Plan Moncure*?

# REGIONAL CONTEXT

# PROJECT CONTEXT: REGIONAL VIEW





# PROJECT CONTEXT:

## MAJOR ECONOMIC GROWTH DRIVERS

- **VinFast (TIP East)**
- **FedEx Ground (TIP West)**
- **Coca-Cola Bottling Co (US 64/NC 751)**
- **Toyota Lithium-Ion Battery Plant (Randolph County)**
- **Fujifilm Diosynth Biotechnologies (Holly Springs)**
- **Meta office (Durham)**
- **Google Engineering Hub (Durham)**
- **Apple Campus (RTP)**
- **Central Carolina Enterprise Park (Sanford)**
- **Boom Supersonic (Greensboro)**
- **CAM Site projects**

# PROJECT CONTEXT:

## REZONINGS INITIATED IN MONCURE SINCE MARCH 29

- Holmes Oil (28.2 ac.) for Neighborhood Business Zoning
- Midpoint Logistics (243.5 ac.) for Light Industrial Zoning
- Duke Energy (48.3 ac.) for Heavy Industrial Zoning
- General Shale Brick (194.3 ac.) for Heavy Industrial Zoning(2 properties)

**515.3 Total Acres.**

...with additional inquires ongoing...

# THE (RAPIDLY EVOLVING) TIMELINE FOR TIP EAST

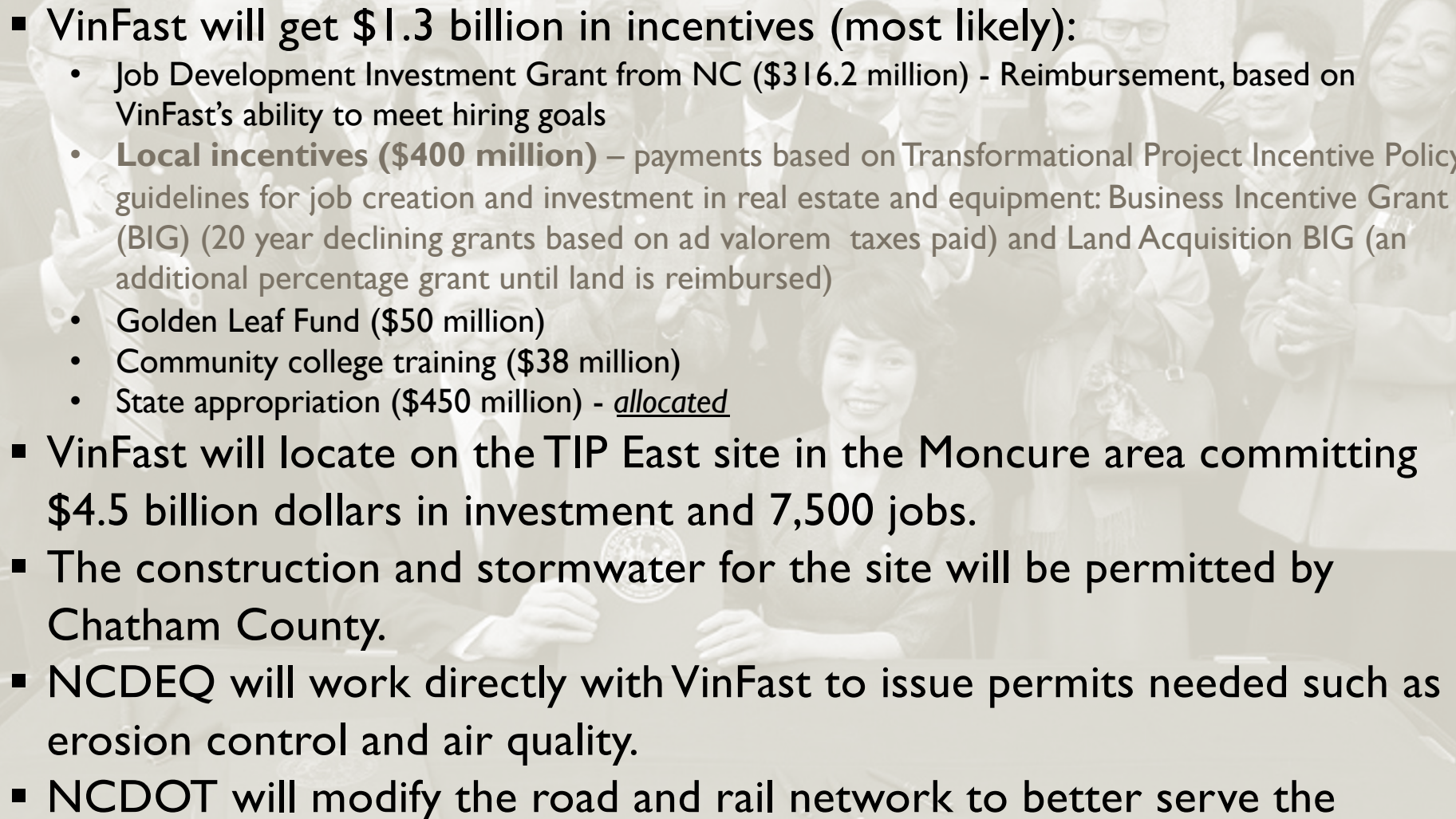
	2022		2023		2024	2025-2030	
	Q1	Q2	Q3	Q4	Q1-Q2	Q3-Q4	
<b>VinFast</b>	Location Announced		Clearing & Construction Anticipated			Projected Vehicle Production to Start (Ph. 1)	Battery Production (Ph. 2), Supplier Park (Ph. 3)
<b>Initiated Rezoning</b>		Ongoing					
<b>County Review</b>			Pending VinFast Requests				
<b>County Infrastructure Needs</b>				Evaluated in Phase 2 (Plan Moncure)			School Capacity Expansions Anticipated
<b>Plan Moncure (Phase 2)</b>		Phase I		Phase 2 Begins	Project Website, Public Outreach, Local Government Open House, Planning Process, Public Engagement	Zoning Map Updated, if applicable; Rezoning	

		2022		2023		2024	2025-2030
		Q1	Q2	Q3	Q4	Q1-Q2	Q3-Q4
<b>NCDOT/ACOE</b>			Assessments for Complete Streets & Community Impact & Indirect / Cumulative Effects Started	Initial Public Mtgs (Aug), Ph. 1 ROW starts (Sep), Incl. pipe replacement & surface reinforcement		Phase 1 Construction Starts (Jan)	
<b>NCDEQ</b>			Erosion/Sediment Control Review Begun	Other NCDEQ permitting anticipated			
<b>Water &amp; Wastewater Utilities</b>			Sanford Provided Owner Notice of Infrastructure & ROW Work	Sanford Easement Acquisition Started			
<b>Incentive Package</b>			State Incentives Approved	Local Incentives Approved			
<b>UDO</b>					Module 1 Complete		

# PRIOR DECISIONS



PITTSBORO, NC— On March 29, 2022, Vietnamese automotive manufacturer VinFast announced that it has selected Chatham County, North Carolina, to build its first manufacturing facility in the United States. Governor Roy Cooper announced that the company has agreed to purchase land at the Triangle Innovation Point in Moncure to build a manufacturing plant for electric vehicles.

- 
- A group of people in business attire are clapping at an event. The background is a faded image of the group, with some individuals in the foreground more clearly visible. The text is overlaid on this image.
- **VinFast will get \$1.3 billion in incentives (most likely):**
    - Job Development Investment Grant from NC (\$316.2 million) - Reimbursement, based on VinFast's ability to meet hiring goals
    - **Local incentives (\$400 million)** – payments based on Transformational Project Incentive Policy guidelines for job creation and investment in real estate and equipment: Business Incentive Grant (BIG) (20 year declining grants based on ad valorem taxes paid) and Land Acquisition BIG (an additional percentage grant until land is reimbursed)
    - Golden Leaf Fund (\$50 million)
    - Community college training (\$38 million)
    - State appropriation (\$450 million) - *allocated*
  - **VinFast will locate on the TIP East site in the Moncure area committing \$4.5 billion dollars in investment and 7,500 jobs.**
  - **The construction and stormwater for the site will be permitted by Chatham County.**
  - **NCDEQ will work directly with VinFast to issue permits needed such as erosion control and air quality.**
  - **NCDOT will modify the road and rail network to better serve the**

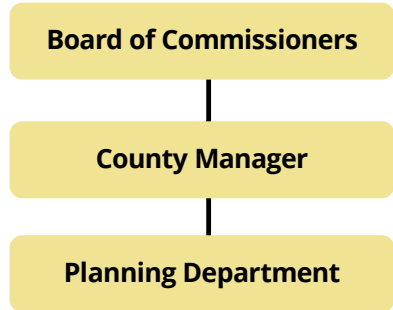


# ROLE OF CHATHAM COUNTY GOVERNMENT

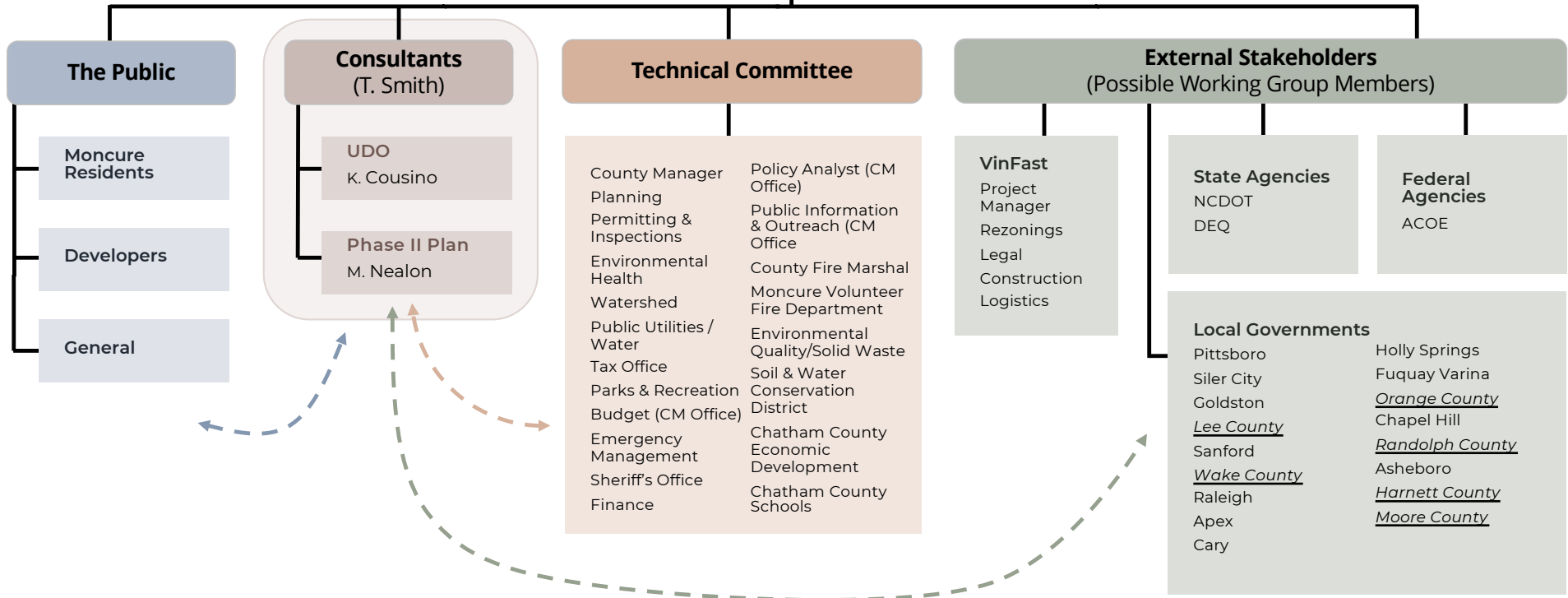
- **Manage & Maintain communications, Internally and Externally**
  - County residents and businesses
  - County Agencies and Departments
  - External Stakeholders
  - VinFast & Other TIP Developers
  - Media, Outreach, and Communications
- **Support Development applications expeditiously, e.g.**
  - Rezoning
  - Site Plan Review
  - Building Permits
  - Stormwater
  - Planning

- **Administer & Perform under Local Incentive Program**
- **Invest in infrastructure and services**
  - Infrastructure and service capacity needs
  - Support applicable agencies, e.g., parks, public safety.
  - Increase staff capacity & available expertise
- **Plan for growth in Moncure**
  - Prepare “area plan” (*Phase 2 of this process*)
  - Direct desired uses toward suitable parcels
  - Promote conservation of assets and master planning

Organization Chart



**Flow of Communication**  
 Primary  $\longleftrightarrow$   
 Secondary  $\dashrightarrow$



# FACTORS THE COUNTY CAN INFLUENCE

# What can the County influence?

## *County Can Have A Voice:*

- State agencies' decisions around future investments
- Development activity
- Conservation activity
- Coordination with neighboring jurisdictions



# What can the County influence?

## *County Can Directly Control:*

- County infrastructure policies
- Tax rate (countywide)
- Messaging - economic benefits, environmental stewardship, housing
- Future allowable Land Use and Zoning in vicinity of VinFast site
- Future development standards, particularly in vicinity of VinFast site
  - New requirements, set higher bar for development features
    - Site design (access, landscaping, etc.)
    - More open space set asides with some improved as public amenities (publicly accessible), or fees in lieu

# What can the County influence?

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    - More open space set asides with some improved as public amenities (publicly accessible), or fees in lieu

# What does success look like?





# TOPICS OF INTEREST (ANALYSIS)

# TOPICS OF INTEREST (ANALYSIS)

- Population / Demographics
- Market Conditions / Projections
- Development / Redevelopment Potential
- Future Land Use / Fiscal Impacts
- Infrastructure – Utilities, Transportation, Public Services
- Natural Resources & Environment
- Cultural & Historic Resources
- Local Regulations
- Community Engagement



White & Smith Team



Consultant (addition to Team)



Chatham County Staff / TAC Members



Subject Matter Expert(s) / Committee

# Population / Demographics

- Estimates (past)
- Population Growth Projections – Regional, County, Moncure
  - Background Growth
  - Increased Growth due to VinFast, other major announcements
  - 5-yr increments through 2040
- Characteristics, now and future
  - HH Size, Median Age, Income



# SAMPLE POPULATION ANALYSIS RESULTS

## Population Growth Projections for North Carolina, Brunswick County

	2000	2010	2015	2020	2025	2030	2035	2040
United States	281,421,906	308,745,538	321,416,821	331,449,281	344,234,377	355,100,730	364,862,145	373,527,973
Growth Rate		1.0%	0.8%	0.6%	0.8%	0.6%	0.5%	0.5%
North Carolina	8,049,313	9,580,681	10,042,802	10,386,227	11,046,200	11,673,849	12,174,771	12,658,927
Growth Rate		1.9%	1.0%	0.7%	1.3%	1.2%	0.9%	0.8%
Capture Rate		5.6%	3.6%	3.4%	5.2%	5.8%	5.1%	5.6%
Brunswick County	73,717	108,069	122,211	136,693	156,551	179,294	205,340	235,171
Growth Rate		4.7%	2.6%	2.4%	2.8%	2.8%	2.8%	2.8%
Capture Rate		2.2%	3.1%	4.2%	3.0%	3.6%	5.2%	6.2%
Holden Beach	787	760	955	978	1,177	1,404	1,664	1,963
Growth Rate		-0.3%	5.1%	0.5%	4.1%	4.4%	3.7%	4.0%
Capture Rate		-0.1%	1.4%	0.2%	1.0%	1.0%	1.0%	1.0%
Leland	1,938	11,925	16,122	21,903	29,846	38,943	49,362	61,294
Growth Rate		51.5%	7.0%	7.2%	7.3%	7.8%	5.4%	5.7%
Capture Rate		29.1%	29.7%	39.9%	40.0%	40.0%	40.0%	40.0%
Navassa	479	1,809	1,887	2,135	2,433	2,774	3,165	3,612
Growth Rate		27.8%	0.9%	2.6%	2.8%	3.0%	2.8%	3.0%
Capture Rate		3.9%	0.6%	1.7%	1.5%	1.5%	1.5%	1.5%
Northwest	671	677	684	778	812	850	895	945
Growth Rate		0.1%	0.2%	2.7%	0.9%	0.9%	1.0%	1.1%
Capture Rate		0.0%	0.0%	0.6%	0.17%	0.2%	0.2%	0.2%
Oak Island	6,571	6,818	7,199	8,118	9,409	10,887	12,580	14,519
Growth Rate		0.4%	1.1%	2.6%	3.2%	3.4%	3.1%	3.3%
Capture Rate		0.7%	2.7%	6.3%	6.5%	6.5%	6.5%	6.5%









# Market / Projections

- Vacancy Rates
- Projections for each, 5-yr increments
  - Job Growth
  - Housing
  - Supporting Retail, Office, Service, Hospitality, Entertainment
- Moncure Area Development Program (ranges, types, value)



# SAMPLE MARKET ANALYSIS RESULTS

Conventional Office Product Matrix for the Southeast US

Product Type	Example	Description	Typical FAR	Typical Acreage	NNN Rent Needed	Average Value Per SF	Typical Dev. Cost Per SF	Typical Land Value Per Bldg. SF	Typical Land Value Per Acre
High-Rise Subterranean Parking		Type I construction above subterranean parking. Typically 300,000 SF+.	4.0-8.0	.25-3	\$38.00	\$700	\$500-600	\$30	\$5M+
High-Rise Above Parking Podium		Type I construction above parking podium. Typically 200,000 SF+.	2.0-5.0	.25-3	\$34.00	\$625	\$450-500	\$28	\$3M+
Mid-High Rise, Adjacent Deck		Type I construction, but with adjacent pre-cast deck. Typically 200,000 SF +/-.	0.5-3.0	1-6	\$30.00	\$575	\$400-450	\$25	\$1M+
Low-Mid Rise (2-5 Stories), Surface Parked		Various construction types, but not concrete, with surface parking. Typically 100,000 SF +/-.	0.35-0.75	4	\$25.00	\$425	\$300-350	\$20	\$300k+
Single Story, Warehouse Conversion		Costs vary considerably based on existing building condition, but typically acquiring warehouse buildings for conversion at \$80-100/SF.	0.2-0.5	2-4	\$22.50-27	\$400	\$250-350	NA	NA
Single Story, Surface Parked		Often steel frame for larger spans, but can be wood. Similar to conventional retail buildings but with more fenestration.	0.1-1.0	1-3	\$24.00	\$375	\$275-300	\$20	\$150k+
Low-Rise (1-2 Stories) Tilt-Up, Surface Parked		New product type focused on more economical costs through tilt-up construction in suburban locations.	0.2-0.5	8-12	\$20.00	\$315	\$230-250	\$15	\$150k+
1-3 Story, Wood Frame		Wood frame construction when targeting smaller tenants that don't need large spans.	Under 0.35	Under 1	\$17-20	\$290	\$250	\$15	\$50k+

SOURCE: Noell Consulting Group

Office Product Matrix  
4/22/2021

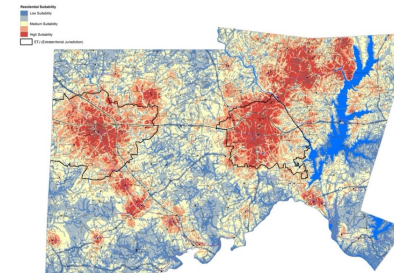


# Development Potential

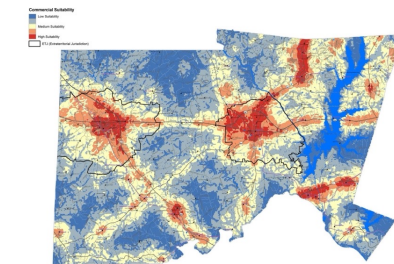
- Existing Land Use & Characteristics
- Agriculture
- Land Capacity
  - Not Available:
    - Developed, not likely to redevelop
    - Protected
    - Constrained
  - Available – “Land Supply”:
    - Vacant, few or no constraints
    - Ripe for redevelopment
- Suitability (by general use category)



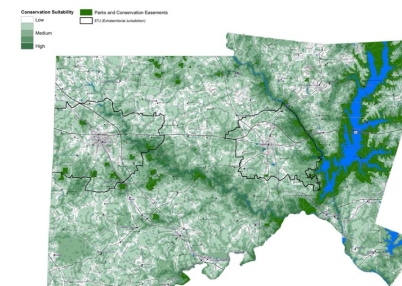
## RESIDENTIAL SUITABILITY



## COMMERCIAL SUITABILITY

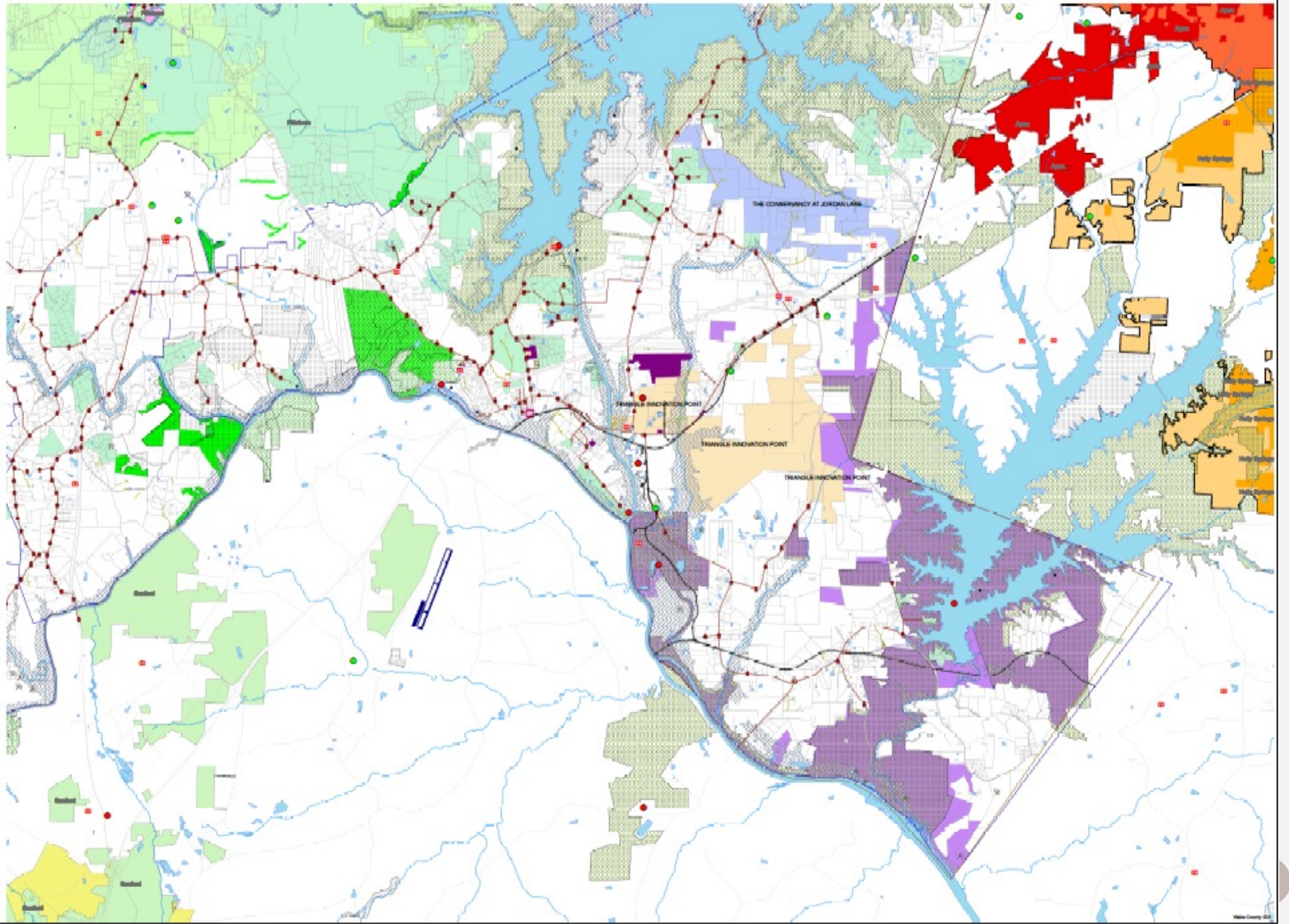


## CONSERVATION SUITABILITY





# MONCURE AREA MAP



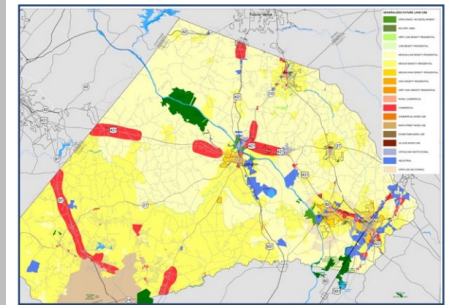
**RECODE** | **PLAN**  
**CHATHAM** | **MONCURE**

# Future Land Use / Impacts

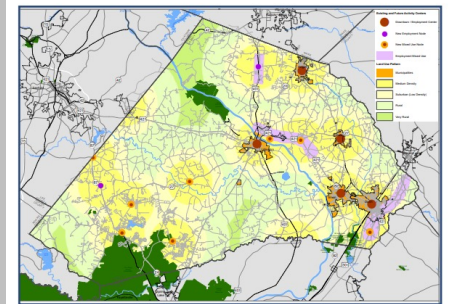
- Land Use Scenario Planning (CommunityViz Model)
  - Alt 1 - Build out per current zoning, consider current zoning in adjacent counties
  - Alt 2 and 3 + -- Build out using new districts:
    - Alt 2 – Apply based on Future Land Use Map (Plan Chatham)
    - Alt 3+ – Apply to accommodate higher end of ranges
      - Consider “Development Program” ranges
- Evaluate:
  - Potential tax revenue generation
  - Other impacts (infrastructure, water resources, public services, open space conservation)
- Preferred Future Land Use Plan Map



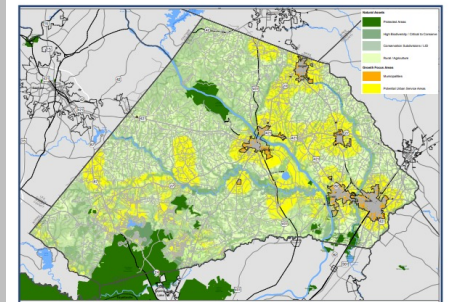
Business As Usual Scenario (BAU)



Strong Towns (ST)



Natural Assets Scenario (NA)



# Utilities

- Water / Wastewater
  - Existing infrastructure
    - Current system deficiencies? Water pressure? Failing septic?
    - Ability to support economic objectives?
  - Utility master plan recommendations and priorities?
  - System improvements?
    - Planned/funded? Capacity from Sanford?
    - Evaluation of future needs, timing/phasing, and funding?
- Energy
- Broadband

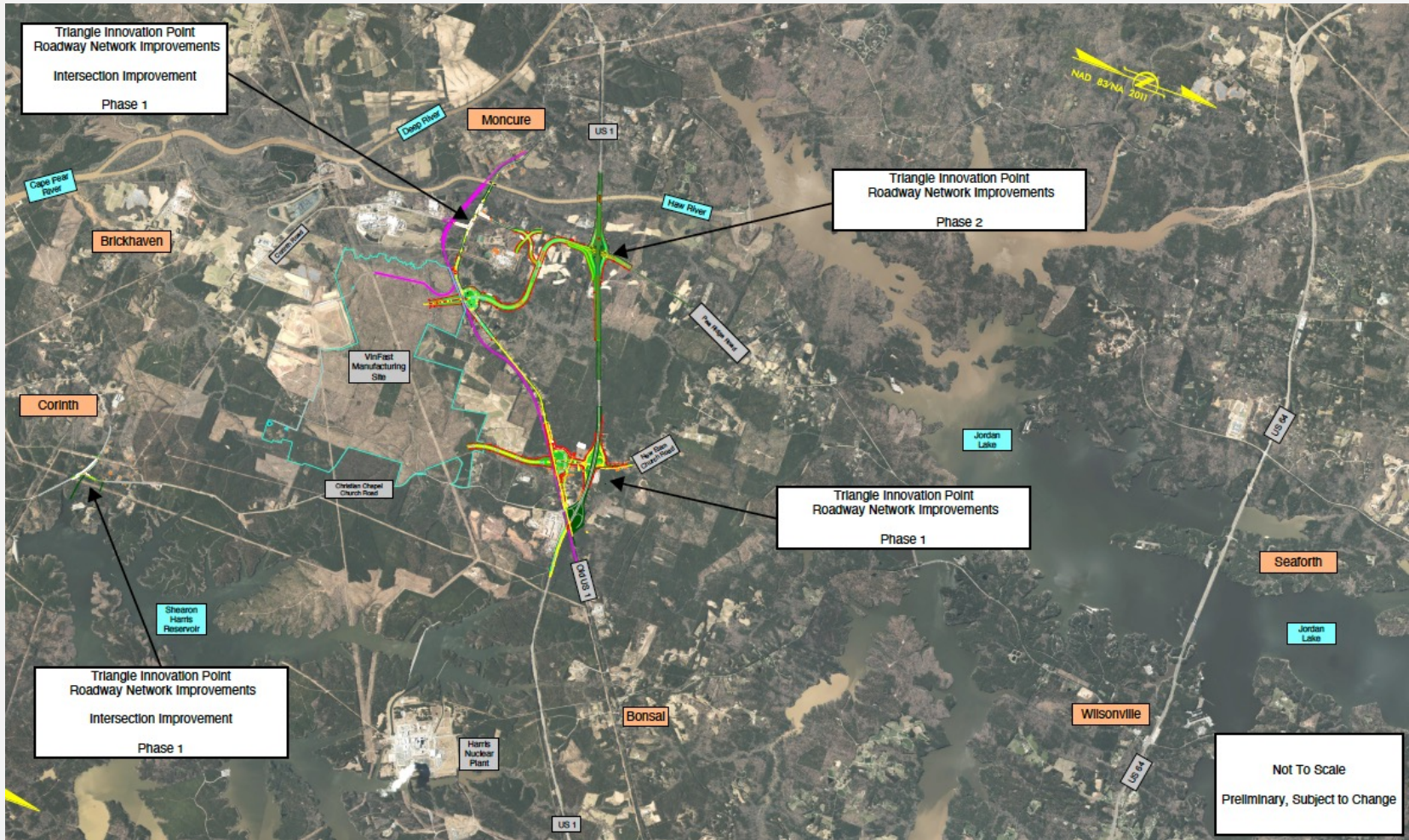


# Transportation

- Existing network capacity, safety, and accessibility? Deficiencies?
- Changes underway by NCDOT? Indirect/secondary impacts?
- Assessment of connectivity—existing and planned—among various modes (personal vehicles, commercial vehicles, freight/rail, aviation, pedestrian, bicycle, and transit).
- Planned/funded improvements – NCDOT, MPO, RPO, Transit System? Recent STIP? Facilities plans?
- Evaluation of future needs, timing/phasing, and funding?



# NCDOT IMPROVEMENTS



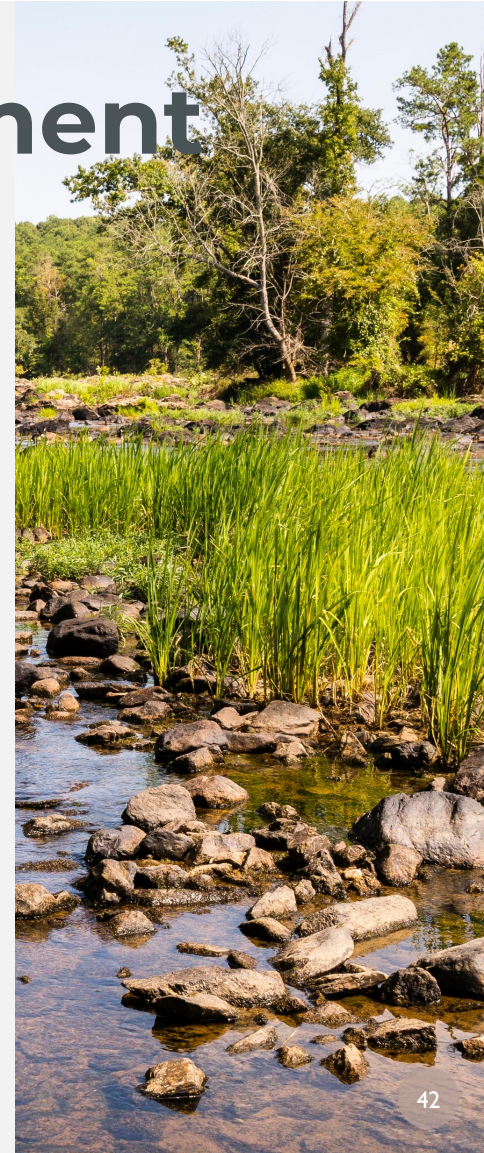
# Public Services

- Parks and Recreation
- Schools (Public, K-12)
- Libraries / Community Centers
- Public Safety
- Health



# Natural Resources & Environment

- Environmentally sensitive areas – inventory
  - Wetlands, floodplain, NHI, etc.
  - Valued Assets?
  - Water resources – quality, quantity, and protections
- Protected areas
  - Federal lands (i.e., Army COE managed around Jordan Lake)
  - State lands
  - Conservation easements
  - Regulated buffers
- Regulations in place currently - Watershed Protection, Erosion Control, and Stormwater



# Cultural & Historic Resources

- Historic or culturally significant sites and/or structures?
  - Listed on National Register?
  - On Study List?
  - Landmark status?
- Culturally significant areas?
- Encroachment, threats?





**2** **What questions should the analyses answer,** in the Board's opinion? Consider the impacts to countywide growth objectives.

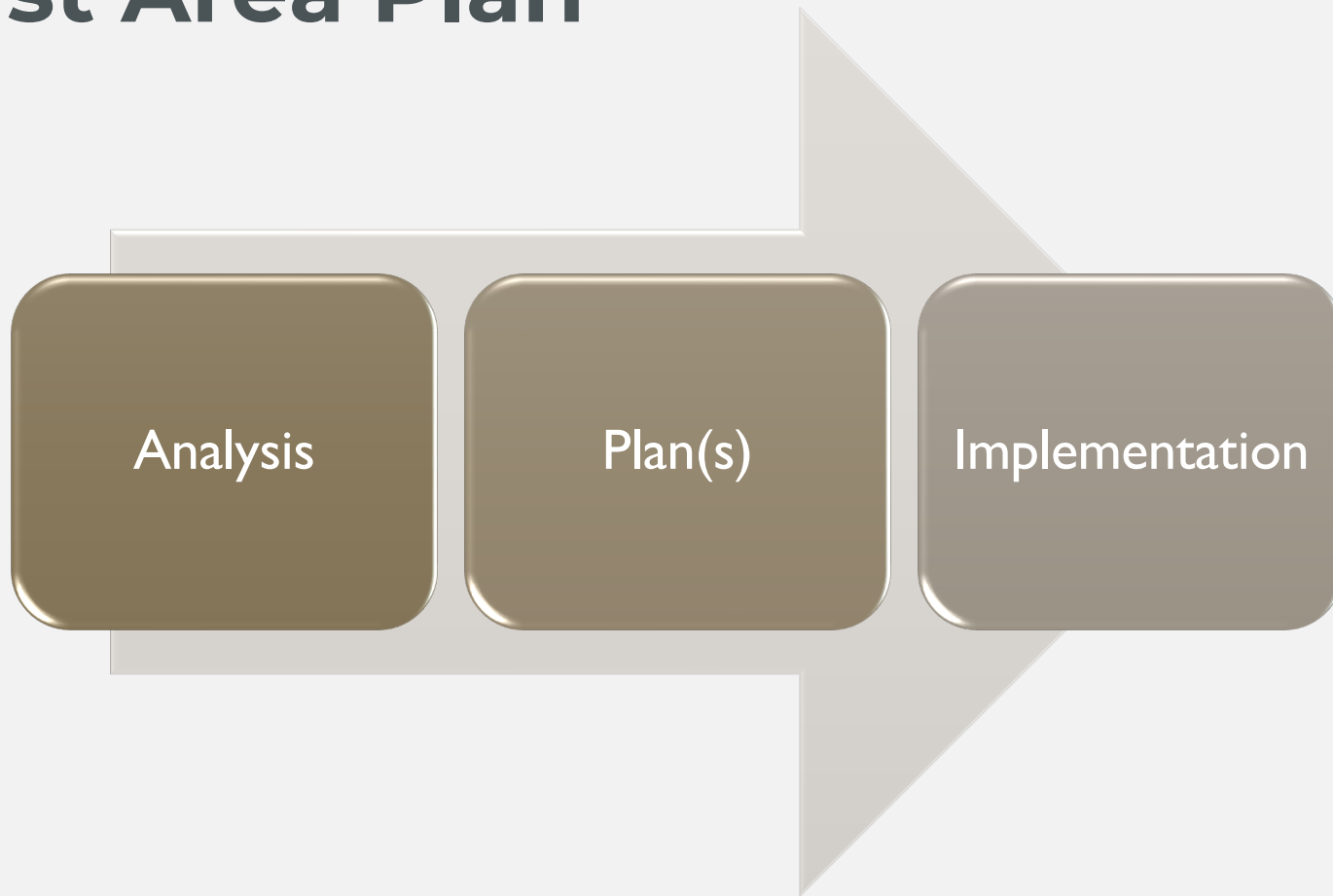


**3**  
**Does the Board  
anticipate and  
support  
opportunities for  
Chatham County  
to collaborate?**



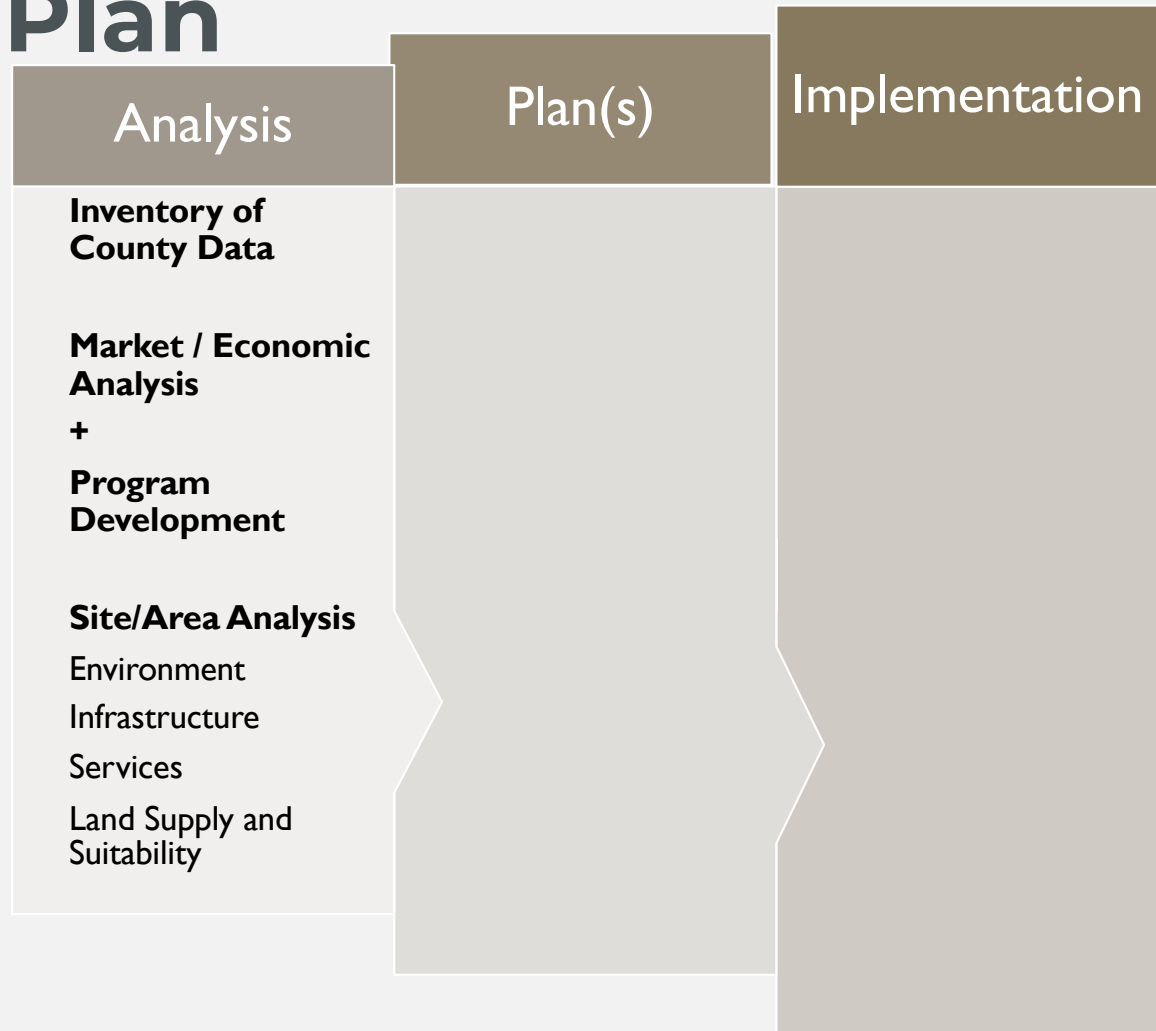
# PHASE 2 PROCESS & DELIVERABLES

# TIP East Area Plan



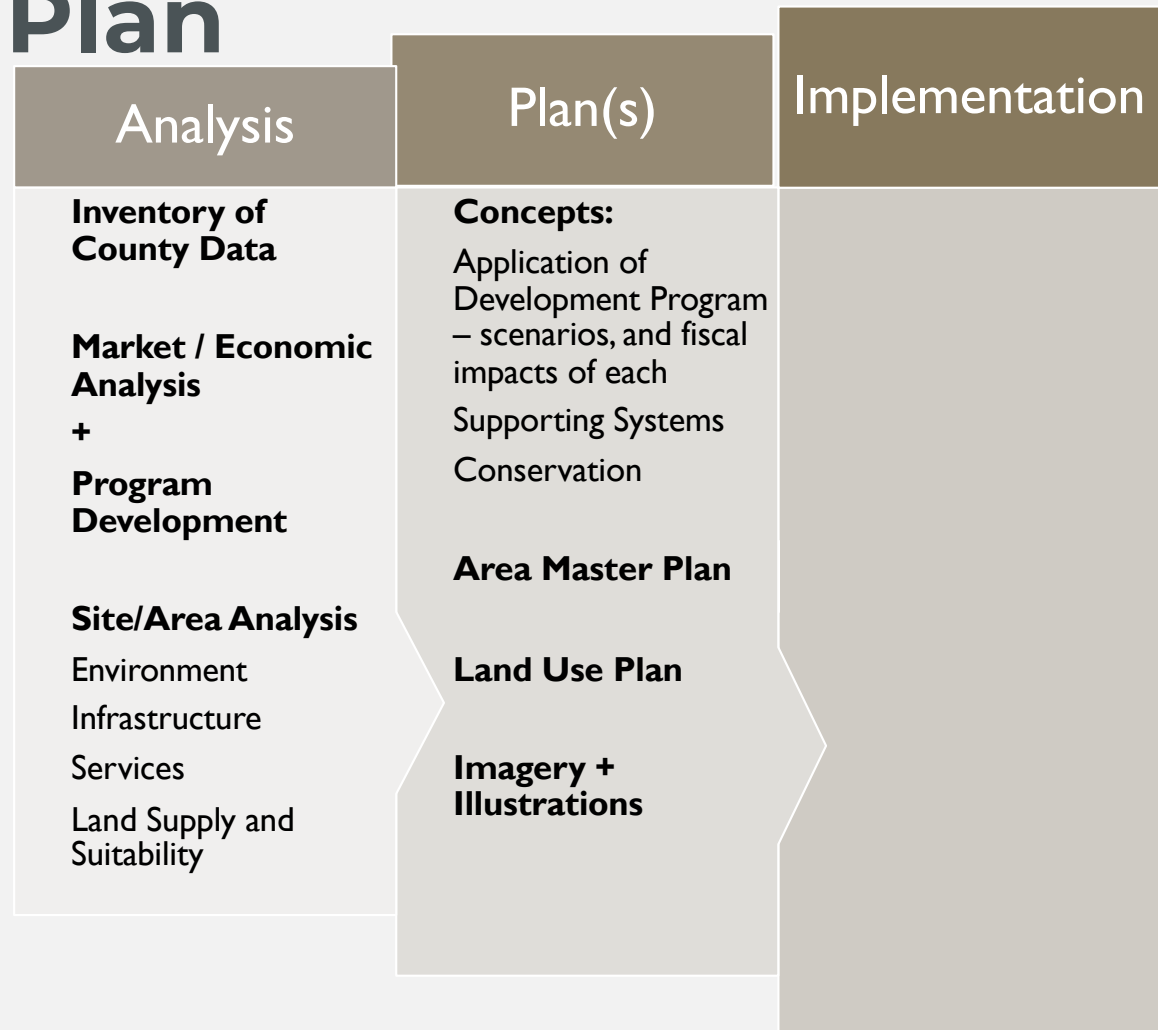
# TIP East Area Plan

*Subject to the results of this Phase I scoping exercise.*



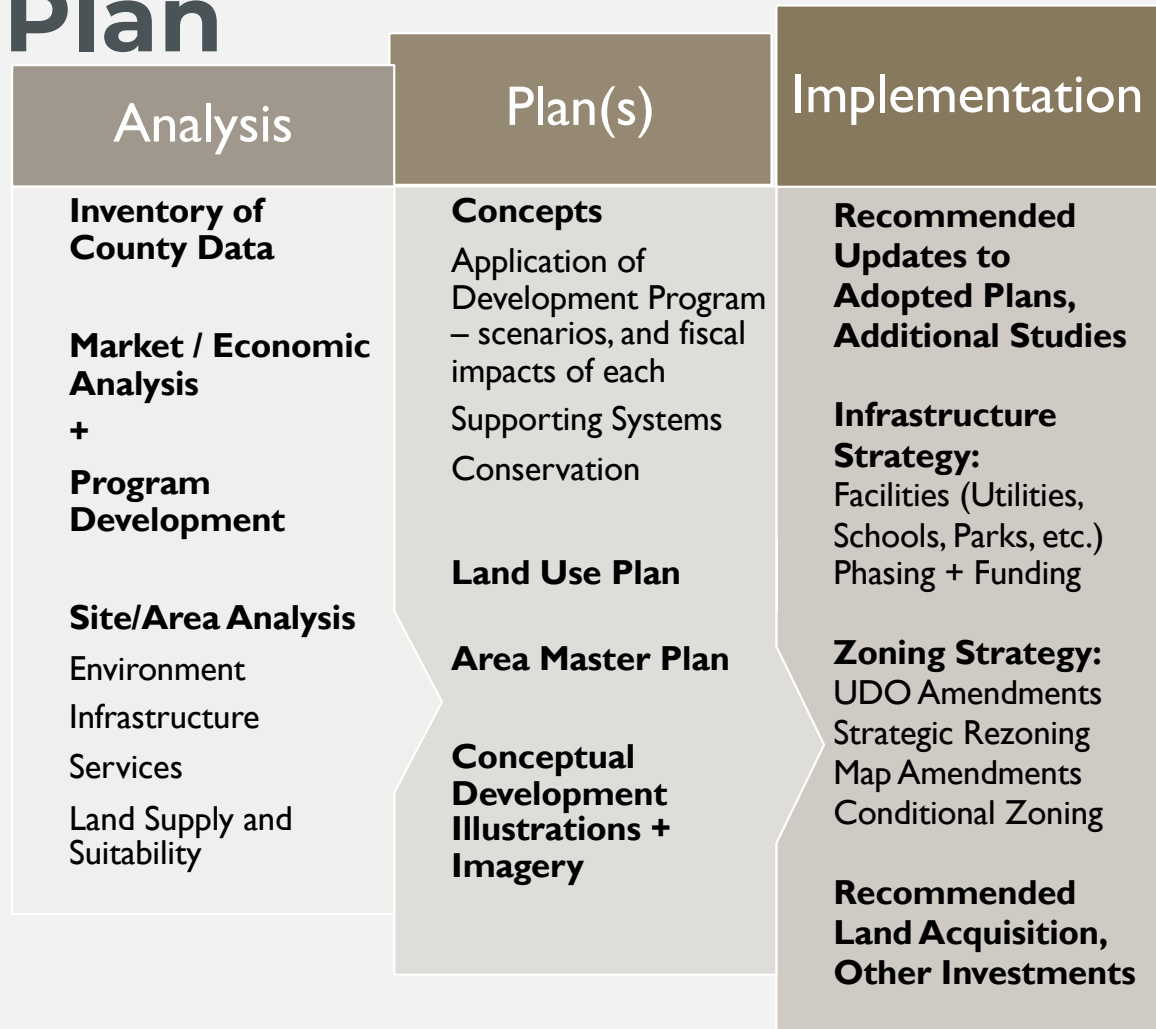
# TIP East Area Plan

*Subject to the results of this Phase I scoping exercise.*



# TIP East Area Plan

*Subject to the results of this Phase I scoping exercise.*



# 4 How would the Board like to participate in Phase 2?

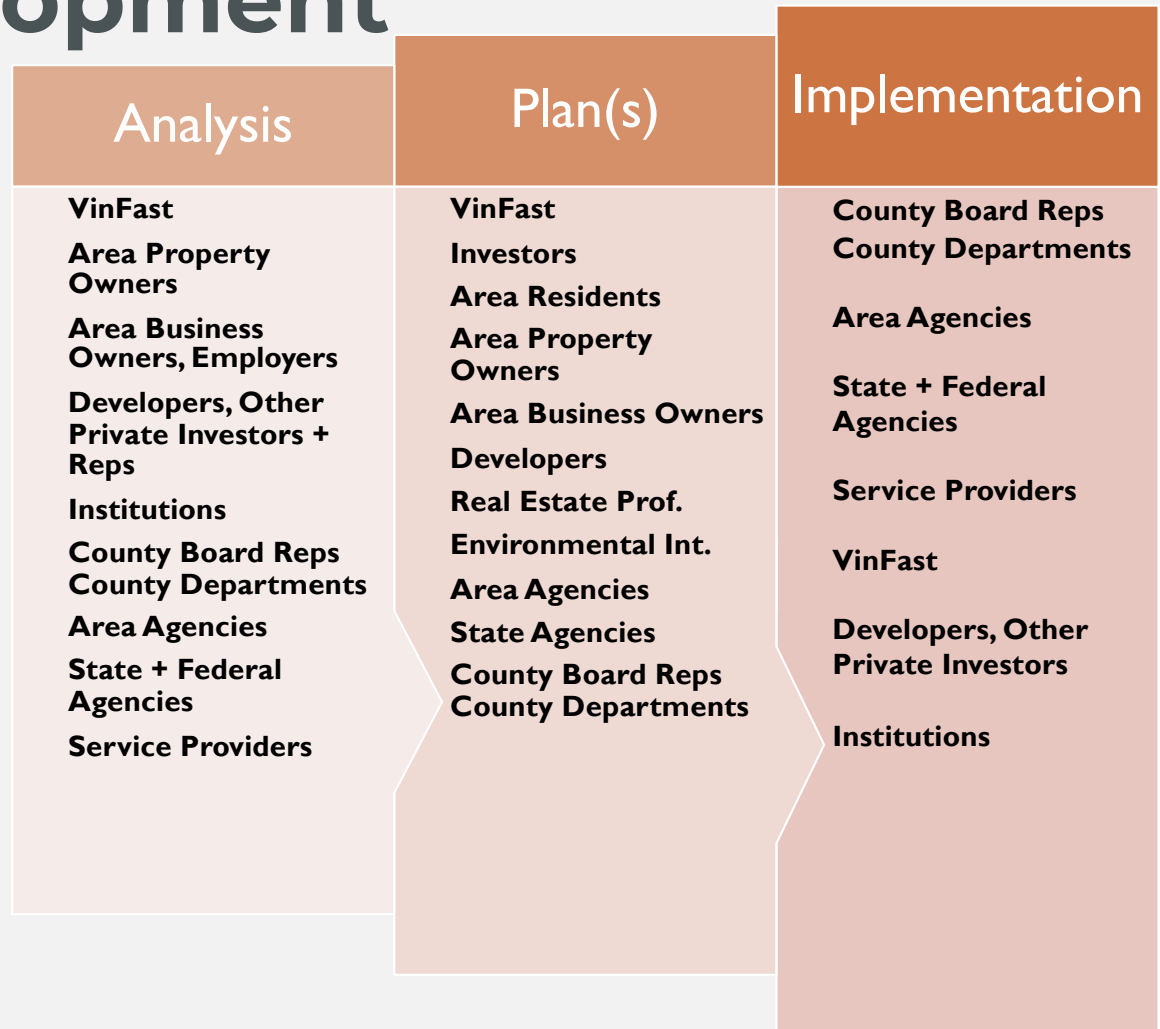




# COMMUNITY ENGAGEMENT/COLLABORATION

# Strategy Development

- **Who are the audiences?**
- **What info/event should be delivered and by whom?**
  - **PR Firm\***
  - **Consultant Team**
  - **Designated County Reps**
  - **VinFast Reps** (recognize what can and should come from VinFast)
- **Purpose of each activity?**
- **Techniques?**



\* The PR Firm must address media strategy.

# Techniques

## Impacts

- BOC + PB UPDATE
- PUBLIC INFORMATION MEETINGS
- PRESENTATIONS TO AREA ORGANIZATIONS
- WEBSITE UPDATE
- INFORMATION + DATA EXCHANGE SESSIONS
  - VINFAST
  - STATE AGENCIES
  - FEDERAL AGENCIES



## Ideas

- BOC + PB UPDATE
- PUBLIC INFORMATION MEETINGS
- PRESENTATIONS TO AREA ORGANIZATIONS
- SURVEY
- WORKSHOP(S) WITH STAKEHOLDERS
- WEBSITE UPDATE



## Action

- BOC + PB UPDATE
- PUBLIC INFORMATION MEETINGS
- PRESENTATIONS TO AREA ORGANIZATIONS
- WEBSITE UPDATE

# Goals / Outcomes

- Relationship building
- Access to relevant data
- Timely communication
- Education  
Better understanding of opportunities, challenges, and choices
- Input  
From public, subject matter experts, agencies, private sector
- Support from the community
- Optimization of economic benefits

## From the input:

- Feedback for plan details (based on defined choices)
- Talking points for Staff, Reps
- Information for PIO

**5**  
**What level of  
community  
engagement does  
the Board expect  
during phase 2?**

Stakeholders?  
Techniques?



# DISCUSSION

# Discussion Questions:

1. What does success look like?
2. What questions should the analyses answer, in the Board's opinion? Consider the impacts to countywide growth objectives.
3. In addition to VinFast representatives, does the Board anticipate and support opportunities for Chatham County to collaborate with any of the following as part of the planning process?
  - Neighboring jurisdictions
  - State agencies
  - Federal agencies
  - Other
4. How would the Board like to participate in Phase 2 to ensure the Board has ample opportunities to represent the interests of their constituencies as the products of Phase 2 are developed?
5. What level of community engagement does the Board expect during phase 2? Who are the stakeholders? What do Board members deem effective techniques for engagement?

# THIS WOULD BE A SUCCESS IF...

## PROCESS

- Moncure residents involved
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

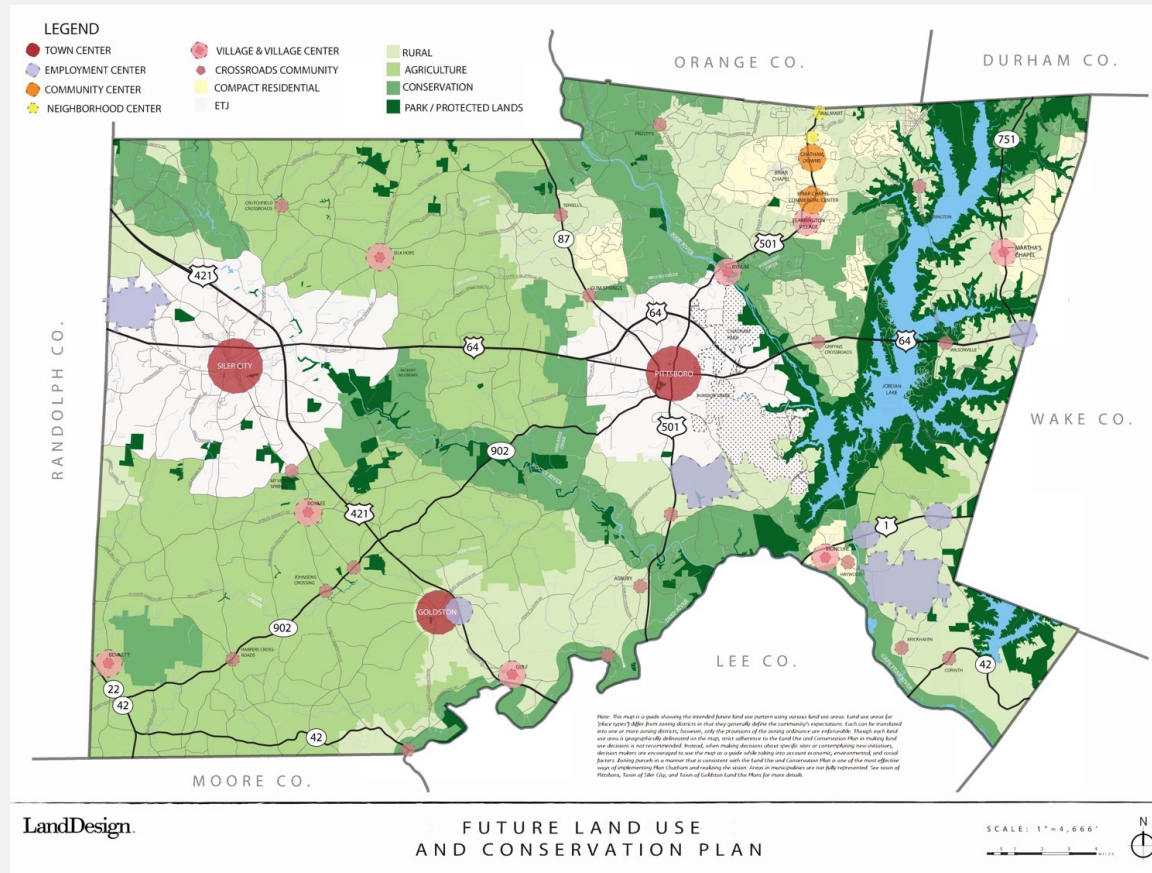
## PLACE

- Plan Chatham goals and policies upheld
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_



# NEXT STEPS

# Module 1: County Zoning



# Proposed UDO Base Districts & Subdivision Types

## 12.3 SUBDIVISION DESIGN

Carries forward current conventional and conservation subdivision types. Adds agricultural-friendly subdivisions to implement Plan Chatham recommendations. Adds compact subdivisions to districts. Adds townhouse subdivisions to townhouse developments.

### 12.3.1 GENERAL DESIGN REQUIREMENTS

<sup>4\*</sup> See discussion of proposed changes.

ANNOTATED UDO OUTLINE | JULY 8, 2022  
RECODE CHATHAM | UNIFIED DEVELOPMENT ORDINANCE

CHAPTER 12 ADDITIONAL REQUIREMENTS  
12.4 PUBLIC UTILITIES

### 12.3.2 SUMMARY TABLE OF DISTRICTS

#### LOCATIONS/ADDITIONAL DISTRICTS

#### 12.3.3 AGRICULTURAL-FRIENDLY SUBDIVISIONS

#### 12.3.4 COMPACT SUBDIVISIONS

#### 12.3.5 CONSERVATION SUBDIVISIONS

#### 12.3.6 CONVENTIONAL SUBDIVISIONS

#### 12.3.7 EQUESTRIAN SUBDIVISIONS

#### 12.3.8 PLANNED RESIDENTIAL SUBDIVISIONS

#### 12.3.9 TOWNHOUSE SUBDIVISIONS

#### 12.3.10 NON-RESIDENTIAL SUBDIVISIONS

INCLUDES CURRENT COUNTY CODES:  
ZO SECTION 17.5.C PLANNED RESIDENTIAL  
CONDITIONAL USES LISTED IN RESIDENTIAL  
SR SECTION 7.3 BLOCKS  
SR SECTION 7.4 LOTS  
SR SECTION 7.6 ZONING OR OTHER  
SR SECTION 7.7 CONSERVATION SUBDIVISIONS  
SR SECTION 9 SPECIAL DEVELOPMENT  
SR SECTION 10 COMPACT COMMUNITIES

## 2.2 CONVENTIONAL DISTRICTS<sup>5</sup>

Carries forward current zoning districts and adds new districts to implement Plan Chatham goals. Renames the current residential districts to better align with the Future Land Use & Conservation Plan Map designations.

### 2.2.1 PP, PARKS & PROTECTED LANDS DISTRICT<sup>6</sup>

### 2.2.2 AG, AGRICULTURAL DISTRICT<sup>7</sup>

<sup>5</sup> Each Conventional District will include a purpose statement, table of dimensional standards, cross-reference to Chapter 4: *Use Regulations*, and additional district-specific standards as applicable.

<sup>6</sup> New district proposed to implement the "Park/Protected Lands" Future Land Use & Conservation Map designation and address Focus Group input. See *Audit Report* p. 58.

<sup>7</sup> One of two new districts proposed to implement the "Agriculture" Future Land Use & Conservation Map designation and address Focus Group input. See *Audit Report* pp. 29-31.

ANNOTATED UDO OUTLINE | JULY 8, 2022  
RECODE CHATHAM | UNIFIED DEVELOPMENT ORDINANCE

PAGE 11 OF 55

CHAPTER 2 BASE ZONING DISTRICTS

2.2 CONVENTIONAL DISTRICTS

### 2.2.3 RA, AGRICULTURAL RESIDENTIAL DISTRICT<sup>8</sup>

### 2.2.4 R5, CONSERVATION RESIDENTIAL DISTRICT<sup>9</sup>

### 2.2.5 R2, RURAL RESIDENTIAL DISTRICT<sup>10</sup>

### 2.2.6 R1, SUBURBAN RESIDENTIAL DISTRICT<sup>11</sup>

### 2.2.7 CR, COMPACT RESIDENTIAL DISTRICT<sup>12</sup>

### 2.2.8 RV, RURAL VILLAGE DISTRICT<sup>13</sup>

### 2.2.9 OI, OFFICE & INSTITUTIONAL DISTRICT

### 2.2.10 NB, NEIGHBORHOOD BUSINESS DISTRICT

### 2.2.11 CMU, COMPACT MIXED USE DISTRICT<sup>14</sup>

### 2.2.12 CB, COMMUNITY BUSINESS DISTRICT

### 2.2.13 CN, COMPACT NON-RESIDENTIAL DISTRICT<sup>15</sup>

### 2.2.14 RB, REGIONAL BUSINESS DISTRICT

### 2.2.15 RHC, RURAL HIGHWAY COMMERCIAL DISTRICT<sup>16</sup>

### 2.2.16 IL, LIGHT INDUSTRIAL DISTRICT

### 2.2.17 IH, HEAVY INDUSTRIAL DISTRICT

Proposed New Districts

PROPOSED  
SUBDIVISION TYPES  
BY ZONING DISTRICT

Allowed Subdivision Types by Zoning District (PROPOSED)								
	Agricultural-Friendly	Compact	Conservation	Conventional	Equestrian	Planned Residential Development	Townhouse	Non-Residential
PP								●
AG	●		●	●*				●
RA	●		●	●*	●			●
R5	●		●	●*				
R2	●		●	●	●	●		
R1	●	●	●	●	●	●	●	
CR		●						
RV		●						●
OI								●
NB								●
CMU		●						
CB								●
CN		●						
RB								●
RHC								●
IL								●
IH								●

Key: ● = subdivision type allowed in district | [blank cell] = subdivision type prohibited in district

\* Minor subdivisions only

# ANTICIPATED TIMELINE

- **September:**
  - Convene County Technical Advisory Committee
  - Staff Review Draft of Phase 1 Report
- **October:**
  - Present Draft Phase 1 Report to Board of Commissioners & Public
- **November:**
  - Finalize Report, Action Plan, and Timeline
- **December:**
  - Begin Phase Two (*Plan Moncure*)

# **RECODE** | *PLAN* **CHATHAM** | *MONCURE*

[www.recodechathamnc.org](http://www.recodechathamnc.org)

[recodechathamudo@chathamcountync.gov](mailto:recodechathamudo@chathamcountync.gov)

## Today's Objectives

- » What should *Plan Moncure* accomplish? e.g., "It should inform the UDO."
- » What level of detail in the analysis should *Plan Moncure* include?
- » What are the Board's expectations regarding Board and public engagement for *Plan Moncure*?

*Given today's objectives, the Team has prepared these questions to guide the discussion that follows the presentation. Use this to note your ideas during the presentation.*

1. What does success look like?

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2. What questions should the analyses answer, in the Board's opinion? Consider the impacts to County-wide growth objectives.

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3. In addition to collaboration with VinFast representatives, does the Board anticipate and support opportunities for Chatham County to collaborate with any of the following as part of the planning process?

- Neighboring jurisdictions
- State agencies
- Federal agencies
- Other

4. How would the Board like to participate in Phase 2 to ensure the Board has ample opportunities to represent the interests of their constituencies as the products of Phase 2 are developed?

5. What level of community engagement does the Board expect during phase 2? Who are the stakeholders? What do Board members deem effective techniques for engagement?

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# Chatham County, NC

## Text File

File Number: 22-4455

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**Agenda Date:** 8/29/2022

**Version:** 1

**Status:** Work Session

**In Control:** Health Department

**File Type:** Agenda Item

**Agenda Number:**

2021 Chatham County Community Assessment Presentation



**LET'S  
TALK!**  
2021 Chatham County  
Community Assessment



← → ↻ 🔍 Chatham County Public Health Department

# 2021 Chatham County Community Assessment

**Chatham County Board of Commissioners - 08.29.2022**



What is the Community Assessment?



← → 🔍 2021 Chatham County Community Assessment

# What is the Community Assessment?

- Collaborative effort between the Chatham Health Alliance, the Chatham County Public Health Department (CCPHD), and Chatham Hospital, in addition to community members throughout the county
- Understanding the needs of the community
- Identifying factors that affect health and well-being in Chatham County
- Determining the availability of resources within the community to support optimal health for all

## Chatham County Community Assessment 2021





LET'S  
TALK!  
2021 Chatham County  
Community Assessment

What is the  
Community  
Assessment?

Data  
Sources



← → 🔍 2021 Chatham County Community Assessment

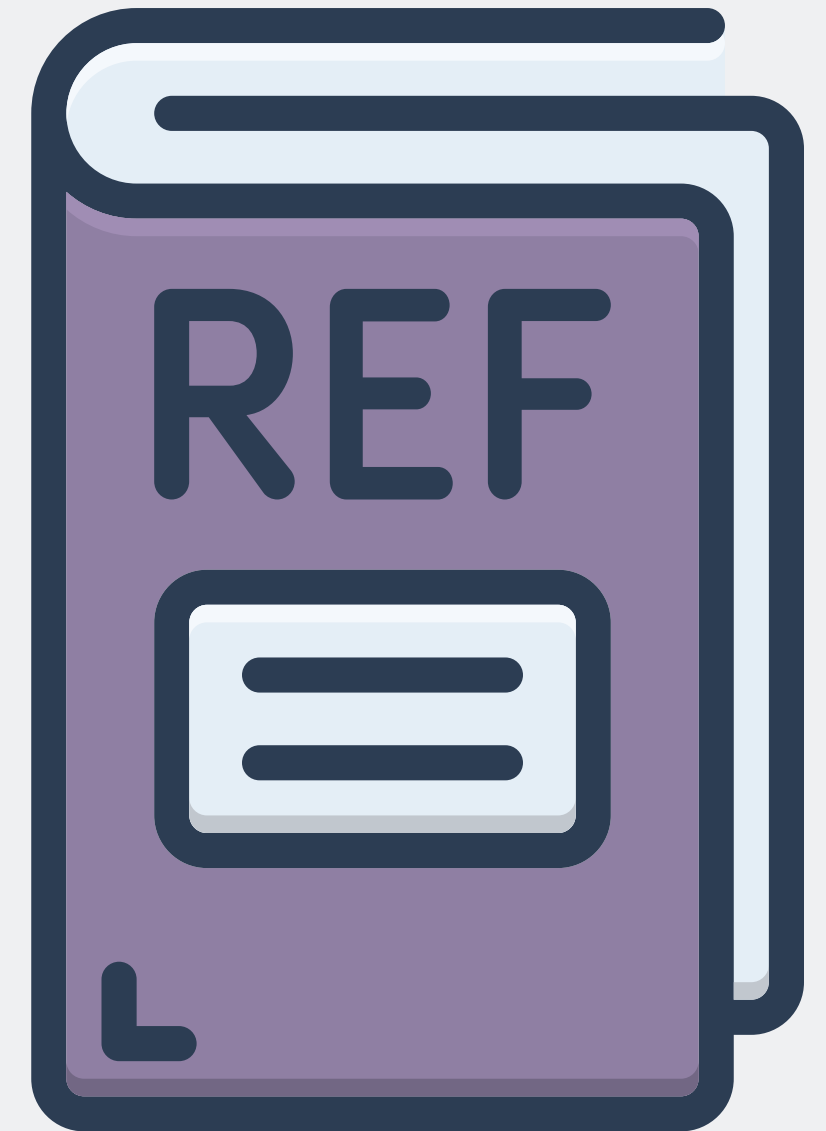
# Data Sources

## Primary Data

- *Chatham County Community Survey (2021)*
- Supplemental community survey (2021)
- Story Circles--qualitative (2021)

## Secondary Data

- Youth Risk Behavior Survey (2019)
- American Community Survey - U.S. Census Bureau (2020)
- Centers for Disease Control and Prevention
- N.C. Department of Health and Human Services
- N.C. Center for State Health Statistics
- Local government agencies, including county and city government, schools
- National, state and local nonprofits





**LET'S  
TALK!**  
2021 Chatham County  
Community Assessment

What is the  
Community  
Assessment?

Key Findings  
and Themes



← → 🔍 2021 Chatham County Community Assessment

# Key Findings and Themes

- Historic and continued systemic racism persists in driving health inequities across nearly all facets of health and well-being in Chatham County.
- The COVID-19 pandemic affected nearly every area of health and wellbeing of Chatham County, mostly in a negative way.
- Priorities identified in the previous Community Assessment remain concerns, including access to health care, healthy eating and active living, and economic resilience.
- New topics also emerged as priorities, including mental health and substance use, transportation, and employment.
- Growth and development in Chatham County present both opportunities and challenges for the future.



LET'S TALK!  
2021 Chatham County  
Community Assessment

What is the  
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Sources

Community  
Voices



← → 🔍 2021 Chatham County Community Assessment

Chatham County adults selected the following as their top 10 areas for the county to focus on in order to improve health and quality of life in the community.



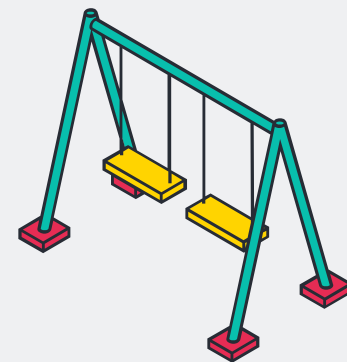
**Water  
quality**



**Internet  
access**



**Parks and  
recreation**



- 4. More places to buy groceries
- 5. Higher paying employment
- 6. Healthy aging/aging in place
- 7. More affordable childcare
- 8. Affordable housing
- 9. Affordable healthy food
- 10. Sidewalks/bike lanes



LET'S TALK!  
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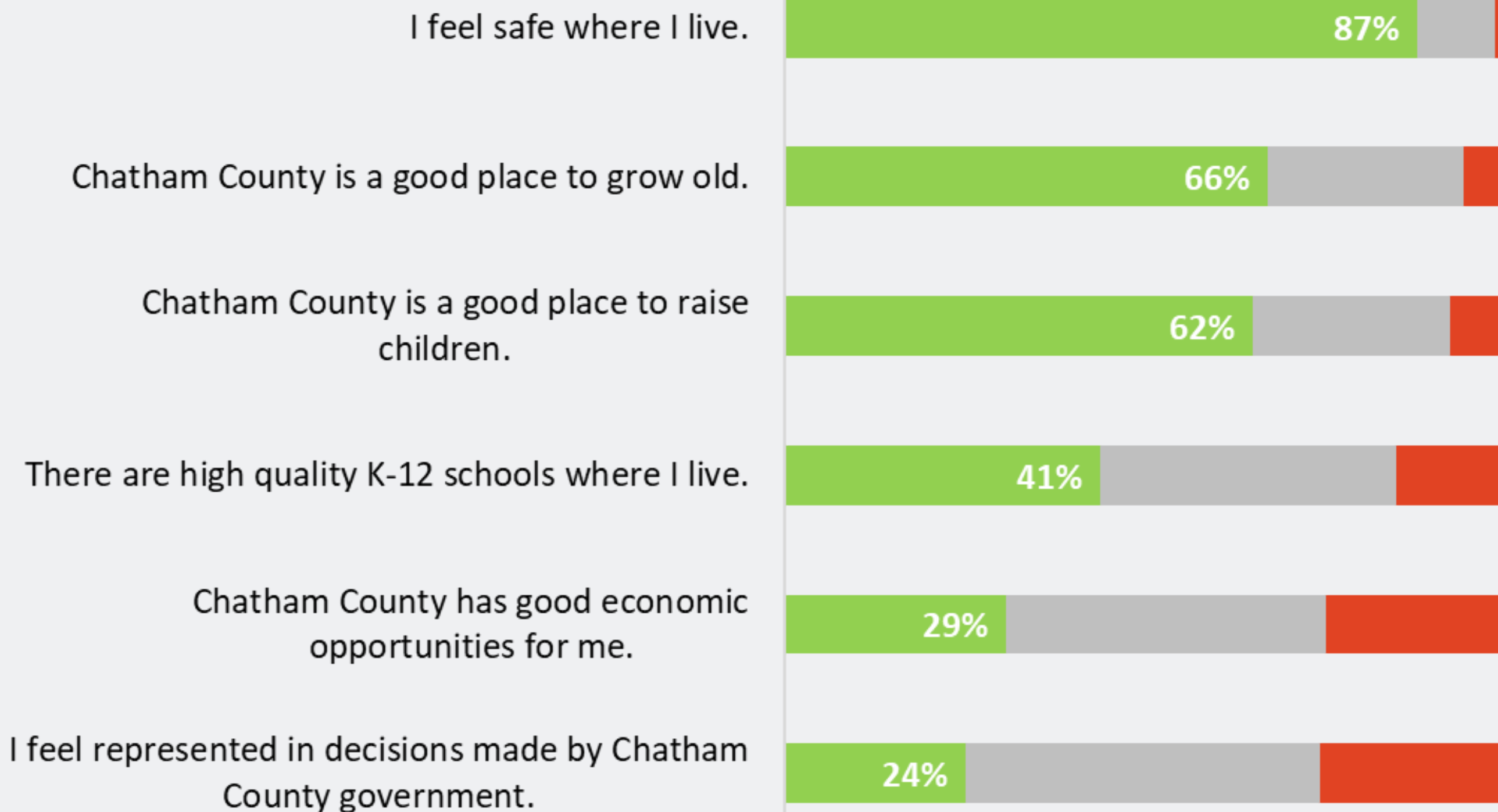
Community  
Voices



← → ↻ 🔍 2021 Chatham County Community Assessment

# On average, Chatham County residents feel...

Agree/Strongly Agree   Neutral   Disagree/Strongly Disagree



Source: CCCS 2021, note: not all totals equal 100%



**LET'S TALK!**  
2021 Chatham County  
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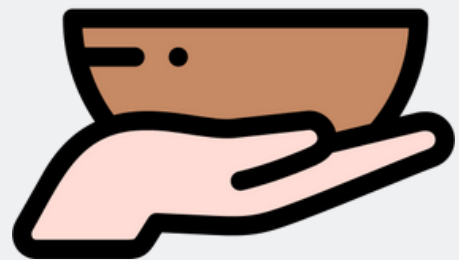
Priorities &  
Focus Areas



← → 🔍 2021 Chatham County Community Assessment



**Access to  
Comprehensive  
Health Services**

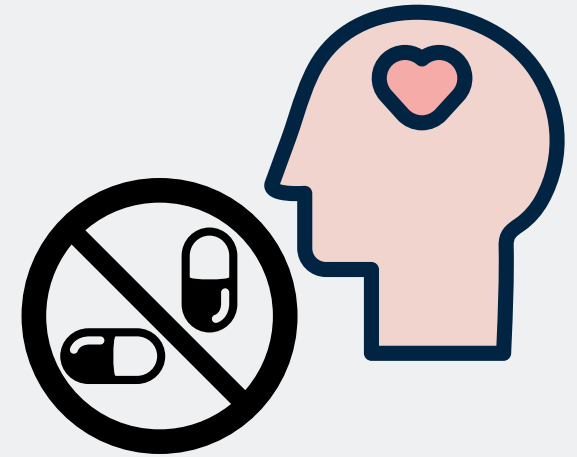


**Economic  
Resilience**



**Healthy Eating,  
Active Living**

**Mental Health and  
Substance Use**



**Employment/  
Income**



**Transportation**



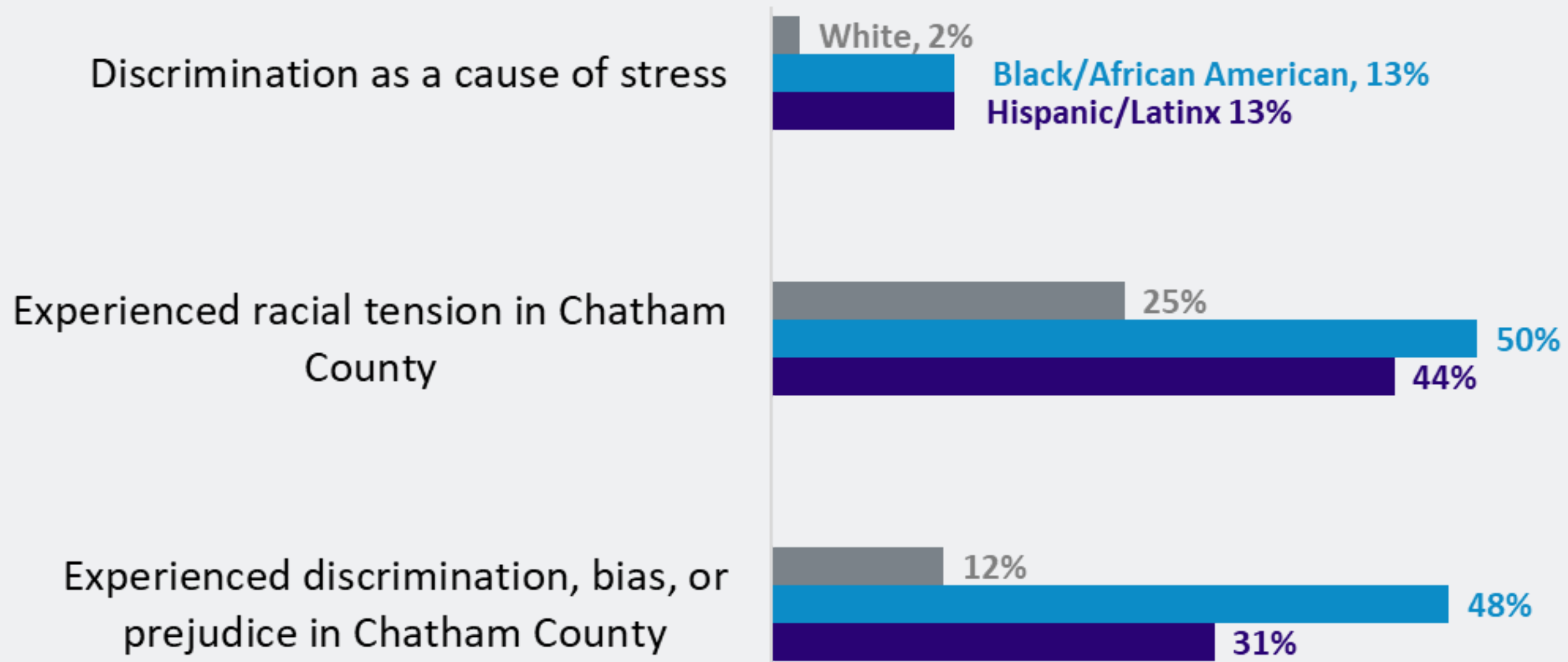




← → ↻ 🔍 2021 Chatham County Community Assessment

Historic and continued systemic racism and other forms of marginalization persist in driving health inequities across nearly all facets of health and well-being in Chatham County.

**Black/African American** and **Hispanic/Latinx residents** in Chatham County disproportionately experience discrimination, bias, and prejudice compared to **White** residents.





LET'S TALK!  
2021 Chatham County  
Community Assessment

What is the  
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Focus Areas

Access to  
Comprehensive  
Health Services



← → ↻ 🔍 2021 Chatham County Community Assessment



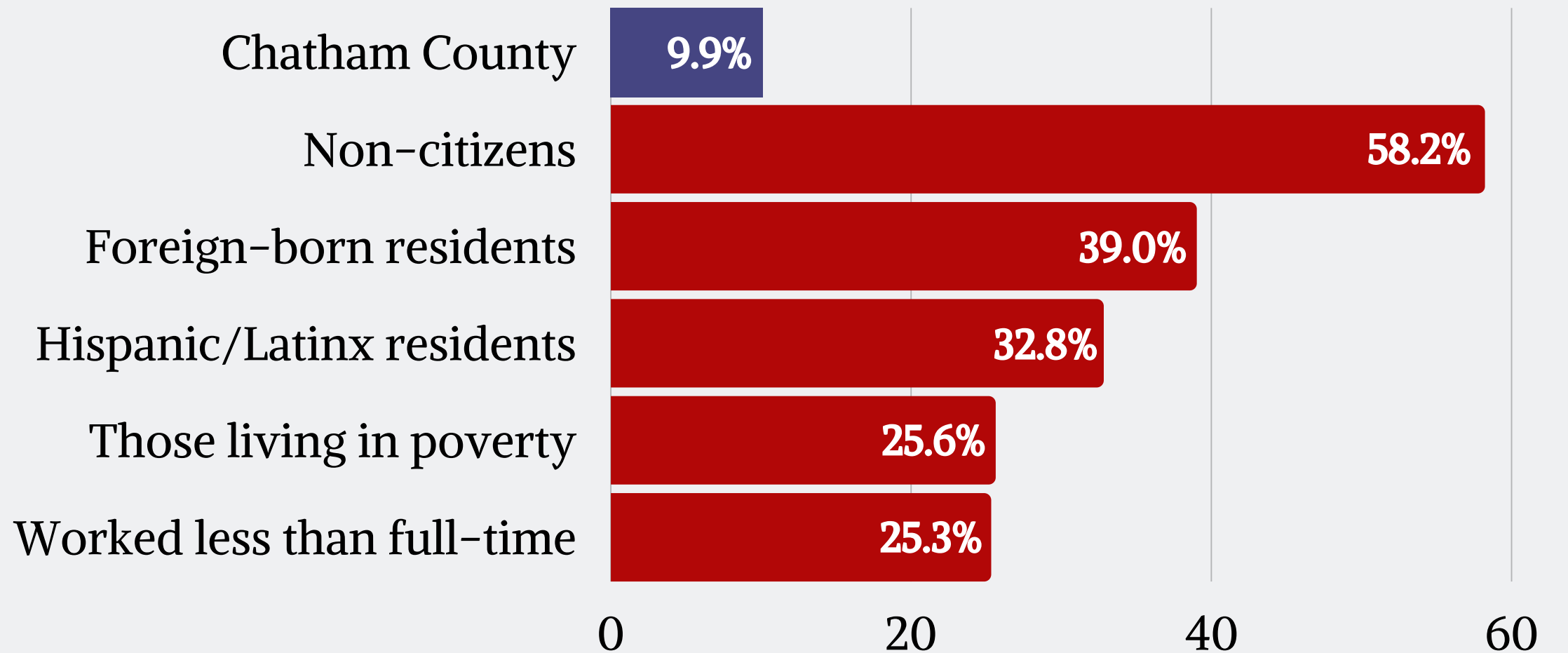
# Access to Comprehensive Health Services



Approximately **1 in 10** Chatham County residents (**9.9%**) do not have health insurance.

Source: U.S. Census Bureau

Percent of residents that do not have health insurance, by demographic



Source: U.S. Census Bureau



LET'S TALK!  
2021 Chatham County  
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Focus Areas

Access to  
Comprehensive  
Health Services



← → ↻ 🔍 2021 Chatham County Community Assessment

# Not being able to get an appointment soon enough and cost are top barriers to accessing health care among Chatham County adults.



Could not get an appointment soon enough

12.2%

Too expensive

9.1%

Did not have health insurance

7.4%

Needed service or medication was not covered by insurance

5.7%

Available doctors were not in insurance network

5.1%

Office was not open on convenient days/hours

2.4%

Could not get through on telephone

2.4%

Felt ignored, not taken seriously, or disrespected

1.8%

Once getting there, wait was too long

1.6%

Did not have transportation

1.3%

Did not know where to go

0.7%

0% 5% 10% 15%



LET'S TALK!  
2021 Chatham County  
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Focus Areas

Maternal & Child  
Health Disparities

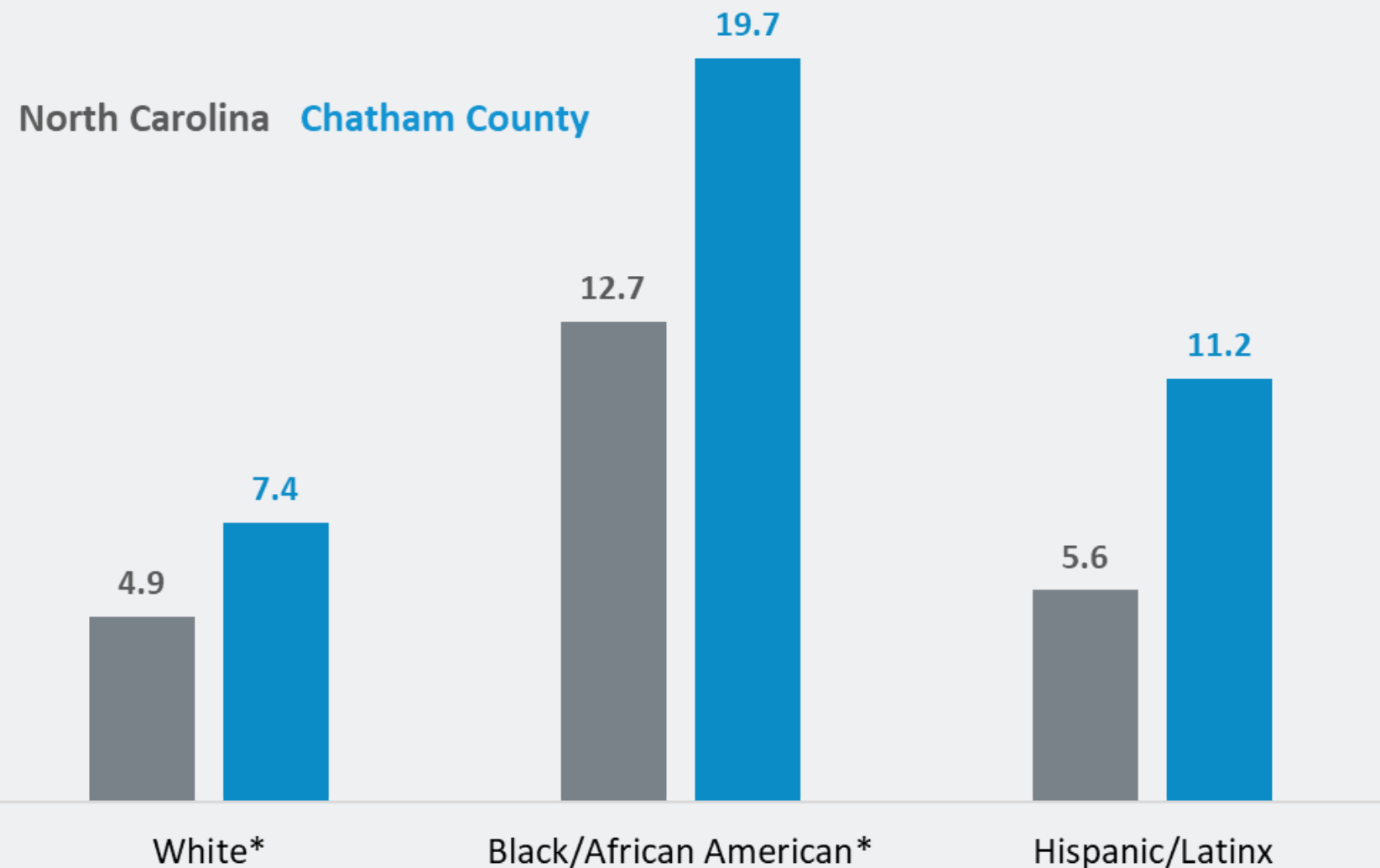


← → ↻ 🔍 2021 Chatham County Community Assessment

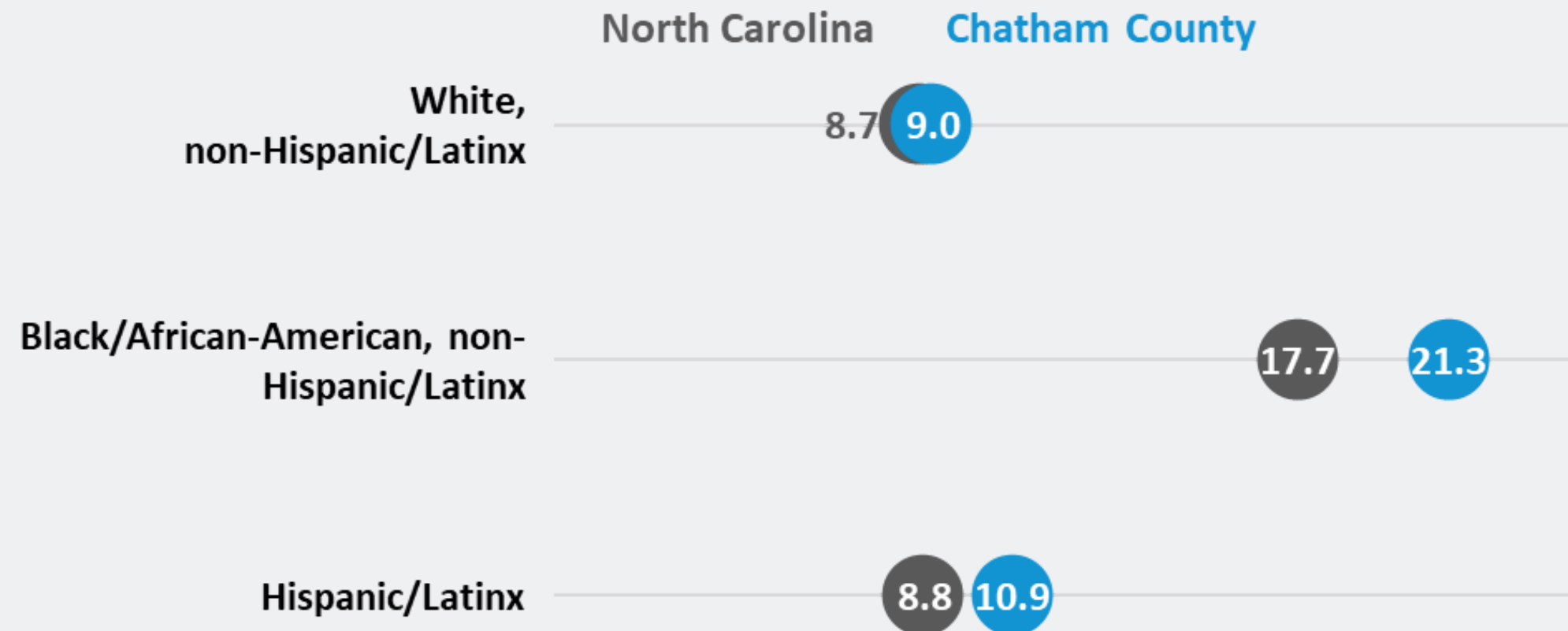


# Birth Outcomes in Chatham County, 2016-2020

Infant mortality is higher in **Chatham County** compared to the state overall across demographic groups.



Black/African American residents experience a higher percentage of low and very low birth weights in the county and the state. This is slightly higher for Hispanic/Latinx residents in the county as well.



\*non-Hispanic/Latinx

Source: NC Center for State Health Statistics, 2016-2020

Source: NC Center for State Health Statistics, 2016-2020



LET'S TALK!  
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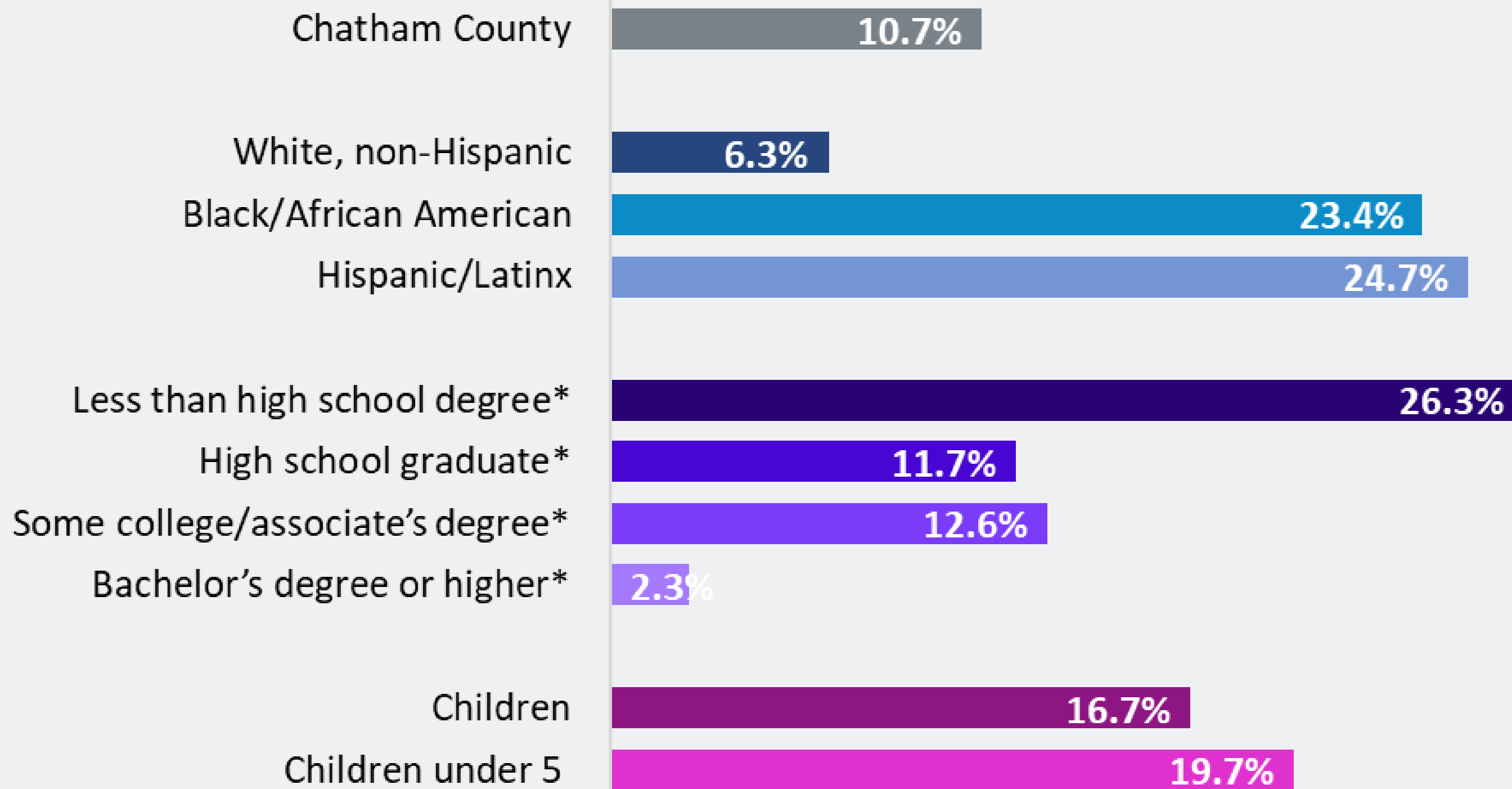
Focus Areas

Economic  
Resilience



← → ↻ 🔍 2021 Chatham County Community Assessment

Poverty rates are disproportionately high among several groups in Chatham County.





LET'S TALK!

2021 Chatham County Community Assessment

What is the Community Assessment?

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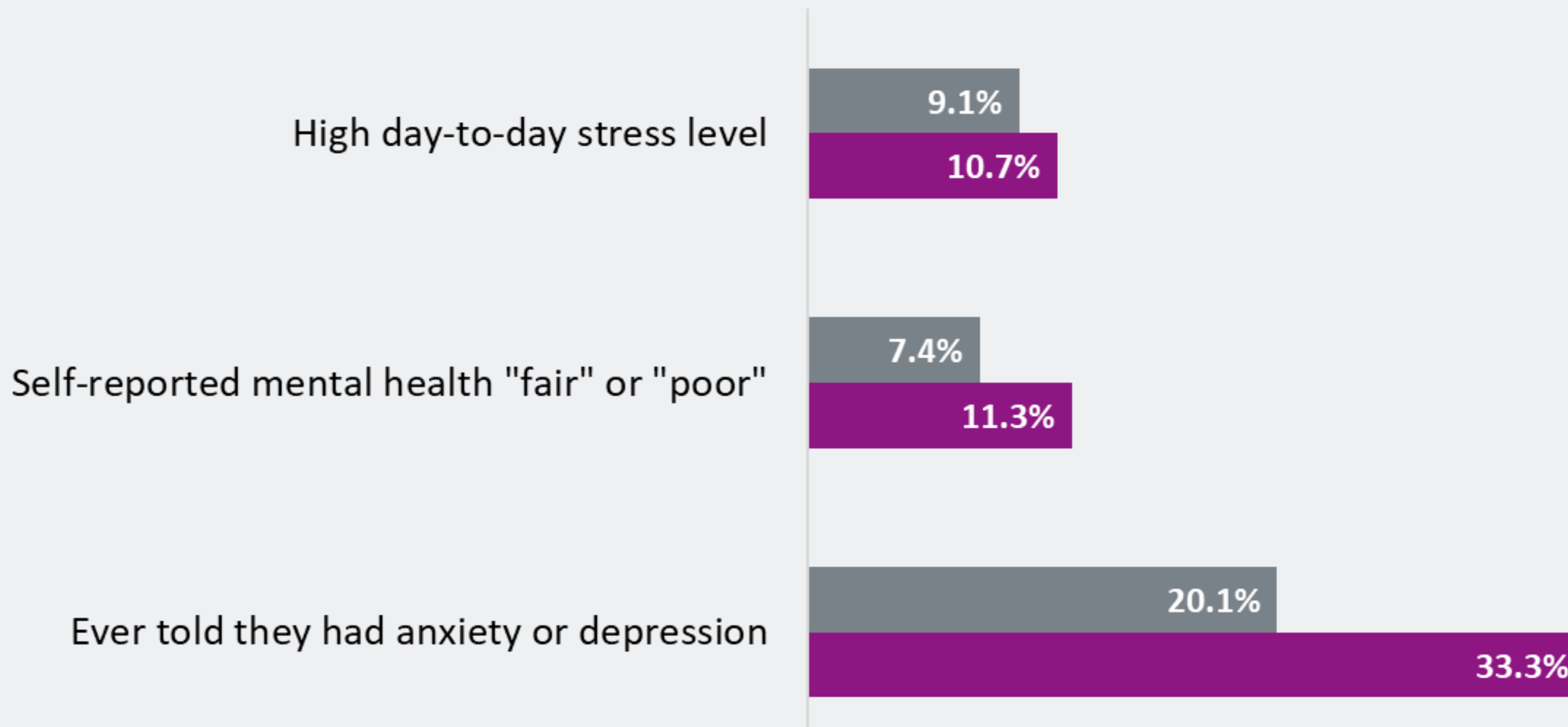
Focus Areas

Mental Health



← → ↻ Q 2021 Chatham County Community Assessment

Several key mental health indicators worsened among adults in Chatham County from 2018 to 2021.



Source: CCCS 2018 & 2021



LET'S TALK!  
2021 Chatham County  
Community Assessment

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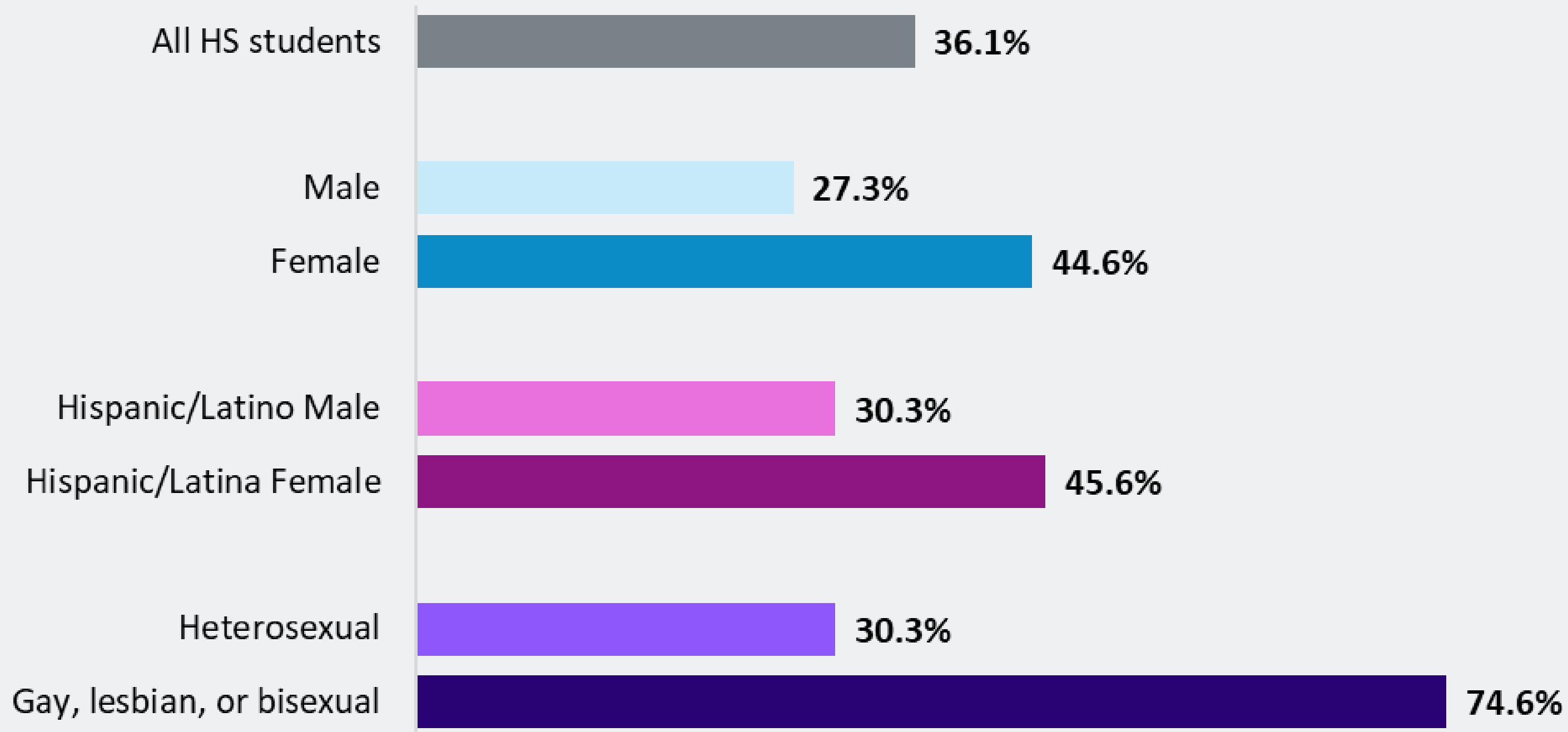
Focus Areas

Mental  
Health



← → ↻ 🔍 2021 Chatham County Community Assessment

# More than one third of Chatham HS students reported experiencing depression in the past year (2019).



Source: YRBS 2019



LET'S TALK!  
2021 Chatham County Community Assessment

What is the Community Assessment?

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Focus Areas

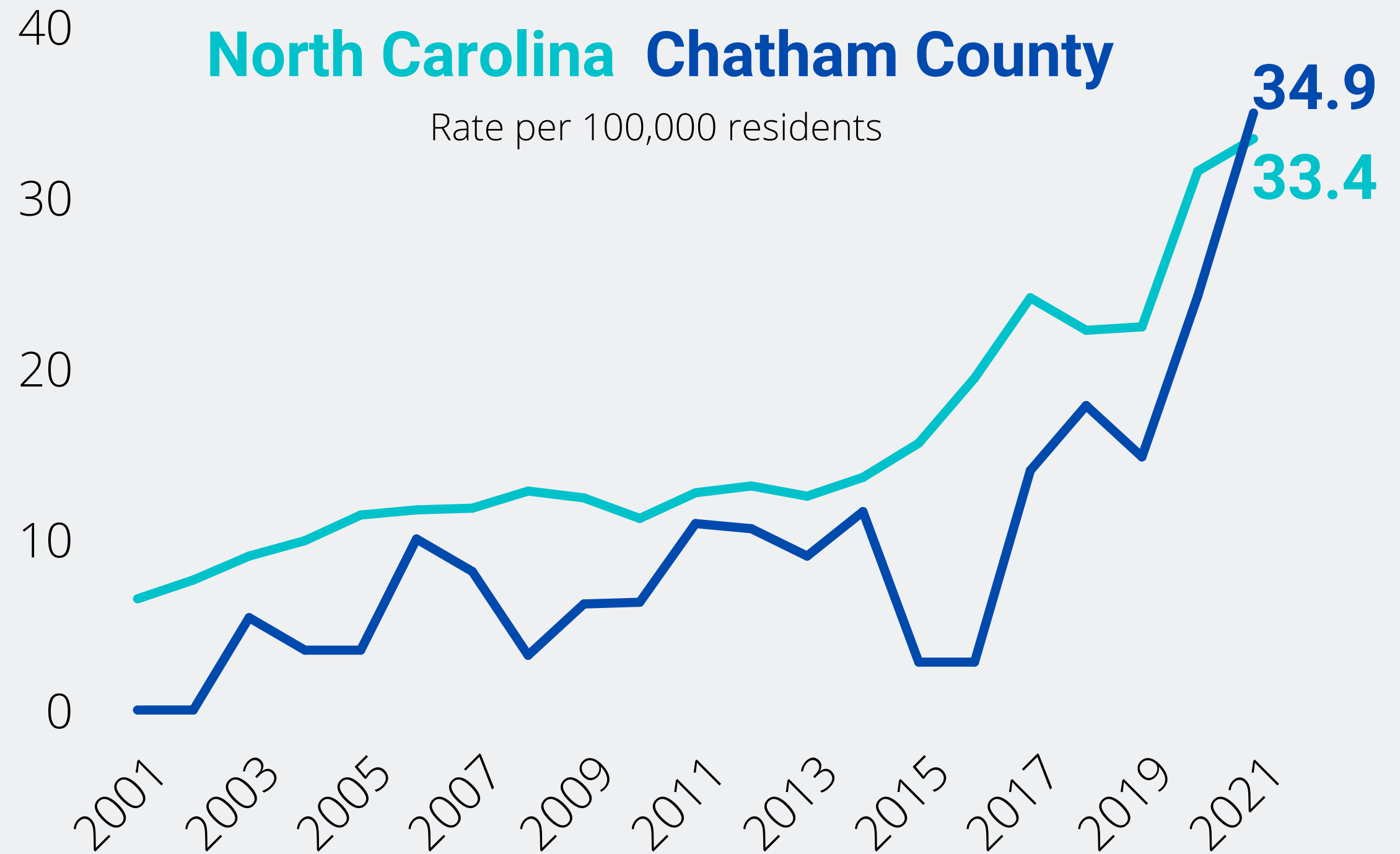
Substance Use



← → ↻ 🔍 2021 Chatham County Community Assessment

# In 2021, for the first time, the rate of drug overdose deaths in Chatham County surpassed the state rate.

The rate of drug overdose deaths (including deaths from opioids, stimulants, benzodiazepines, and other drugs) has been steadily climbing in Chatham County since 2016 and reached an all-time high in 2021, surpassing the state rate of 33.4 deaths per 100,000. After years of fluctuation, Chatham's drug overdose count increased by **1,200%** from 2 in 2016 to 26 in 2021.





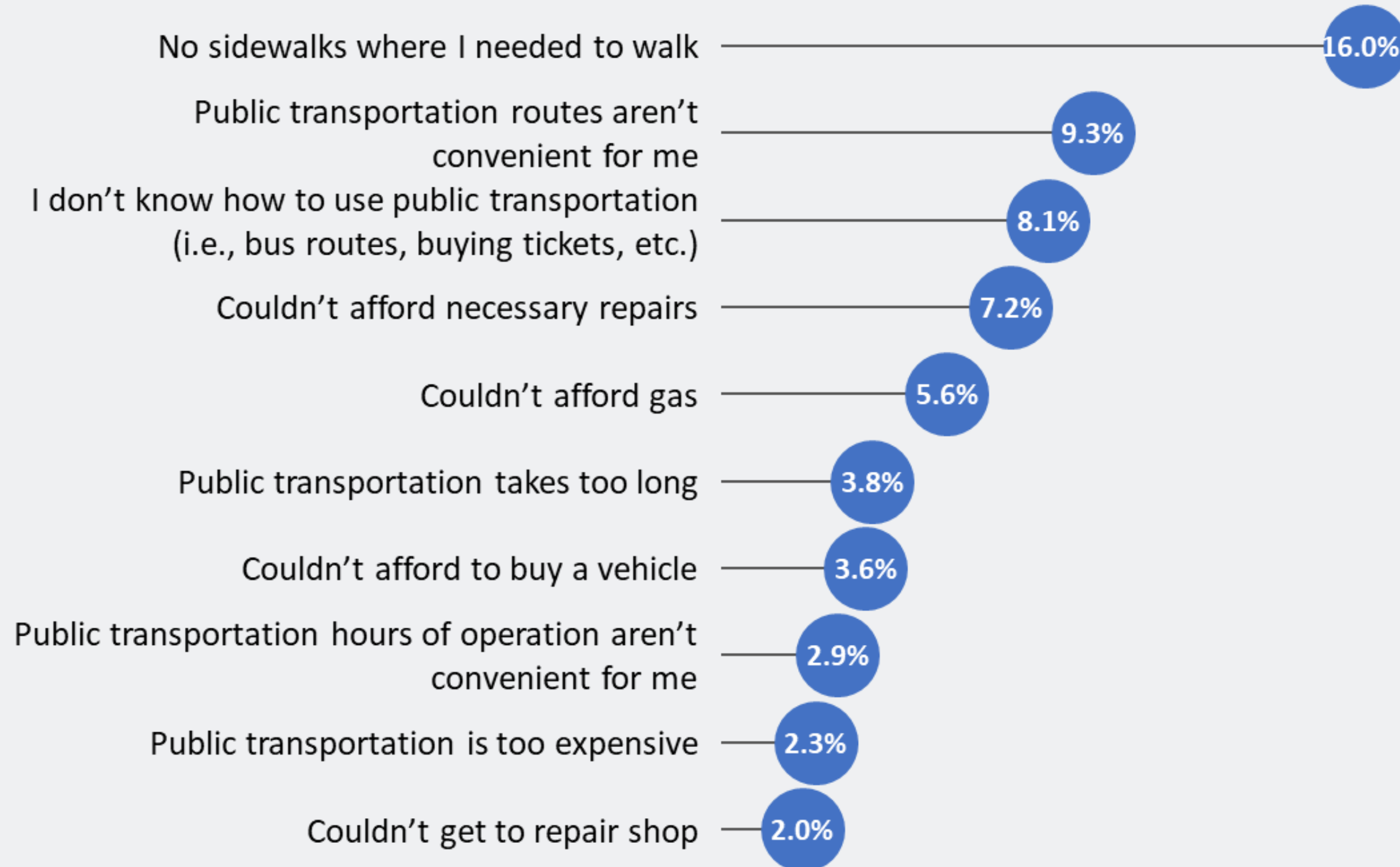


← → ↻ 🔍 2021 Chatham County Community Assessment



Not having sidewalks where they needed to walk was the top transportation barrier reported among Chatham County adults.

Transportation





**LET'S TALK!**

2021 Chatham County Community Assessment

What is the Community Assessment?

Data Sources

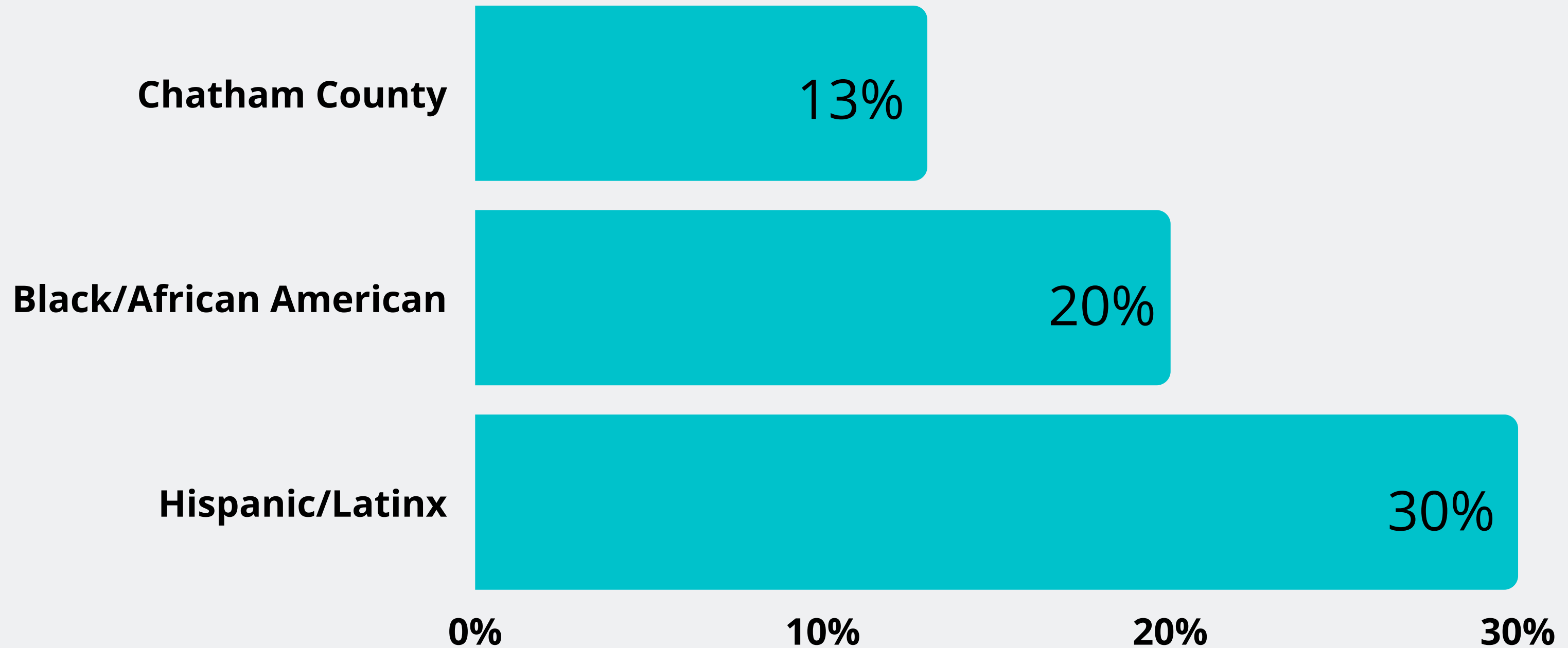
Focus Areas

Healthy Eating, Active Living



← → ↻ 🔍 2021 Chatham County Community Assessment

## Worry about running out of food before there was money to buy more in past year





LET'S  
TALK!  
2021 Chatham County  
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What is the  
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Sources

Focus Areas

Next  
Steps



← → ↻ 🔍 2021 Chatham County Community Assessment



# Next Steps

- Data and findings will be shared with community members and organizations throughout the county.
- The Chatham Health Alliance will lead the development of Community Health Improvement Plans (CHIPs) which outline strategies for addressing the priority topics that emerged from this assessment. These plans will be completed in Fall 2022.
- CCPHD, Chatham Hospital, and other organizations will also use these findings to inform their strategic plans.



LET'S  
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2021 Chatham County  
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What is the  
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QUESTIONS?



← → 🔍 2021 Chatham County Community Assessment



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Zachary Horner  
Public Information Officer, CCPHD  
[zachary.horner@chathamcountync.gov](mailto:zachary.horner@chathamcountync.gov)

All reports, including topical reports:  
[www.chathamcountync.gov/healthreports](http://www.chathamcountync.gov/healthreports)



# Chatham County, NC

## Text File

File Number: 22-4436

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**Agenda Date:** 8/29/2022

**Version:** 1

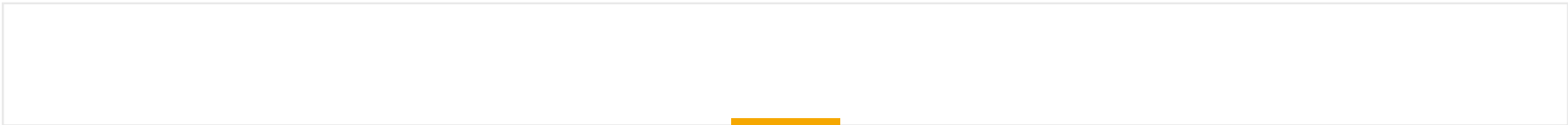
**Status:** Work Session

**In Control:** Board of Commissioners

**File Type:** Agenda Item

Receive Annual Update from United Way

**United Way of  
Chatham County**



# Vision

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We envision a community in which all residents have access to the necessary resources to thrive.

# Mission

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To address the most critical needs of county residents.



# 37 Years of Stewardship

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United Way's nonprofit funding process is focused on meeting the human and social service needs of the Chatham County community by providing financial support to the most effective nonprofit programs.

United Way of Chatham County (UWCC) has been the custodian of public philanthropy for the last 37 years.

# United Way Leadership

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- Katie Childs, Executive Director
- Alane Coore, Finance Officer
- Shelley Smith, Outreach Coordinator
- Board of Directors - 16 Members



## What Does United Way Do?

- Fundraising
- Annual Allocations
- Issue Based Grants – new in 2021
- Manages 211 with partnership with Chatham County Health Department
- Co-facilitates the Housing and Homelessness group with Stephanie Watkins Cruz
- Chairs H&H subcommittee with service providers



# COVID-19 Response Fund

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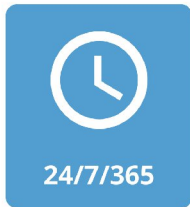
- Launched March 2020, prior to County COVID-19 response funding
- Donations from businesses and individuals generated over \$100,000
- Funding supported organizations serving most vulnerable residents – food, rental assistance, prescription assistance, childcare and mental health

# 2021 Issue Based Grant

- **Communities in Schools** High School Success Coach Program at Jordan Matthews High School – 40 students served
- **The Boys & Girls Club of Central Carolinas** Bridge the Gap Program at Wren Family Center & Power Hour Program at Pittsboro Club – 90 children served each day
- **Love Chatham** Emergency Shelter, Clothing and Food
  - In 2021, LC transitioned 8 families from emergency housing to permanent residences; sheltered 1,030 individuals (445 families) in local hotels; served 1,306 individuals (415 families) with food from food pantry.



NC 211 is...



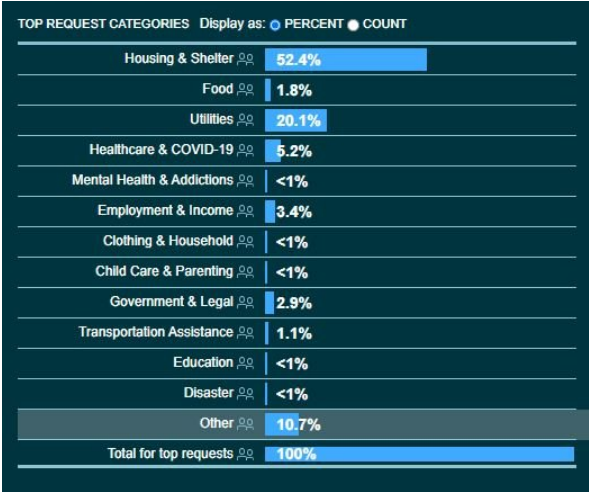
## NC 211

- Partnership between UWCC and Chatham County Health Department
- State-wide initiative supported by UWNC
- What is 211?
- How does it help UWCC and its agencies?
- **Calls for housing assistance** – rent & mortgage assistance, and calls for a homeless shelter or emergency housing – **increased 182% since August 2019**

# 211 Calls for Chatham County

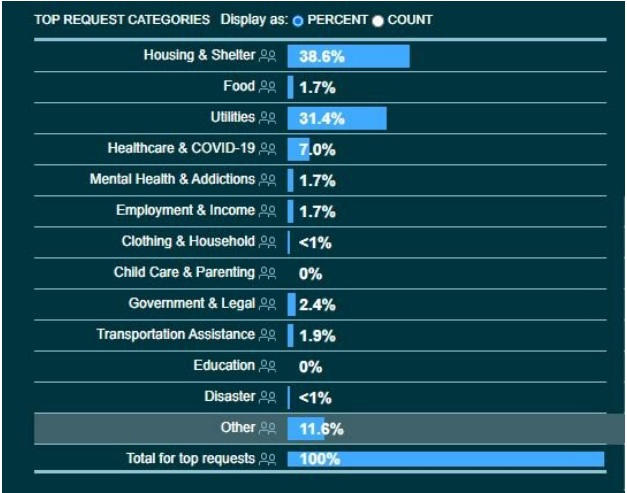
2021 Calendar Year

72% of calls were for housing/shelter & utilities



YTD 2022

60% of calls are for housing/shelter & utilities



# Housing Working Group

- UWCC co-facilitates the Housing and Homelessness group with Stephanie Watkins Cruz
  - Create an understanding of the need
  - Establish a coordination of efforts to align resources and best utilize public and private dollars to support the community by addressing gaps in service
  - Develop tangible, long-term solutions to end crisis for unsheltered Chatham County citizens
- Monthly meeting with volunteers, service providers, and county, regional and state organizations
- UWCC leads service provider subcommittee, composed of DSS, CPCA, Salvation Army and Love Chatham



# Housing Working Group – Key Findings

- Funding shortage for all housing/emergency housing & assistance agencies
- Weekly cost to house one family in hotel room is almost \$400
- CORA is reporting that 42% of clients in the last year have utilized their services to reallocate income to housing expenses
- Lack of centralized data

# Day of Service – Tuesday, September 13th

- Chatham County's largest community service day
- 9 projects across the county
- Large volunteer groups from years past and current year include the entire student body of The School for Science and Engineering, The Chatham County Sheriff's Office, Carolina Civil Works, Edward Jones, Duke Energy, Rotary Club of Pittsboro, Carolina Meadows and Galloway Ridge



## 2022 Day of Service

Tuesday, September  
13th

[www.UnitedWayOfChathamCounty.org/DayOfService](http://www.UnitedWayOfChathamCounty.org/DayOfService)

**United Way of  
Chatham County**



# Questions?

Katie Childs  
Executive Director  
United Way of Chatham County  
[Katie@UnitedWayofChathamCounty.org](mailto:Katie@UnitedWayofChathamCounty.org)  
(919) 542-1110 – Office Phone  
(919) 200-3670 – Cell Phone

15 partner agencies have UNITED with us to enable lasting change in Chatham County by focusing on:



## EDUCATION

Boys & Girls Club of Central Carolina  
Chatham County 4-H  
Chatham County Partnership for Children  
Communities In Schools of Chatham County  
The Learning Trail



## HEALTH

Chatham Cares Community Pharmacy  
Chatham County Council on Aging  
El Futuro  
Piedmont Health Services



## FINANCIAL STABILITY

Chatham County NC Homeless Shelters  
Chatham Literacy  
Chatham Trades  
CORA Food Pantry  
Salvation Army  
West Chatham Food Pantry



# Chatham County, NC

## Text File

File Number: 22-4438

**Agenda Date:** 8/29/2022

**Version:** 1

**Status:** Work Session

**In Control:** County Manager's Office

**File Type:** Agenda Item

**Agenda Number:**

Vote on a request to approve recommended changes to Emergency Housing Fund Guidelines for FY23

Action Requested: Approve recommended changes

Introduction & Background:

The emergency housing fund was created in 2019 in order to provide flexible funding awards to community partners and emergency housing related service providers to offer services to Chatham community members at risk of homelessness or experiencing homelessness.

Discussion & Analysis:

Since its inception, the EHF or Emergency Housing Fund has served over 125 persons and has provided funds for a range of stabilization services from emergency hotel stays, emergency transportation, as well as rental assistance, and foreclosure prevention. The funds are disbursed to approved vendors and departments mentioned in the updated policy document, not directly to individuals experiencing crisis. All vendors receiving funds are required to submit a report and supporting receipts for any and all funds spent. The following updates are being made to the policy:

- Addition of approved vendors and departments
- Addition of a general email for requests in order to streamline process
- Addition of examples of activities that are eligible under the EHF guidelines

How does this relate to the Comprehensive Plan:

Goal 9 - Provide equitable access to high quality education, housing, and community options for all.

Budgetary Impact: None

Recommendation:

Approve recommended changes.



# Chatham County, NC

## Text File

File Number: 22-4456

**Agenda Date:** 8/29/2022

**Version:** 1

**Status:** Work Session

**In Control:** Board of Commissioners

**File Type:** Agenda Item

**Agenda Number:**

Vote on a request to identify legislative goals to submit to the North Carolina Association of County Commissioners (NCACC) for consideration at the Legislative Goals Conference in November 2022.

The NCACC requests counties submit their top legislative goals for 2023-2024 by September 12, 2022.

The Board of Commissioners discussed possible goals at its August 24, 2022 meeting.

The Board proposed the following priority goals:

Chatham County Priority Goal #1: (NCACC 2021-2022 Priority Goal #1) Seek legislation, funding, and other efforts to expand digital infrastructure/broadband capability to the unserved and under-served areas and residents of the state

Chatham County Priority Goal #2: (NCACC 2021-2022 Priority Goal #2) Seek additional revenue sources, including a statewide bond referendum and expanded lottery proceeds, and changes to the Needs-Based Public School Capital Fund, to equitably address statewide public school and community college capital challenges. Revisions to the Needs-Based Public School Capital Fund that will allow more equitable access to counties to take advantage of the funds include:

- Allowing Needs-Based Public School Capital Funds to be used for renovations and improvements in addition to new construction
- Reducing or eliminating local match requirements for Tier 1 and Tier 2 counties
- Eliminate the five-year prohibition of receiving funds from the Public School Building Capital Fund if a county receives a grant from the Needs-Based Public School Capital Fund by repealing G.S. 115C-546.2(f)

Chatham County Priority Goal #3: Oppose legislation imposing state control over local

governments:

- a. Support legislation allowing counties flexibility in holding remote board meetings, allowing contemporaneous, virtual public hearings, in order to expeditiously conduct county business during emergencies (NCACC 2021-2022 General Government Goal #9)
- b. Oppose efforts to divert to the state, fees or taxes currently allocated to the counties or to erode existing county revenue streams with unfunded mandates (NCACC 2021-2022 Priority Goal #5)
- c. Seek legislation that will allow the North Carolina Sedimentation Control Commission an option to delegate portions of its authority under the Sedimentation and Pollution Control Act to local County programs for all private, State and Federal projects, at the request of the county (NCACC 2021-2022 Environment Goal #7)
- d. Seek legislation to restore county authority over solid waste management and oppose any further shift of authority away from local governments (NCACC 2021-2022 Environment Goal #2)
- e. Support efforts to provide greater flexibility to local governments in expenditure of 911 surcharge funds and ensure adequate funding for next-gen technology (NCACC 2021-2022 Justice and Public Safety Goal #1)
- f. Support efforts to preserve and expand the existing local revenue base of counties and authorize local option revenue sources already given to any other jurisdiction to all counties (NCACC 2021-2022 Tax and Finance Goal #1)

Chatham County Priority Goal # 4: Support legislation increasing the inventory and availability of affordable housing:

- a. Support the introduction and enactment of a state low-income housing tax credit to assist with the construction of housing affordable to people of all income level (NCACC 2021-2022 Tax and Finance Goal #4)
- b. Develop legislation that provides local government authority to facilitate the creation, preservation, and support of affordable housing within development agreements as defined in G.S. 160D-1001 and G.S. 160D-1006

Chatham County Priority Goal #5: Amend state sales tax legislation to require accurate county assignment of sales tax location for delivered goods so that the correct county is identified and receives the revenue it deserves

Chatham County Priority Goal #6: Increase the recurring state funding for the Home & Community Care Block Grant (HCCBG) by \$8 million, as recommended by the NC Senior Tar Heel Legislature, and maintain integrity of funding source to support local decision-making