Chatham County, NC

Meeting Minutes

Board of Commissioners

Monday, October 17, 2022 **2:00 PM** **Chatham County Agriculture and Conference Center**

Work Session - 2:00 PM - Chatham County Agriculture and Conference Center

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

PUBLIC INPUT SESSION

Howard Fifer
Spoke in support of Entrepreneurial organization, Webb Squared. The organization trains and educates members of the community. The organization's growth will allow it to outgrow their workspace. Their rent is $1200/month. The county's support is needed for this important work to be continued. Mr. Fifer submitted his written comments to the Board.

Larry Balass
Spoke about global climate change issues about carbon dioxide and submitted climate articles to the clerk for the Board. He said the development in the county will predict the future tax rate. He asked how much taxes will increase with the megasites. Land values have gone up. He asked county sheriff if he could get Narcan because of syringes he found at Jordan Lake. The Sheriff said he did not know where to find it. Mr. Balass said he did research and found it available by request at a pharmacy. He said he wants at least one vial.

BOARD PRIORITIES

22-4513 Receive presentation from Chatham County's Entrepreneurial Support Organizations.

Attachments: FINAL Chatham Entrepreneurial Support Organizations 10-17-22 BOC Presentation
Innovate Carolina Annual Report 2022
Diversity Equity Inclusion and The American Economy
Webb Squared Programs
Info on State of Black Entrepreneurship Event

Chatham County Manager Dan LaMontagne introduced the speakers.

Phillip Pappas of Central Carolina Community College's Small Business Center began the presentation (presentation attached).

Mr. Pappas gave an overview of Chatham Spark and talked about the winner of the five thousand dollar award.

Commissioner Diana Hales confirmed that Mr. Pappas was based out of the Central Carolina Community College Pittsboro campus.

Chair Karen Howard asked how residents would know about the Small Business Center. If someone had begun a basic idea of a business, was there another place to find out about the Small Business Center. Mr. Pappas said there was a disconnection for entrepreneurs of where to find the SBC's services. He commented that more often people heard about Small Business Center through word of mouth. The County should have links on the County website for future and current entrepreneurs. The resources were available, but people needed to be told they existed.

Chair Howard said a lot of businesses in Chatham did not know they were a business.

Commissioner Robert Logan asked if the Small Business Center solicited sponsors for the startup grant and what was the process. Mr. Pappas said there was hope for more sponsors and donations compared to just Mountaire Farms last year. He would appreciate the County letting him know about other available funds. Maybe the Small Business Center would be able to give out two grants instead of one.

Kimi Yingling with Innovate Carolina continued the presentation.

Ms. Yingling said the accelerator with Central Carolina Community College would start in February. The new space in the Mosaic development would be open in February. She commented that attendance at events had been good with about twenty people in attendance per event. There were a lot of other people doing this work in Chatham and they were unaware of these researchers. This was maybe a competition, but different people connected with different programs based on their lifestyle and circumstances. There was a small business resource fair planned for 2023. Ms. Yingling asked the Board of Commissioners to help spread the word about the resources. There were links in the slides to articles that would be helpful.

Commissioner Hales asked for clarification of the location of the twenty thousand square foot space within the Mosaic space. Ms. Yingling confirmed the location.

Commissioner Logan asked if the organization was reaching their anticipated participation goal with a satisfactory level of attendance. Ms. Yingling said yes and there were a lot of opportunities to reach more participants.

Chair Howard asked if there was any requirement that people needed to have a connection to the University of North Carolina. Ms. Yingling said it was freely accessible programming available to everyone at any stage of their idea. Chatham residents gave feedback about how much they appreciated the University of North Carolina faculty's free programming.

Chair Howard asked if there was a slightly more sophisticated user for the services and if there was a hierarchy of comfort zone for users. Ms. Yingling said she did not notice a hierarchy of comfort zones but rather a difference in needs for users. Chair Howard said people of color had historically not felt safe seeking resources and felt intimidated by certain spaces. She felt based on the presentation people may need a little more knowledge to use the resources.

Commissioner Hales asked if the hub was duplicated at the University of North Carolina campus. Ms. Yingling said there would be a two hundred and twenty two thousand square foot facility.

Stephanie Terry of Web Squared continued the presentation. The associate director and members of the Web Squared board were also present.

Many clients considered themselves informal entrepreneurs. Web Squared staff helped clients move from an informal mindset to a formal mindset with their businesses.

The racial wealth gap came from historical, institutional, and socio-economic barriers. Institutions were created when race was a barrier and society had mental models that caused internalized inferiority. Web Squared was designed to address mental models in the business environment, especially around diversity, equity, and inclusion. In three years, Web Squared would like to see fifty percent of clients receiving services in satellite locations. Web Squared was the only nonprofit in Chatham specifically addressing the needs of black indigenous people of color entrepreneurs. Getting people to trust the COVID vaccine was a model to be sued for the business community. Web Squared was formed during the COVID-19 pandemic and they wanted to be a model leader for other rural counties throughout the state. They would love to work with the Board of Commissioners and County staff to develop future plans. Web Squared cannot do this work without partnerships.

Commissioner Logan was glad dreamers were getting an opportunity to make their dreams come true. A goal of all the partners would be to set a target number of entrepreneurs that would move into this arena every year.

Commissioner Logan said high school students had dreams too and a program to make high school students aware of entrepreneurial opportunities and resources would be beneficial. Ms. Terry said one entrepreneur was fifteen years old and another was twenty-one.

Commissioner Hales asked if the hub recommended by Dr. Johnson would work with the partners from today. Ms. Terry said if all of our organizations were located in that new space in Mosaic and WS acted as the trusted messenger in that space and a website that was easy to navigate would be phase one. Phase two and phase three were the satellite offices. The goal would be to not just be invested in the cities but also in the unincorporated areas of the county.

Chair Howard thanked all the speakers and their organizations. She commented the Board of Commissioners was brave enough to have the study and now the Board would have to be brave enough to do the work recommended by the study. She would like to see how the County can continue to support this work. The County needed to look at the data as people. She was very interested in getting young people into the 79 West space. On February 3rd the state of Black Entrepreneurs in Chatham report will be presented at the Chatham County Agriculture and Conference Center.

Commissioner Hales asked County staff to look into assisting with rentals.

Vice Chair Gomez Flores asked how long Webb Squared had been a nonprofit. Ms. Terry said since 2021.
Vice Chair Gomez Flores asked whom the Board could direct minorities looking to invest. Ms. Terry said to direct the investors to her.

Commissioner Dasher said navigation of licensing and permitting were complicated things folks encounter and could decide not to follow through on.

22-4508 Cooperative Extension Horticulture Program 2022 Impacts and Updates

Attachments: BoC Extension Horticulture 2022

Matt Jones, Chatham County Horticulture Extension Agent gave a presentation to the Board.

Commissioner Hales said she appreciated the work Cooperative Extension was doing to help gardeners and people who wanted to become entrepreneurs. She asked whether Mr. Jones was meeting any entrepreneurs at extension workshops. Mr. Jones said yes there was someone starting a nursery at The Plant and extension staff was providing a lot of guidance for them. He was glad he could hear the earlier presentation to connect her to some of the organizations that had spoken.

Chair Howard asked if grafted tomato plants could regrow from their seeds. Mr. Jones said no. The seeds saved from grafted tomato plants would not grow the same as the parent plant the seed was saved from.

22-4510 Vote on the establishment and funding of the Chatham Agricultural Preservation & Development Trust Fund with Article 46 tax revenue.

Attachments: Chatham County Farmland/Working Lands Preservation Program

Dr. Ginger Cunningham, Chatham County Extension Director and Extension Agent, and Susannah Goldston, Soil and Water Conservation District Director for Chatham County gave a presentation to the Board.

Commissioner Hales asked whether Chatham had been able to apply for any of the North Carolina Agricultural Development and Farmland Preservation Trust Fund funds. Ms. Goldston said these funds helped develop the first plan for the ordinance of the voluntary agriculture district. Ms. Cunningham said Article 46 revenue funds could be used as seed money.

Commissioner Mike Dasher asked if it was required for the land to be working farmland. Ms. Goldston said there would be a requirement checklist to ensure requirements were met. Staff would figure out the best purpose of those funds.

Chair Howard asked what was happening with Article 46 Agriculture Fund now. Assistant County Manager, Bryan Thompson, said a motion would make the funds similar to the Housing Trust Fund and Recreation Trust Fund.

Commissioner Logan thanked the Board who set aside the Article 46 revenue funds before he became a commissioner.

Chair Howard said land would never be undeveloped and must be preserved.

Commissioner Dasher said Commissioner Hales had advocated for this for her entire tenure.

A motion was made by Commissioner Hales, seconded by Commissioner Logan, to establish and fund the Chatham Agricultural Preservation and Development Trust Fund with Article 46 revenue. The motion carried by the following vote:

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

22-4505 Receive update on Chatham Promise and vote on a request to approve MOU with Central Carolina Community College.

Attachments: Chatham K14.Promise BOC presentation Oct. 2022.MOU renewal and data.final
Chatham County MOU Updated for 2022 Final Version - Copy
CHATHAM COUNTY PROMISE 2022 Redline Version - Copy

Central Carolina Community College Provost Mark Hall gave a presentation to the Board.

Mr. Hall commented that Phillip Pappas and Stephanie Terry were now part of the Chamber Board, and he was really glad to get to the meeting early enough to hear the prior presentations.

Chair Howard said she would like to see the black and Hispanic student numbers increased because they were typically more disadvantaged than white students. Mr. Hall talked about partnerships to help build trust with minority student populations.

Commissioner Dasher asked if data was tracked by high school. Mr. Hall said he would get the information to the Board of Commissioners.

Commissioner Logan said he was sure that Central Carolina Community College's administration was in discussion with how Chatham Promise could leverage students for engineering and manufacturing at the megasites. Central Carolina Community College had met with Wolfspeed and VinFast developers.

Vice-Chair Gomez Flores asked how Chatham Promise could be used to address County staffing needs and other industries in the county. Mr. Hall said Central Carolina Community College's staff had worked with the hospital. Central Carolina Community College had tried to address the challenges with permitting but it was a slower process.

Mr. Hall said Chatham County Schools would come to the Board to speak about the program.

Chair Howard asked for clarification about students that received out-of-state designation. Mr. Hall said the language just clarified the state requirement.

A motion was made by Commissioner Logan, seconded by Commissioner Dasher, to approve the Memo of Understanding for the Chatham Promise program with Central Carolina Community College. The motion carried by the following vote:

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

CLOSED SESSION

22-4518 Vote to go into Closed Session pursuant to G.S.143-318.11(a)(4) to discuss matters relating to the location or expansion of industries or other businesses, including agreement on a tentative list of economic development incentives that may be offered by the public body.

A motion was made by Vice Chair Gomez Flores, seconded by Commissioner Hales, to go into Closed Session pursuant to G.S.143-318.11(a)(4) to discuss matters relating to the location or expansion of industries or other businesses, including agreement on a tentative list of economic development incentives that may be offered by the public body. The motion carried by the following vote:

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

RECESS

The Board of Commissioners recessed until the 6:00pm regular session.

End of Work Session

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

INVOCATION and PLEDGE OF ALLEGIANCE

Vice Chair Franklin Gomez Flores asked everyone present to bow for the Invocation. He then asked everyone to stand for the Pledge of Allegiance.

CALL TO ORDER

Chair Karen Howard called the meeting to order at 6:00 PM.

APPROVAL OF AGENDA and CONSENT AGENDA

Chair Howard asked if there were any additions, deletions, or corrections to the Regular Agenda and Consent Agenda.

Commissioner Hales asked to move item #22-4504 Vote to approve a contract for installing solar panels on the Chatham County Agriculture and Conference Center and authorize the County Manager to negotiate and sign the contract on solar panels from the Consent Agenda to the Regular Agenda.

A motion was made by Commissioner Dasher, seconded by Vice Chair Gomez Flores, that the Agenda and Consent Agenda be approved as amended. The motion carried by the following vote:

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

22-4462 Vote on a request by Dan Sears on behalf of Fitch Creations, Inc. to approve a subdivision Final Plat review and approval of Fearrington - Section X Area M, Phase 1: North Richmond, consisting of 5 lots on 3.628 acres, located off Milcroft (SR-1817), parcel 18998.

Attachments: More information from the Planning department website

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

Flores, that this Agenda Item be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

22-4486 Vote to Approve a Pyrotechnics Display at the Bennett Baptist Church, 68 E. Bonlee Street, Bennett, NC 27208, on October 22, 2022.

Attachments: Attachment A-N.C.G.S. Pyrotechnic Displays
Attachment B - Pyrotechnic Display Request Bennett Baptist 2022
Attachment C - Pyrotechnic License
Attachment D - Hale Artif. Certificate of Insurance
Attachment E - Hale Atific. ATF License
Attachment F - Bennett Baptist Site Plan 2022

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

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

22-4489 Vote to accept $115,000 funds for Public Health School Health Liaisons related to COVID-19.

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

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

22-4509 Vote to approve Tax Releases and Refunds

Attachments: September 2022 Release and Refund Report
September 2022 NCVTS Pending Refund Report
September 2022 Manual NCVTS Pending Refund Report

A motion was made by Commissioner Dasher, seconded by Vice Chair Gomez Flores, that the Tax Releases and Refunds, attached hereto and by reference made a part hereof, be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

22-4522 Vote on a request to adopt the proposed project ordinance for the Radio System Upgrade

Attachments: Project Ordinance Radio System Upgrade 10-17-22

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

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

22-4523 Vote on a request to approve Fiscal Year 2021-2022 Budget Amendments

Attachments: Budget Amendment 2021-2022 OCT22

A motion was made by Commissioner Dasher, seconded by Vice Chair Gomez Flores, that the budget amendments, attached hereto and by reference made a part hereof, be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

22-4501 Vote to approve a contract with CentralSquare Technologies, LLC in the amount of $43,225.00 for Computer Aided Dispatch (CAD) at the 911 center and authorize the county manager to negotiate and execute the contract.

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

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

22-4487 Vote to approve lease agreement with the North Carolina Department of Public Safety for Office Space at 1105 E. Cardinal Street, Siler City, Chatham County, North Carolina and for Office Space at 40-E Chatham Street, Pittsboro, Chatham County, North Carolina for Juvenile Justice.

Attachments: DPS 05.31.2022

DPS lease Juvenile Justice

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

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

22-4500 Vote to Approve a Site Host Agreement for an Electric Vehicle Charging Station at Goldston Library and Authorize.

Attachments: Goldston Electric Vehicle-Charging Station Agrmt - G signed

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

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

22-4502 Vote to approve Freese and Nichols Task Order No.1 for the Water

Master Plan Phase 2 and increase the Water Utility Budget by $182,519.00 for the project through appropriated fund balance. Approve the County Manager to sign the Task Order on behalf of the county.

Attachments: FY23 - Freese Task Order 1 - Chatham County Water Master Plan Ph 2

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

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

22-4495 Vote to approve competitive bid exemption and sole source for Jackson Creek Manufacturing, Inc. in the amount of $85,427.50 for a Companion Animal Shelter Trailer.

Attachments: Sole Source Letter-Jackson Creek

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

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

22-4490 Vote to approve competitive bid exemption and sole source for DLX Enterprises, LLC dba Deployed Logix in the amount of $79,589.60 for three (3) ASAP-18 rapid tent shelter systems.

Attachments: Sole Source DLX 2022.pdf

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

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

22-4511 Vote to approve competitive bid exemption for sole source and standardization on behalf of Chatham County for future county fiber construction projects and authorize the standard vendor as Performance Cabling Technologies, Inc. (PCT).

Attachments: Chatham EOC_Fiber_Intellicom

Chatham County EOC Building OSP Fiber Proposal rev 1 Premier Comunications
11998-0 Chatham Co EOC Building Fiber Q PCT

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

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

22-4520 Vote to approve competitive bid exemption and sole source for Cityzen Solutions, Inc. in the amount of $94,800 for three years of Software-as-a-Service (SaaS) PublicInput PlatformTM.

Attachments: PublicInput Sole Source Letter

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

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

22-4512 Vote to approve the contract allowing Indoff, Inc. to furnish and install all labor and materials for the furniture required for the new Emergency Operations Center project.

Attachments: CCEOC - Indoff Furniture Contract-Balance-Vendor Signed

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

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

22-4491 Vote to adopt a resolution amending the schedule of regular meetings of the Chatham County Board of Commissioners for calendar year 2022.

Attachments: RES Amending Schedule of Regular Meetings 2022b

A motion was made by Commissioner Dasher, seconded by Vice Chair Gomez Flores, that this Resolution #22-018 amending the schedule of regular meetings of the Chatham County Board of Commissioners for calendar year 2022, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

22-4517 Vote to adopt a Resolution Setting the Time and Place for Meetings of the Chatham County Board of Commissioners for Calendar Year 2023

Attachments: 2023 BOC Meeting Calendar Resolution

A motion was made by Commissioner Dasher, seconded by Vice Chair Gomez Flores, that this Resolution #22-019 Setting the Time and Place for Meetings of the Chatham County Board of Commissioners for Calendar Year 2023, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

22-4507 Vote to adopt a Resolution of Intent to set a public hearing for November

21, 2022 to permanently close Moncure Flatwoods Rd Right-Of-Way as a result of petition.

Attachments: Vinfast - Project Blue - Letter Re Road Abandonment 10-6-22 REV
Survey - Moncure Flatwood Rd Parcels

A motion was made by Commissioner Dasher, seconded by Vice Chair Gomez Flores, that this Resolution #22-020 of Intent to set a public hearing for November 21, 2022 to permanently close Moncure Flatwoods Rd Right-Of-Way as a result of petition, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

22-4521 Vote to adopt a resolution proclaiming November 2022 as Family Caregivers Month in Chatham County

Attachments: Family Caregivers Month Proclamation November 2022

A motion was made by Commissioner Dasher, seconded by Vice Chair Gomez Flores, that this Resolution #22-021 proclaiming November 2022 as Family Caregivers Month in Chatham County, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

End of Consent Agenda

SPECIAL PRESENTATION

22-4519 2022 State of the County Report

Chair Howard presented the State of the County Report.

22-4494 Vote to adopt a Resolution Supporting November 7th-13th as Operation Green Light for Veterans.

Attachments: RES Operation Green Light

Assistant County Manager Carolyn Miller presented the item.

A motion was made by Commissioner Hales, seconded by Vice Chair Gomez Flores, that this Resolution #22-017 Supporting November 7th-13th as Operation Green Light for Veterans, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

22-4504 Vote to approve a contract for installing solar panels on the Chatham

County Agriculture and Conference Center and authorize the County Manager to negotiate and sign the contract.

Environmental Quality Director Kevin Lindley reviewed the specifics of the request.

Mr. Lindley said this project was a few years in the making. Beginning in 2019 Chatham County received the sol smart goal community designation. This allowed for a contractor to conduct a solar energy study of all County buildings. The Chatham County Agriculture and Conference Center building was chosen as a prime location for solar energy. A preliminary design was enabled through a Duke Energy rebate program. The size of the system was limited to the highest demand of one hundred and fifty-four kilowatts. This system should offset thirty-five percent of the energy used by the building. Most of the components were set to last twenty-five years and the bid was within budget.

Commissioner Hales said she was extremely happy to have reached this point, and it gave her great pleasure to make the motion.

A motion was made by Commissioner Hales, seconded by Vice Chair Gomez Flores, that a Contract for installing solar panels on the Chatham County Agriculture and Conference Center be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

PUBLIC INPUT SESSION

No one signed up to speak.

PUBLIC HEARINGS

22-4515 A public hearing on retirement facility Galloway Ridge, Inc.'s first mortgage revenue bonds and adopt a resolution approving the issuance of not to exceed $15,000,000 of tax-exempt bonds to be issued by the public finance authority for the benefit of Galloway Ridge, Inc.

Attachments: TEFRA Approval Resolution - Chatham County - Galloway Ridge Series 2022 Bonds(15429898.1)

County Attorney Bob Hagemann reviewed the specifics of the request. The request was for private activity bonds and was not county debt. Hagemann stated that the IRS required the hearing.

Chair Howard opened the public hearing. No one signed up to speak, then the hearing was closed.

A motion was made by Commissioner Hales, seconded by Commissioner Dasher, that Resolution #22-022 approving the issuance of not to exceed $15,000,000 of tax-exempt bonds to be issued by the public finance authority for the benefit of Galloway Ridge, Inc.be adopted. The motion carried by the following vote:

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

22-4488 A public hearing to receive public comment on economic development incentives for Wolfspeed, Inc. and vote on a request to approve economic development incentive agreement.

Attachments: Wolfspeed Corporate Overview_Chatham Co BOC_October 2022
Wolfspeed EDA Presentaion
Wolfspeed Chatham County - Economic Development Agreement_Final
2022850_2022-09-17_R6_CAM Site_PLAT-SEALED (002)

Chair Howard opened a public hearing to receive public comment on economic development incentives for Wolfspeed, Inc. and vote on a request to approve an economic development incentive agreement.

John Class Puller gave a presentation to the board on behalf of Wolfspeed. Mr. Puller thanked the commissioners for adopting the green light resolution.

County manager, Dan LaMontagne, gave an overview of the economic development agreement. He thanked county attorney Bob Hagemann for his work on the agreement and for working with other attorneys to get the final agreement before the Board tonight.

Chair Howard thanked the county manager and his staff for helping get this agreement accomplished.

Commissioner Hales said Siler City was offering similar incentives and their policy followed Chatham County's policy closely. She asked when the expected opening was. Mr. LaMontagne said the project would likely begin in 2024 and job creation would begin in 2026 and the final build out would be by 2023. He said the incentive grant was only based on improvements to the property.

Creatha Alston with Chatham Economic Development Association welcomed Wolfspeed and gave thanks.

The public hearing was closed.

A motion was made by Commissioner Logan, seconded by Vice Chair Gomez Flores, that the economic development incentive agreement with Wolfspeed be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

22-4514 A public hearing to receive public comment on economic development incentives for VinFast Manufacturing USA, LLC and vote on a request to approve economic development agreement.

Attachments: VFMUS Master Deck 3.0
VinFast EDA Presentaion
VinFast EDA
VinFast EDA - Exhibit A
VinFast EDA - Exhibit B
VinFast EDA - Exhibit C

Chair Howard opened the public hearing to receive public comment on economic development incentives for VinFast Manufacturing USA, LLC and vote on a request to approve economic development agreement.

County Manager Dan LaMontagne introduced Brooke Taylor, Vice President of Government Relations for VinFast. Mr. Taylor gave a presentation to the Board.

Mr. Taylor met a man who had worked in Chatham for thirty years and his son had just graduated from ECU. The dad was interested in manufacturing jobs. He looked forward to following up with both of them.

Mr. LaMontagne reviewed the economic development agreement.

Chair Howard thanked the County Manager and his staff.

Commissioner Logan said he learned that certain electronic vehicles did not qualify for the federal tax credit. He asked if VinFast's cars would qualify. Mr. Taylor said vehicles made in Chatham County would qualify for the seven-thousand five-hundred dollar tax credit.

The public hearing was closed.

Chair Howard welcomed both Wolfspeed and VinFast to Chatham County and said the Board looked forward to working with them for a very long time. Chatham was ready for this growth and opportunity.

A motion was made by Commissioner Dasher, seconded by Vice Chair Gomez Flores,that the economic development incentive agreement with VinFast be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan

22-4497 A legislative public hearing requested by Edward Holmes, Jr. for a General Use rezoning on Parcels 5837, 79837 and portions of 5276 and 5806 totaling approximately 84.842 acres currently zoned R-1 Residential to Industrial Light, Cape Fear Township.

Attachments: More information from the Planning department website
Oct 17 2022 PH Holmes and Thurber

Chair Howard opened the legislative public hearing requested by Edward Holmes, Jr. for a General Use rezoning on Parcels 5837, 79837 and portions of 5276 and 5806 totaling approximately 84.842 acres currently zoned R-1 Residential to Industrial Light, Cape Fear Township.

Planning Director Jason Sullivan reviewed the specifics of the request including the required five findings.

Commissioner Hales asked if Gateway Park was the same property owner. Mr. Sullivan said yes.

Mr. Sullivan said the road improvements would not be as significant as the application that came before the Board of Commissioners last month. Commissioner Hales asked if homeowners were affected. Mr. Sullivan said not on adjoining properties.

Vice-Chair Gomez Flores asked about the park. Mr. LaMontagne said to the north and east of the park it would be trails and green space. The fields in the southern portion were a buffer to the property owners.

Chair Howard asked where the entrance to the park would be on the map. Mr. LaMontagne said the park had not been designed yet. The County was searching for a firm through the request for qualification process that would design internal roadways that would work with future North Carolina Department of Transportation plans.

The applicant addressed the Board. Their request was to allow them to get in the room with the planning staff to start working on plans that worked with the small area plan. The applicant said they could provide some uses that benefited the park and neighboring businesses.

Commissioner Hales asked if the development was zoned light industrial could it also have commercial property. Mr. Sullivan said he would have to look at the use table.

Commissioner Logan asked if the applicant had decided what use the property would have and would the property be rezoned as a step to be taken care of when the small area plan was completed. The applicant had already been approached by national companies about intentions for the property. These projects take time to put together and they hoped by engaging county staff to learn where high density may work into the vision of the megasite and surrounding area.

Mr. Sullivan said most commercial uses were not allowed in light industrial rezoning.

Chair Howard closed the public hearing and referred the item to the planning board.

This Agenda Item was referred to the Planning Board.

22-4498 A quasi-judicial evidentiary hearing requested by Lori Lay Thurber for Special Use Permit on Parcel 68864 for an in-home daycare center for up to 15 children at 3721 Old Graham Rd., Center Township.

Attachments: More information from the Planning department website

Oct 17 2022 PH Holmes and Thurber

Chair Howard opened a quasi-judicial evidentiary hearing requested by Lori Lay Thurber for Special Use Permit on Parcel 68864 for an in-home daycare center for up to 15 children at 3721 Old Graham Rd., Center Township.

Chair Howard administered the oath to those wishing to speak and opened the public hearing.
Jason Sullivan reviewed the specifics of the request.

The request was for an in-home daycare. The property was currently zoned R1-residential. When it was zoned after 2017, it was zoned to allow an in-home daycare with up to fifteen children. In 2021, the use was changed to require a special use permit. Mr. Sullivan reviewed the five findings in the application.

Commissioner Logan asked Mr. Sullivan to show what was around the property. Mr. Sullivan said it was all single-family homes with private wells and septic.

The applicant, Laurie Lane, addressed the Board. Ms. Lane asked what would come next. Chair Howard explained it would be referred to the Planning Board to hear in November and then it would come back to the BOC in December. Ms. Lane asked why it was changed in 2021 to require a special use. Staff did not remember the circumstances that prompted the change.

Commissioner Hales clarified Ms. Lane was renovating her living room.

Chair Howard expressed her full support of in-home daycares.

Commissioner Hales was surprised to see only four in the Pittsboro area. Ms. Lane said a resident told her there was not one infant spot available in the entire county.

Chair Howard referred to a legislative goal relating to early childcare.

Chair Howard closed the hearing and referred the item to the Planning Board.

This Agenda Item was referred to the Planning Board.

BOARD PRIORITIES

22-4506 Vote on a request by True Homes to approve a revision to the sketch plan approval and development schedule for The Parks at Meadowview consisting of 788 lots on 948.3 acres, located of Old Graham Rd (S.R. 1520) and NC 87.

Attachments: More information from the Planning department website

Planning Director Jason Sullivan reviewed the specifics of the request.

Mr. Sullivan said the development footprint was smaller, but the density would increase.

Commissioner Hales asked if the Unified Development Ordinance would end up with a maximum yield. Mr. Sullivan said yes. One unit per acre applies to the entire project but it could be flexible with lot size and setbacks and configuration.

Commissioner Logan lived in Chapel Ridge. He asked if this was a new traffic study or an old one. Mr. Sullivan said it was submitted with the application four or five months ago.

Commissioner Hales said gated roads were just phases two, three, and four.

Commissioner Logan said that even though the Parks were gated, the Chapel Ridge roads were not, and people could still use the public roads. Mr. Sullivan said there was

a new Traffic Impact Study for the current application.

Commissioner Hales asked whether Aqua was not doing any additional treatment. Mr. Sullivan said not to his knowledge.

Mr. Sullivan said residents in phases two, three, and four would be able to go through all the gates.

Mr. Sullivan reviewed the recommended conditions.

Commissioner Hales asked when the existing site plan would expire. Mr. Sullivan said sometime in January 2023. Their extensions had all been by the North Carolina Legislature. Mr. Sullivan said an email was received from Jon Ward last Thursday and there was an assumption an agreement worked.

Commissioner Hales said the Chair of the Planning Board put together a written statement in support of some of the changes. Chair George Lucier of the Planning Board felt the concerns were adequately addressed and was pleased to see the agreement between Chapel Ridge Homeowner's Association and The Parks at Meadowview.

Commissioner Logan asked where the application was in the process and whether the Board was obligated to vote tonight. Mr. Lucier said the Planning Board had run out of time. Mr. Sullivan said the Board of Commissioners had forty-five days from today to vote.

Commissioner Logan asked whether there would be an impact with wastewater. Mr. Lucier said the Chapel Ridge wastewater treatment facility was more than adequate to meet the capacity.

Mr. Lucier said the Planning Board had hoped there would be a signed agreement and he understood that had happened.

Michael Birch spoke on behalf of the applicant. Ian Russel and Joe Rogan, Jon Ward, and Mark Ashness were also present on behalf of the applicant. Mr. Birch highlighted the extent of public outreach conducted for this project. The agreement addressed concerns about construction traffic with the first phase of the Parks and phases two, three, and four.

Mr. Birch said phase one was gated because they did not want traffic cutting through the development. Residents of Chapel Ridge were concerned about traffic from the Parks cutting through Chapel Ridge.

Commissioner Logan asked if construction traffic would be told to use the public road connector. Mr. Birch said they would not be directed to use Chapel Ridge Drive.

Phase three area was being designated as open space and an additional forty-nine units was allowed for different housing types.

Mr. Birch thanked staff and Planning Board for working with them.

Mark Ashness addressed the Board.

The additional forty nine units were easily accommodated.

Clerk to the Board Lindsay Ray called on those that signed up to speak and reminded speakers that they were allowed two minutes to speak.

Karen Styres said it seemed the project had been steamrolled. It was built as a revision and a lot of the meetings mention affordable housing. I do not see this as a revision of a plan. It is a high-density town house vision with due diligence done smart. We all want growth, let us be smart so we do not deal with things like the problems of Briar Chapel.

Cheryl M. said she moved to Chatham as an alternative to Wake County. The country roads had less traffic. She said the revised plan was smooshing the homes. Townhouses were perfect for investors because they could outbid new home buyers. A study should be done if there is interest in this design for a subdivision. She said pushing this project through the system would lead to safety concerns and the only favorable thing was getting a pool.

Stephen Jones was a lifelong resident of North Carolina and a resident of Parks of Meadowview. Mr. Jones said this county needed more housing. After reviewing the plans by True Homes there was a nonexistent Homeowners Association at Parks of Meadowview. The existing residents have been waiting a long time for this project to be completed.

Barbara Arcand of Chapel Ridge analyzed the traffic study plan and the study that was updated. It was deficient and does not meet some of the minimal requirements. Chapel Ridge was developing quickly with five hundred units and another one hundred to two hundred in development. The communities were owned by the same entity and the communities are very different. The plan was too different from what we have there.

Dan Early a homeowner at Parks at Meadowview had been living there for three years. He was interested in transparency with True Homes.

Chris O'brien was a property owner at Chapel Ridge and Parks at Meadowview. Mr. O'brien said the new plan had environmentally less impact. He requested the board approve Parks at Meadowview.

Ross Hannah a resident of The Parks at Meadowview said one broadband provider with increased density would provide incentive for broadband.

Mark Ashness gave a traffic study clarification and said the plan met specifically for North Carolina Department of Transportation requirements. Rammie Kemp and Associates submitted the plan in May 2022.

Commissioner Dasher asked about the size of the lots and unit differences. Mr. Ashness described the size of the homes and lots and said it met the market of today.

Commissioner Logan asked what the projected median home cost would be. Jon Ward said True Homes was a private homebuilder. The town homes in Johnston County were three hundred thousand to three hundred and fifty thousand dollars. A single-family home would be four hundred and fifty thousand and larger homes would be five hundred to five hundred and fifty thousand dollars.

Chair Howard said this modified plan was not new to the Board, although it may be to

residents. Affordable housing was across the income spectrum. This included new homeowners. In the moment these decisions could be made and continuous work with them to get a good product. As a Board there needed to be openness to these kinds of developments that were of a different character or there would not be housing for young people. This would afford a segment of the population and future developments' needs for VinFast and Wolfspeed for housing.

Commissioner Logan commented he agreed with everything that was said by Chair Howard.

Commissioner Logan said he did not have an issue with affordable housing. He had seen developers not build quality products and then it became the County's problem. He had concerns for increased traffic and construction traffic's damage to the roads was placing an unfair burden on the residents of that community. Aqua has capacity and it was not an issue. The spray fields will be sprayed toward the neighboring community.

Chair Howard said the spray fields plan existed.

Commissioner Dasher commented that if homes in Johnston County were selling for three hundred and fifty thousand dollars, then homes would sell for four hundred and fifty thousand in Chatham County. More affordable housing would be anything under the average.

A motion was made by Commissioner Dasher, seconded by Commissioner Hales, that a request by True Homes to approve a revision to the sketch plan approval and development schedule for The Parks at Meadowview consisting of 788 lots on 948.3 acres, located of Old Graham Rd (S.R. 1520) and NC 87 be approved. The motion carried by the following vote:

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

No: 2 - Vice Chair Gomez Flores, and Commissioner Logan

CLERK'S REPORT

Lindsay Ray, Clerk to the Board, will include updates in an email.

Ms. Ray reminded the board of the November 7th Board of Commissioners meeting will include the presentation of the Capital Improvement Plan.

Ms. Ray suggested to have all resolutions in English and Spanish beginning in November. If there was a proclamation read aloud then the board can have it read aloud in Spanish as well.

MANAGER'S REPORT

County Manager Dan LaMontagne reminded the Board of the department head retreat. The retreat will include a service project at Chatham Trades followed by professional development.

On October 31, 2022, he will be attending the Institute for Emerging Issues and My Future NC at Durham Tech on ways to improve our future workforce.

On November 2, 2022, he will be attending Minding Our Minds at Dorethea Dix.

He is excited about the entrepreneur network the board heard from at today's meeting.

COMMISSIONERS' REPORTS

Commissioner Hales requested an item be considered and placed on the November Board of Commissioners agenda to consider holding a public hearing for two amendments to the ordinance about planning board members' terms. The current ordinance says no member shall serve two consecutive terms. She suggests a planning board service edit. The terms run concurrently with the commissioner and why should the service of the planning board members be restricted to these terms. The Unified Development Ordinance is one of the most significant items of the planning board and George Lucier is interested in continuing his service to the planning board. Commissioner Hales encouraged others to look at section 1b and eliminate the consecutive terms. She believes there should not be limitations on the terms you serve. The commissioner can always make the decision to not reappoint. The chairman and vice chair equal one year. Currently, the planning board is exchanging positions each year, even with eleven members some people do not want to serve as chair and vice chair. Chair Howard said she recognized the challenge, but she wanted to be consistent across the board. Commissioner Hales said this is regulated by an ordinance. Chair Howard said she wanted to ensure there were no unintended consequences. Mr. LaMontagne said the county staff will discuss this and will bring up again in November.

Commissioner Logan asked how many boards the commissioners appoint to and do they have regulatory mandates like the planning board. Ms. Ray explained that some have by-laws and statutory requirements. The Board of Health, Department of Social Services, and the Board of Adjustment are all statutorily required and must meet certain criteria.

Vice Chair Gomez Flores received an email regarding the Chatham County Advisory Committee Leadership Academy seeking to learn more about the current demographics to strategize and create diverse boards. There are a lower number of applicants wanting to serve from the western side of the county. Mostly from District Five and hoping we can tie that into creating more diverse board membership. Chatham Hospital has a family fair festival on October 21st and as a member of the Maternity Care Center taskforce committee's they were tasked at developing a plan to preserve services and make recommendations in sixty days. The center will decide if these recommendations are feasible. He wants to develop policy that to improve aesthetics throughout the county. He wants to strategize and identify challenges with schools and water. Last week he met with residents in Goldston about water quality and water pressure. Some individuals have had to contact fire departments to bring water to them. Sewer throughout the county is an issue and fire departments are dependent on volunteers and we need to look at ways to encourage volunteers as the county grows. Fund them through anticipated property taxes gained from megasites. With the Capital Improvements Plan he hoped to see the resource hub for small businesses and mental health.

Commissioner Logan said he attended the Chatham County Agriculture Advisory Board meeting last week and they discussed the process to fill the board vacancies and reached out to the districts for recommendations. They received ten applicants, and he is proud to be a Chathamite.

ADJOURNMENT

Chair Howard called for a motion to adjourn.

A motion was made by Commissioner Diana Hales, seconded by Vice Chair Franklin Gomez Flores, that this meeting be adjourned. The motion carried by the following vote:

Aye: 5 - Commissioner Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard, and Commissioner Logan