



# Chatham County, NC

## Action Summary

### Board of Commissioners

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Monday, March 21, 2022

2:30 PM

Historic Courthouse Courtroom

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#### Rollcall

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

#### Work Session - 2:30 PM - Historic Courthouse Courtroom

#### PUBLIC INPUT SESSION

#### BOARD PRIORITIES

##### [22-4235](#)

Vote on a request to authorize the County Manager to negotiate and execute an agreement or memorandum of understanding with one or more internet service providers that would use Chatham County American Rescue Plan funds to support applications for Growing Rural Economies with Access to Technology (G.R.E.A.T.) grants, with the condition that an agreement or memorandum of understanding may not commit, or state an intent to commit, more than 50% of the grant match or an amount that exceeds \$1,000,000

**Attachments:** [GREAT Grant ISP Presentation - BOC - March 21 2022](#)

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

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

##### [22-4236](#)

Recognition of recent Chatham County retirees

#### CLOSED SESSION

[22-4233](#)

Vote on a request to go into Closed Session pursuant to G.S. 143 318.11(a) (3) to consult with an attorney in order to preserve the attorney-client privilege, and 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 Dasher, to go into Closed Session pursuant to G.S. 143 318.11(a)(3) to consult with an attorney in order to preserve the attorney-client privilege, and 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 - Vice Chair Dasher, Commissioner Hales, Vice Chair Gomez Flores, Chair Howard and Commissioner Logan

**RECESS****End of Work Session****Regular Session - 6:00 PM - Historic Courthouse Courtroom**

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

**INVOCATION and PLEDGE OF ALLEGIANCE****CALL TO ORDER****APPROVAL OF AGENDA and CONSENT AGENDA**

**A motion was made by Commissioner Mike Dasher, seconded by Commissioner Diana Hales, that the agenda and consent agenda be approved as amended. The motion carried by the following vote:**

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

[21-4138](#)

Vote on a legislative request to approve by the Chatham County Board of Commissioners to consider amendments to the Chatham County Subdivision Regulations: amend Sections 2, Definitions, to modify the definitions for major and minor subdivision and 4(C), Exempt Subdivision, to add an exemption for the division of property for public right-of-way dedication for road widenings.

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

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

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

[21-4139](#)

Vote on a legislative request to approve by the Chatham County Board of Commissioners to consider amendments to the Chatham County Zoning Ordinance: amend Section 10.13, Table of Permitted Uses, to revise footnote 3 to include connection to Town of Sanford water, in addition to the county water system. This footnote only applies to the Triangle Innovation Point advanced manufacturing park in Moncure.

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

**A motion was made by Vice Chair Dasher, seconded by Commissioner Hales, that this Resolution #22-038 Adopting a consistency statement for the approval of zoning ordinance text amendments, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:**

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

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

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

[22-4210](#)

Vote on a request to approve Tax Releases and Refunds

**Attachments:** [February 2022 Release and Refund Report](#)  
[February 2022 NCVTS Pending Refund Report](#)  
[February 2022 Manual NCVTS Pending Refund Report](#)

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

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

[22-4213](#)

Vote on a request to approve an additional \$6,255 from the State of NC for Adult Protective Services under the American Rescue Plan Act (APS - ARPA).

**Attachments:** [APS Essential Services Funding Authorization SFY 2021-22](#)

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

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

[22-4214](#)

Vote on a request to approve spending up to an additional \$11,882 from the State of NC for Medicaid (Title XIX) Transportation.

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

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

[22-4215](#)

Vote on a request to approve the naming of three private roads in Chatham County

**Attachments:** [CROSSROADS FARM TRAIL PETITION](#)  
[CROSSROADS FARM TRAIL](#)  
[CROSSROADS FARM TRAIL AREA MAP](#)  
[SWIMMING CHICKEN LANE PETITION](#)  
[SWIMMING CHICKEN LANE](#)  
[SWIMMING CHICKEN LANE AREA MAP](#)  
[SPIEGELS WAY PETITION](#)  
[SPIEGELS WAY](#)  
[SPIEGELS WAY AREA MAP](#)

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

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

[22-4216](#)

Vote on a request to approve the 2022 Audit Contract with Martin Starnes & Associates, CPAs, PA

**Attachments:**     [Martin Starnes Contract for FY 2022](#)  
                                 [Martin Starnes Engagement Letter for FY 2022](#)

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

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

[22-4217](#)

Vote on a request to adopt the proposed Parkers Ridge Park Project Ordinance

**Attachments:**     [Project Ordinance Parkers Ridge Park Original 3-21-22](#)

**A motion was made by Commissioner Dasher, seconded by Commissioner Hales, that this Ordinance amending the zoning map of Chatham County for Parkers Ridge Park, attached hereto and by reference made a part of, be adopted. The motion carried by the following vote:**

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

[22-4218](#)

Vote on a request to approve Pyrotechnic display at Oakland Farm located at 3355 Rosser Rd. Bear Creek NC 27207 during a wedding celebration on March 26, 2022.

**Attachments:**     [Attachment A-N.C.G.S 14-410 and 14-413](#)  
                                 [Attachment B- Letter of Request Oakland Farm 3-26-2022](#)  
                                 [Attachment C-NC Pyrotechnic Display Operators License](#)  
                                 [Attachment D- Hale Certificate of Insurance Oakland 2022](#)  
                                 [Attachment E- Hale ATF License 2022](#)  
                                 [Attachment F-Site Plan Oakland Farm 3-27-2022](#)

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

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

[22-4220](#)

Vote on a request to approve awarding bid to Laughlin-Sutton Construction Company for the Upfit project for the new CORA Food Pantry building and authorizing the County Manager to execute the agreement.

**Attachments:** [CORA Upfit Contract - Laughlin-Sutton 04012022](#)

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

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

[22-4222](#)

Vote on a request to approve appointment of Nikia Jefferies to the Chatham County Housing Authority Board of Commissioners.

**Attachments:** [Housing Authority Appointment Jefferies](#)

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

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

[22-4223](#)

Vote on a request to approve lease amendment with NC Department of Public Safety (DPS) Probation and Parole and authorize the County Manager to execute the agreement.

**Attachments:** [No Cost Lease Agreement DCC Unforseen01132022](#)

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

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

[22-4227](#)

Vote on a request to approve Letters of Agreement 4-1 and 5-1 for the Environmental Permitting Project and the Regional Water Treatment Facility Preliminary Engineering Project for the Western Intake Partnership and approve Dan LaMontagne, County Manager, to sign the Letters of Agreement 4-1 and 5-1 on behalf of the County

**Attachments:** [WIP Letter of Agreement #4-1 - Brown and Caldwell - Permitting](#)  
[WIP Letter of Agreement #5-1 - CDM - Regional Facility Preliminary Engineering Project](#)

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

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

[22-4228](#)

Vote on a request to approve a residency amendment to the county manager's contract.

**Attachments:** [Residency Amendment to Mgr Contract 3'21'22](#)

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

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

[22-4232](#)

Vote on a request to decline an offer to purchase a 1.01-acre property in ownership of the Chatham County Board of Education located off Chatham Church Rd., south of Pete Roberson Rd., with Parcel ID 0090790, whereby the Chatham County Board of Education may pursue disposal of this property as prescribed by law

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

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

[22-4234](#)

Vote on a request to 1) accept an offer in the amount of \$10,000 for real property in ownership of Chatham County located at 5618 Piney Grove Church Road, Siler City, NC 27344, with Parcel ID number 0064987; 2) require the offeror to deposit five percent (5%) of the bid with the Clerk to the County Board of Commissioners; 3) publish a notice of the offer, which notice shall contain a general description of the property, the amount and terms of the offer, and a notice that within 10 days any person may raise the bid by not less than ten percent (10%) of the first one thousand dollars (\$1,000) and five percent (5%) of the remainder; and 4) otherwise initiate and follow the "negotiated offer, advertisement, and upset bids" process definite in NC General Statute 160A-269

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

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

[22-4237](#)

Vote on a request to consent to the assignment and assumption of the Option Agreement for TIP East (formerly Moncure Megasite) between Moncure Holdings LLC, TIP East Development Partners LLC and Chatham County.

**Attachments:** [Assignment and Assumption of Option to Purchase Agreement - Moncure - Eco TIP\(3180122.1\)](#)

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

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

### **End of Consent Agenda**

## **SPECIAL PRESENTATION**

[22-4221](#)

Vote on a request to proclaim April 2022 as Child Abuse Prevention Month.

**Attachments:** [Resolution Proclaiming April 2022 Child Abuse Prevention Month](#)

**A motion was made by Vice Chair Hales, seconded by Commissioner Gomez Flores, that this Resolution #22-037 to adopt April 2022 as Child Abuse Prevention Month, attached hereto and by reference made a part hereof, be approved. The motion carried by the following vote:**

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

## **PUBLIC INPUT SESSION**

## **ARPA PUBLIC COMMENT SECTION**

[21-4182](#)

Vote on a request to approve by Chad Abbot, P.E. for subdivision **First Plat** review and approval of **Ridgecrest Estates**, consisting of 30 lots on 49.41 acres, located off Hamlets Chapel Road, SR-1525, parcels #1798.

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

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

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

## **PUBLIC HEARINGS**



[22-4211](#)

A quasi-judicial public hearing for a Special Use Permit requested by Chatham County Facilities and Construction for a new EMS station to be located on Parcel No. 62221 (2.3 acres) and 94711 (.69 acres), 9251 US 15-501 N, Baldwin Township.

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

This Resolution was referred to the Planning Board.

## **SUBDIVISION FIRST PLATS**

[22-4212](#)

Vote on a request by Mark Ashness, P.E. on behalf of The Conservancy Real Estate Group, LLC for subdivision **First Plat** review and approval of **The Conservancy at Jordan Lake**, consisting of 1,524 lots on 1,262.9 acres, located off Old US Hwy 1, S.R. #1011 parcels #62390, 5774, 5775, 5780, 5233, 60441, 65275, 85343, 65274, 85344, 5558, 5238, 68379, 5570, 85342, 5504, 5211, 5569, 85341, 5519, 85340, 85346, 85347, 5551, 69379, 85339, 5545, 5559, 5502, 5568.

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

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

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

**No:** 1 - Vice Chair Gomez Flores

## **BOARD PRIORITIES**

[22-4224](#)

Discuss Commissioner Board and Committee Liaison assignments.

**Attachments:** [Board of Commissioner DRAFT liaison table March 2022](#)

## **CLERK'S REPORT**

## **MANAGER'S REPORT**

## **COMMISSIONERS' REPORTS**

## **ADJOURNMENT**

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

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