



Chatham County, NC

Meeting Minutes

Board of Commissioners

Monday, August 21, 2023

2:00 PM

Agriculture and Conference Center

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

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

PUBLIC INPUT SESSION

No one signed up to speak.

BOARD PRIORITIES

[23-4909](#)

Vote to appoint a voting delegate and an alternate voting delegate for the Annual Business Meeting at the NC Association of County Commissioners Annual Conference

Attachments: [Vaya Chatham BOCC 2023 Q3](#)

Clerk to the Board Lindsay Ray stated the Board will need to elect a voting delegate and an alternate delegate for the annual business meeting at the NC Association of County Commissioners (NCACC) Annual Conference on Saturday.

Commissioner Kenlan volunteered to serve. Commissioner Gomez Flores said he would serve and did not have a preference.

Chair Howard said she will be present and it would be good to have someone with knowledge of the NCACC but is not required. The delegate and alternate delegate need to stay present until the end of the meeting.

A motion was made by Commissioner Delaney, seconded by Commissioner Gomez Flores, to appoint Commissioner Kenlan as the voting delegate and Commissioner Gomez Flores as the alternate voting delegate for the NC Association of County Commissioners Annual Business Meeting. The motion carried by the following vote:

Aye: 4 - Commissioner Delaney, Chair Howard, Commissioner Kenlan and Commissioner Gomez Flores

Absent: 1 - Vice Chair Dasher

23-4907

Receive quarterly update from Vaya Health

Attachments: Chatham_BOCC_2023_Q3

Vaya Health Regional Director of Community Relations Cara Townsend-Dohner gave a presentation to the Board. (Presentation Attached)

Ms. Townsend said the Innovations Waiver is a great way to receive additional funding.

Chair Howard asked what the waitlist for Chatham looks like. Ms. Townsend-Dohner said she would find that out. She also stated that Monarch will be the new provider for the walk-in crisis center.

Chair Howard said she is not quite sure where things are with Medicaid expansion. Ms. Townsend-Dohner said Vaya is waiting on the NC General Assembly to pass the budget and they hope to know more by September.

This Agenda Item was received and filed.

[23-4901](#)

Update for the Chatham County Early Childhood Community Assessment and Action Plan

Attachments: [8 21 23 BOC Presentation with notes](#)

Chatham County Partnership for Children (CCPC) Executive Director Genevieve Megginson presented to the Board. (presentation attached)

(2:14 pm Vice Chair Dasher joined meeting)

Ms. Megginson said the Chatham County Geographical Information Systems (GIS) department developed maps that were helpful in informing the research and development of the action plan for CCPC. There is a childcare crisis with fewer people entering the field and more people leaving field. There are nine pediatricians within the county but parents go outside of the county for care. The Chatham Kids Matter film will be shown at the community conversations where CCPC hopes to gain input to aid in the research.

Ms. Megginson played the trailer to the film for the Board and invited all to attend the community conversations. The four community conversations are scheduled on August 23rd, August 24th, September 5th, and September 6th at different locations across the county. Residents can sign - up on CCPC's website using an Eventbrite link for the community conversations. The community conversations will view the film, explore findings, and allow time for all to share. A final report will be presented to the Board.

Commissioner Gomez Flores asked what the education and training requirements are to enter the childcare field. Ms. Megginson stated North Carolina requires childcare professionals be twenty-one years of age, have a high school education, and early childhood coursework. She said it is complicated and is different for small childcare facilities. A teacher must be licensed and teacher assistants must have at least an associate's degree in early childhood education.

Commissioner Gomez Flores asked if Central Carolina Community College offered early childhood courses. Ms. Megginson said early childhood education courses were primarily offered at the Sanford campus and some courses are available online. She said there are also a number of health and safety trainings required and CCPC offers that orientation as one of their services.

Chair Howard said there was a facility at the Pittsboro campus. Ms. Megginson said it was a childcare classroom facility for three and four year olds.

Chair Howard asked if there were anticipated outcomes from the sessions and if the report will have specifics for county government and the county schools to look into. There are different levels of interest throughout the county. Chair Howard said there were structural impediments for an early childcare center building or location within the county. She asked if there is something local governments or an agencies can do. Chair Howard stated early childhood education sets the stage for success. Ms. Megginson said a lot needs to be done and there are models where local governments and businesses have partnered on specific infrastructure. She said there are communities that invest in early childhood education just as they invest in K-12 education. She is hoping to hear from members of the community with strategy ideas. Investments are very much needed because the infrastructure is very expensive.

Commissioner Kenlan thanked Ms. Megginson for the presentation. She felt strongly about this issue as a former preschool teacher. Commissioner Kenlan thanked Ms. Megginson for the links for the consultants and it was easy to sign up for the event. She said today it was mentioned on the news the national issue of childcare. She is glad CCPC is carrying out this report. Ms. Megginson said there is a lot of work to be done and hopes this report will result in a dynamic process that will continue.

Chair Howard asked if there are communities that are doing childcare services well. Ms. Megginson said each community needs to do what fits for them. She gave an example of a model in Ashe county that originally had thirty slots available that added forty-two more slots to their program. It is not what is needed in Chatham, but was a great model. She said part of the model could work for Moncure. Durham also has a great model. Ms. Megginson stated that Chatham can do a lot and can do better.

Chair Howard will not able to attend the event but intends to stay informed.

This Agenda Item was received and filed.

[23-4897](#)

Family & Consumer Science BOC Presentation

Attachments: [BOC 2023 Family & Consumer Sciences \(2\)](#)

Cooperative Extension Agent Tara Gregory presented to the Board. (presentation attached)

Ms. Gregory stated North Carolina State University's Safe Plates program was equivalent to the ServSafe program. The Safe Plates training program is twelve hours and is intended for participants to pass the food safety certification exam. Ms. Gregory hopes by next fall to host the small farm boot camp in Chatham County for those new to farming. Chair Howard asked how a small farm is defined. Ms. Gregory said a small farm is not easily defined and is open ended.

Ms. Gregory said the Pittsboro Farmers Market is the first farmers market in which all vendors accept electronic benefit transfer (EBT). Chair Howard said there is an ecosystem of farmers, children, and elderly being created.

Commissioner Kenlan said there is an Extension You Tube channel that has 105 videos. She said it is creative programming.

Commissioner Delaney said there is a lot of discussion about programming now that summer is over and children are back in school.

Ms. Gregory said she built the program from scratch and hoped to expand it. Commissioner Delaney asked if she knew where the kids are coming from in the county. She did not know but said it would be good to know.

This Agenda Item was received and filed.

23-4902

Receive presentation from the Climate Change Advisory Committee

Attachments: [CCAC slides for Commissioners. August 21, 2023](#)

Chatham County's Climate Change Advisory Committee (CCAC) co-chair Robbie Cox presented to the Board. (presentation attached)

Mr. Cox said local governments will have access to clean energy funding for electric vehicle transition. As the County transitions its fleet, a tool available called route and fleet analysis will be helpful. Mr. Cox stated as interest grows in electric school buses there needs to be a conversation across departments in the County. There is money for electric school buses under the United States Environmental Protection Agency's Clean School Bus (CSB) Grant Program. Chair Howard asked if the electric school buses were being used in rural areas. Mr. Cox said they are being used in both rural and urban areas around the country.

Mr. Cox said there is also a need for climate resilient homes. He said homes need to be weatherized outdoor and indoor to reduce greenhouse gas emissions. The weatherization of homes can reduce utility bills. Homeowners and renters can connect with local nonprofits for funding. North Carolina has over \$89 million dollars available for weatherization projects.

Chair Howard said there are exciting options with some things that could be easily achieved and the Board needs to think about the bigger picture.

Commissioner Delaney said these options are particularly timely with the start of the new budget cycle. He asked if there were resources for staff to consider with the Green Bank. Mr. Cox said advisory committee member John Bonitz could answer questions on the Green Bank.

Commissioner Delaney stated he would love to hear more about the Green Bank and connect Mr. Bonitz with staff to discuss how to move forward. He asked if there was a model staff could look through. Mr. Bonitz said the Green Bank or NC Clean Energy Fund is in the process of getting capitalized. It will act as a deal broker for interested parties. An example would be if a school wanted to fund solar panels on their roof but had a 20% gap in funds. The Inflation Reduction Act (IRA) would extend a federal tax credit to be paid to tax exempt entities like the school. The Green Bank would be a willing partner to provide a bridge loan during the construction period of a project and there are bonuses for rural areas.

Commissioner Delaney asked how to get the information out to the community and integrate advisory board information. Chair Howard said she thought the Chatham County Partnership for Children would let their clients know what is available. She did not think the Board should rely on residents to visit to the county website. The Department of Social Services could also share the information with residents. Mr. Cox said a climate communication plan is used in other counties. It would require- some investment of staff time and outside consultants to develop the plan. Commissioner Delaney asked if the Board can refer this to staff. Chair Howard said part of the work of the Climate Change Advisory Committee is to strategize around developing a

climate communication plan. Vice Chair Dasher stated the resources are cross departmental so it is important to consider where to house the information, because residents may not necessarily be seeking it out. Chair Howard said the suggestions mentioned were very helpful.

This Agenda Item was received and filed.

[23-4892](#)

Vote to approve appointment to the Juvenile Crime Prevention Council (JCPC)

Chair Howard said the Juvenile Crime Prevention Council had made a recommendation for the new appointment.

Ms. Ray said the JCPC had recommended the appointment of Lateef Mitchell to serve as the at-large county commissioner representative and Commissioner Gomez Flores had asked about the commissioner at-large appointment process in July. Ms. Ray said historically a slate was presented to the Board and was approved as a slate.

Chair Howard asked if the appointments were 4 year terms. Ms. Ray said she will need to find that out. The JCPC's recommendation has worked with disadvantaged youth in Orange and Chatham county and has been a regular attendee of the JCPC meetings.

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

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

CLOSED SESSION

[23-4903](#)

Vote to go into closed session pursuant to G.S. 143.-318.11(a)(6) to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee.

A motion was made by Vice Chair Dasher, seconded by Commissioner Gomez Flores, to go into closed session pursuant to G.S. 143.-318.11(a)(6) to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee. The motion carried by the following vote:

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

RECESS

End of Work Session

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

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

INVOCATION and PLEDGE OF ALLEGIANCE

Chair Howard delivered the invocation after which she invited everyone present to stand and recite the Pledge of Allegiance.

CALL TO ORDER

Chair Howard welcomed those in attendance and called the meeting to order at 6:01 PM.

APPROVAL OF AGENDA and CONSENT AGENDA

A motion was made by Commissioner Gomez Flores, seconded by Commissioner Delaney, that the agenda and consent agenda be approved. The motion carried by the following vote:

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

[23-4910](#)

Vote to approve the July 17, 2023 Work and Regular Session Minutes

Attachments: [Draft Minutes 07.17.2023](#)

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

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

[23-4894](#)

Vote to approve Tax Releases and Refunds

Attachments: [July 2023 Release and Refund Report](#)
[July 2023 NCVTS Pending Refund Report](#)

A motion was made by Commissioner Gomez Flores, seconded by Commissioner Delaney, 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 - Vice Chair Dasher, Commissioner Delaney, Chair Howard, Commissioner Kenlan and Commissioner Gomez Flores

[23-4898](#)

Vote to approve the Fiscal Year 2024-2025 Budget Calendar

Attachments: [FY25 Budget Calendar DRAFT](#)

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

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

[23-4906](#)

Vote to approve Fiscal Year 2023-2024 Budget Amendment

Attachments: [8-21-23 Budget Amendment](#)

A motion was made by Commissioner Gomez Flores, seconded by Commissioner Delaney, that the Budget Amendment, attached hereto and by reference made a part hereof, be approved. The motion carried by the following vote:

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

[23-4899](#)

Vote on a request by planning staff to schedule a public hearing on September 18 to consider amendments to the Chatham County Subdivision Regulations; amend Sections 4 Types of Subdivisions; 5.2 Major Subdivisions; and 5.3 Minor Subdivisions.

Attachments: [Redline Subdivision 2](#)

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

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

[23-4900](#)

Vote on a request by planning staff to schedule a public hearing on September 18 to consider amendments to the Chatham County Zoning Ordinance; specifically, Sections 7.2 Definitions and 10.13 Table of Permitted Uses to make changes to in-home childcare regulations and setbacks.

Attachments: [Redline Zoning 2](#)

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

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

[23-4793](#)

Vote to approve a legislative request by Sean McCall representing Manns Chapel II LLC to amend the Watershed Protection Map for property located at 11399 US 15-501 (parcels 2641 and 2642) to revise the boundary between the WS-IV Protected Area and WS-II Balance of Watershed districts.

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

A motion was made by Commissioner Gomez Flores, seconded by Commissioner Delaney, that this Agenda Item be adopted. The motion carried by the following vote:

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

[23-4891](#)

Vote to approve a request by Craig Nursey, P.E on behalf of RBV 1525, LLC for a **six (6) month extension of First Plat to extend the current first plat expiration date for Flatiron Forest from August 24, 2023, to February 24, 2024, consisting of 29 lots**, located off Hamlets Chapel Road, SR-1525, parcel #2037 and 2014.

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

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

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

[23-4882](#)

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

Attachments: [Versailles Lane Petition](#)
[Versailles Lane map](#)
[Versailles Lane area map](#)

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

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

[23-4887](#)

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

Attachments: [Twin Rivers Ln Petition](#)
[TWIN RIVERS LANE MAP](#)
[TWIN RIVERS LANE AREA MAP](#)

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

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

[23-4884](#)

Vote to accept \$188,934.00 in roll-over funds from NC DHHS to support the Communicable Disease Program.

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

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

[23-4885](#)

Vote to accept \$9,807.00 funding from NC DHHS to support the Minority Diabetes Prevention Program Funds.

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

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

[23-4886](#)

Vote to accept \$270,069 in carryover COVID response funds from NC DHHS (continuation from last fiscal year).

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

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

[23-4896](#)

Vote to adopt a resolution proclaiming September 2023 Senior Center Month in Chatham County

Attachments: [Senior Center Month Proclamation - 2023](#)

A motion was made by Commissioner Gomez Flores, seconded by Vice Chair Dasher, that this Resolution #2023-38 Proclaiming September 2023 Senior Center Month in Chatham County, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

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

[23-4913](#)

Vote to approve the Authorizing Resolution by Chatham County for the North Carolina Department of Commerce Building Reuse Program for Conveyor Tech, LLC, "Project Colt"

Attachments: [Authorizing Resolution for the NC Department of Commerce Building Reuse Program - Conveyor Tech Building Reuse Project - August 2023](#)

A motion was made by Commissioner Gomez Flores, seconded by Commissioner Delaney, that this Resolution #2023-39 Authorizing Resolution by Chatham County for the North Carolina Department of Commerce Building Reuse Program for Conveyor Tech, LLC, "Project Colt", attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

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

[23-4914](#)

Vote to adopt a resolution authorizing the City of Sanford to Acquire Real Property in Chatham County

Attachments: [Sanford Real Estate Resolution](#)

A motion was made by Commissioner Gomez Flores, seconded by Commissioner Delaney, that this Resolution #2023-40 Authorizing the City of Sanford to Acquire Real Property in Chatham County, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

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

[23-4915](#)

Vote to approve awarding bid for the Historic Courthouse Audio/Visual Project to Justice A/V Solutions

Attachments: [Historic Courthouse-Combined Tabulation for Bidders](#)
[Notice to Bidders - Intent to Award - Justice AV Solutions](#)

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

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

[23-4883](#)

Vote to approve annual agreement with NC Forest Service.

Attachments: [NC Forest Service Contract FY24](#)

A motion was made by Commissioner Gomez Flores, seconded by Commissioner Delaney, 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 Delaney, Chair Howard, Commissioner Kenlan and Commissioner Gomez Flores

[23-4895](#)

Vote to award In-Home Aide and Caregiver Respite bids to First Choice Home Care, Inc., Guardian Angels Home Care of North Carolina and Keston Care.

Attachments: [Notice to Bidders - Intent to Award - CFBHS Keston Care](#)
[Notice to Bidders - Intent to Award - Guardian Angels Home Care of NC](#)
[Notice to Bidders - Intent to Award - First Choice Home Care](#)
[In Home Aid-Combined Tabulation for Bidders](#)

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

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

[23-4905](#)

Vote to approve Task Order #4 for HDR Engineering, Inc., in the amount of \$159,500.00

Attachments: [FY24 - HDR - Chatham County Task Order 4 - LCRR Assistance](#)

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

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

[23-4916](#)

Vote to approve the first amendment to extend the lease agreement between Chatham County and the NC Department of Agriculture and Consumer Sciences for office space for Forestry at the Chatham County Agriculture and Conference Center

Attachments: [First Amendment to NC \(Forestry\) Lease at Ag Center](#)
[Forestry Verbiage](#)

A motion was made by Commissioner Gomez Flores, seconded by Commissioner Delaney, 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 Delaney, Chair Howard, Commissioner Kenlan and Commissioner Gomez Flores

End of Consent Agenda

SPECIAL PRESENTATION

[23-4908](#)

Vote to adopt a Resolution Expressing Support for the Designation of the Week of September 10-16, 2023 as Chatham County Arts in Education Week

Attachments: [Arts in Education Week Res](#)

Chair Howard read the resolution into the record.

Chair Howard thanked the Board for adopting the resolution and said she is proud to be able to do this for Chatham County Schools and Chatham County students in particular. As a parent she deeply appreciates the role the arts have played in Chatham's schools.

A motion was made by Commissioner Kenlan, seconded by Commissioner Gomez Flores, that this Resolution #2023-41 Expressing Support for the Designation of the Week of September 10-16, 2023 as Chatham County Arts in Education Week, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

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

[23-4911](#)

Vote to adopt a resolution proclaiming September 15, 2023 to October 15, 2023 as Hispanic Heritage Month in Chatham County

Attachments: [CC Hispanic Heritage Proclamation 2023 English](#)
 [CC Hispanic Heritage Proclamation 2023 Spanish](#)

Commissioner Gomez Flores read the resolution into the record in both English and Spanish and presented the framed resolution to the Executive Director of the Hispanic Liaison, Ilana Dubester.

Ms. Dubester addressed the Board. The Hispanic Liaison is based in Siler City but also has an office in Sanford. They are celebrating twenty-eight years of service to the community and this will be the 10th Annual Fiesta. She shared flyers for the event with the commissioners and all those in attendance. She invited everyone to come see their new space. The Fiesta gets a little bigger and better every year. Eighty-seven vendors will be there. There will be a parade of traditional outfits and ceremonial dress, music, dance and food. There is also raffle and residents can buy tickets online for a chance to win eight different prizes. This year's Fiesta will include an antique car show.

The commissioners posed for pictures with Ms. Dubester and members of the Hispanic Liaison.

A motion was made by Vice Chair Dasher, seconded by Commissioner Delaney, that this Resolution# 2023-44, Proclaiming September 15, 2023 to October 15, 2023 as Hispanic Heritage Month in Chatham County, attached hereto and by reference made a part hereof, be adopted. The motion carried by the following vote:

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

PUBLIC INPUT SESSION

Erin Clark submitted the following written comments:

Carolina Murugan Temple is a religious institution that is seeking to establish a house of worship (Temple) in a residential neighborhood. They currently own 130 acres near the Haywood subdivision of Moncure, NC. Their plans as stated on their website include a temple, two parking areas, a museum, a library, a wedding venue, a playground, and picnic areas and a 155ft statue. I understand that A person or group's religious beliefs are beyond the scope of governmental regulation. Regulating a particular land-use activity because of disdain for the religious beliefs underlying that conduct or based on the type of people practicing those beliefs is impermissible, and that is not my intent. My concern involve regulations that address secular concerns such as land-use impacts, traffic and parking impacts, property value impacts, land-use compatibility, adequacy of utilities, health and safety concerns, and preservation of historic and aesthetic attributes of our community. How are the afore mentioned plans in line with a residential community or a property zoned as residential, but being used for religious or commercial events? A typical event hosted by the temple on their 'single residence' property can have upwards of 50 or more cars, and boasts 100 to 200 people. They erect several tents and seating areas to accommodate the crowds, and play music over loudspeakers for as long as 9 hours.

The Haywood Community consists of approximately 50 – 60 single family dwellings. We are a quiet neighborhood and we generally keep to ourselves and are respectful of our neighbors. When there is a temple event, the traffic in our neighborhood more than doubles – affecting our kids' ability to play outside and utilize our neighborhood road,

and causing safety concerns regarding the increase in traffic. In addition, the noise created by the festivals is significant and lengthy, causing undue stress on residents of neighboring properties as well as causing stress in agricultural animals enduring the loud music. Have special use permits or variance of land use for residential for a religious group been approved? How does the Temple fit into the CodeChatham and Plan Moncure plans, and why isn't it on any of the information for those initiatives? While permits have not been approved, they are hosting events and meetings on their land, and it is negatively impacting our nearby neighborhood with seemingly no consequence or care from Chatham County or care by the Temple and it's members. I am speaking out against the Murugan Temple and asking that the county do something to support our neighborhood's quality of life.

Terri Tyson submitted the following written comments:

Good Evening. I'm Terri Tyson, a resident of Chatham County. We moved to Chatham County in May 2017 from Chapel Hill. I am here tonight to speak about the trend we taxpayers and property owners are facing, which is continuing tax increases on our homes, year after year.

The property owners in Chatham County seem to be bearing the brunt of tax increases. However, as reasonable as Chatham County taxes seemed to me when we moved here about six years ago, it has become obvious we are paying more and more taxes. I was recovering from years of tax increase fatigue in Chapel Hill when we moved here. I saw this causing hardships for the average citizen and many of them had to move out of Orange County. Many Chatham County employees cannot afford to live in Chatham County. Taxes have gone up. Gas to fill our cars has become a major financial investment, and we have general inflation for food and other essentials.

Please see this issue from the citizen's viewpoint. You may not hear our point of view very often. People are hesitant to stand before you and complain. I believe I am speaking for those who could not be here to let you know how difficult it is to receive higher tax bills every year. You may hear regularly from county staff or others with different perspectives. When I spoke to you at the Budget public hearing in 2019, I pointed out the triple whammy of taxes. There was an increased tax rate on properties, an increase in the sales tax, and a reappraisal of properties. One might hope that when properties are reappraised, the tax rate might be lowered to offset the resulting higher taxes. I am concerned about the amount of taxes we will be paying, when the most recent appraisals are determined. The county appraiser was at our house over the summer. A problem that seems to never go away is the lost tax revenue to Chatham County when online purchases are made and the taxes erroneously are sent to a bordering county by the company. The company had my location in their computer as Orange County and the county lost that revenue. This situation is repeated over and over again. Perhaps if Chatham County could prevent this from happening, lots of tax revenue would flow into the County and maybe our taxes would not go up so fast. Our taxes have increased several times since we moved to Chatham County.

We received our tax bill for our house on Thursday. It went up again by a total of 21.5% since 2017. I saw lots of comments recently on a Chatham County thread on social media about the tax burden on private citizens. People are upset and discouraged. Hopefully you will be to slow down the tax increases in Chatham County. Citizens in all parts of Chatham County are looking to you to ease some of their tax burden. As elected officials, you represent all citizens of Chatham County. This includes those who voted for you, who did not vote for you, and those with different

viewpoints or political Party. Voters would like you to consider our pleas to not raise taxes.

Thank you.
Terri Tyson
Chatham County
Chapel Hill, NC 27516

Jake Muelbach submitted the following written comments:

I'm here again to ask for Chatham County to take responsibility for its gross negligence and pay to repair my home. We'll never be able to afford these repairs on our own, so there is no moving past this. You all mine as well get me an assigned seat and a name tag, because I'm going to keep speaking at these meetings until this is resolved. I don't care if you have to put it on a ballot and vote on it or start a fund raiser, Chatham County needs to make this right. I'm still waiting for someone to have the decency to issue an apology on the behalf of Chatham County, for the financial loss and heartache it has put my family and I through. Maybe everyone has been coached not to accept responsibility, but generic statements about having empathy is not an apology. Recently property tax increases have been a hot topic. On that note, since the quotes to repair our home are as much as the tax value itself, I'd like mine to be adjusted accordingly and only be taxed on the value of the land our home sits on. I'd also like to be reimbursed for the last 3 years of over charged property taxes. Last time I spoke Commissioner Howard stated there was nothing the county could do, but they were willing to have a conversation about making changes. Why haven't these changes already been made?

The county has been aware of this situation for almost 2 ½ years. The changes I'm requesting are for Chatham County to purchase sufficient insurance to protect citizens. The 2023 budget projects that Revenue from permits and fees will increase 14.8%, Chatham County can afford insurance coverage. Until this happens, I'm requesting that commissioners waive all fees for permits and inspections. Citizens shouldn't be forced to pay for services the County doesn't have to guarantee. Let's not use the excuses that this is how other counties operate. This is an opportunity for Chatham to be an ambassador for change. Also, until these changes are in place Chatham County should correct the inaccurate descriptions of its advertised insurance coverage, so citizens do not have a false sense of security. Lastly, I'm still waiting on a response for my request for an investigation of the County Manager and the Director of Permitting. The voting, tax paying residents of Chatham County are watching. Please help my family.

*Disappointed resident
Jake Muehlbach*

Michele Pinto stated she is not happy with the service she is getting from the County. The County should support its citizens and stand behind what it says they are going to do for their citizens. She believes the County's insurance policy, which is paid for by the taxpayers, should have helped her brother Jake Muelbach. She stands with Muelbach and everyone should stand with Muelbach. She shared the hashtag #standwithmuelbach. Citizens should expect to get what they pay for from the County.

Karl Kachergis submitted a legal agreement for the Board to review. He has lived in Chatham County since April of 1969. His family bought land in Chatham in 1960. They improved the existing road bed which is seven tenths of a mile long. Through the years various people have built, land has been divided off, and he remains at the end of the road. There is a road agreement concerning commercial development on the property back there. They became aware not quite a year ago that someone was building four Air BNBs on a 3.17 acres of land. This issue brought the whole neighborhood together. The maintenance of their road is voluntary. It isn't just pitching in to work on it and pay for the road but when they meet each other at the narrow section. The road is eighteen feet wide. Using the road is based on cooperation by the permanent residents. They are worried the Air BNB traffic may not be as cooperative. They are concerned about the increased traffic on their road. He has no idea how this could have happened because the neighbors should have been notified. He would appreciate the Board looking into the matter.

Joe Godfrey wished to speak about the tax rate in Chatham County. High tax rates discourage work, savings, investment, and innovation. Taxing poor families makes it harder for them to work toward self-sufficiency. When he raised his sons, he raised them to be self-sufficient but it is becoming difficult for anyone to be self-sufficient in today's economy. Higher taxes make it more difficult for poorer families to pay for child care and transportation. Mortgage rates are at the highest in twenty-one years. Americans have \$1 trillion of credit card debt. The highest in history. Grocery and gas prices remain high. Our sales tax rate is one of the highest in the state. He doesn't understand is why taxes are going up now when he hasn't seen any increase in County services. He asked what the new services were. Western Chatham is disproportionately affected by higher taxes. If residents cannot pay for it, the County should not do it. Balance the budget and do not raise taxes.

Marian Norton submitted the following written comments:

Chatham County Commissioners:

I recently became aware of a huge landfill being proposed in South West Chatham near Gulf, NC. This landfill if constructed would probably be the largest in the state. All of the land where it is proposed is in the zoning jurisdiction of Chatham County. A small portion of the 628.04 acres was zoned Heavy Industrial after the 2007 corridor zoning due to its prior use, but most of the land is under the protection of later RI and RS zoning, the RS zoning being due to its proximity to the waters of the Deep River. Watershed on the parcels are both critical and protected. Years ago when I spoke with county planning staff and county commissioners about another nuisance development, the rock quarry at Goldston, I was told that extending zoning was the only answer. I was told any changes in that zoning would be required to come before this body. Where is the protection for the Chatham County residents affected by this action?

Last year someone asked for and received a change to the state general statutes that took away the protection of the town of Goldston not being able to annex more than 10% of size of the town, paving the way to annex this large landfill. It was obviously orchestrated long before the application was delivered to planning. A recent social media comment on the Town of Goldston page, from an obvious supporter of this huge landfill, cautioned that if you didn't live in Goldston you had "no say". Because this is a proposed satellite annexation ALL of the affected households are county residents, living outside the town limits. It will be literally 'In their backyard'! The edge of the landfill property is more than 2 miles from the Goldston mayor's home. It is county

residents who will be most negatively affected if this is approved. Please help Goldston find a more suitable landfill site than land that is subject to flooding, is critical watershed, and has streams that flow directly to the water source for many nearby cities.

Thank You,
Marian Norton

Ms. Norton also provided a copy of:
GENERAL ASSEMBLY OF NORTH CAROLINA SESSION 2021 SENATE BILL 773
RATIFIED BILL AN ACT REMOVING THE CAP ON SATELLITE ANNEXATIONS
FOR THE TOWN OF GOLDSTON

PUBLIC HEARINGS

23-4888

A quasi-judicial public hearing requested by Duke Energy for a Special Use Permit for a new 120 ft wireless support tower at their current substation location on Parcel 62351, located at 1785 Corinth Rd, Cape Fear Township.

Attachments: [More information from the Planning department website](#)
[23-4888 Staff Presentation](#)
[Chatham County BOC_Duke Energy Presentation \(FINAL 08.21.23\) \(11476261.2\)](#)

Chair Howard administered the oath to those wishing to speak and opened the hearing.

Zoning Administrator Angela Plummer reviewed the specifics of the request and provided a presentation. (Presentation attached)

Ms. Plummer stated the parcels are zoned as heavy industrial. This request requires applying for a special use permit. The property is approximately eighty-three acres and has been actively used by Duke Energy for more than three decades. There is floodable area on this parcel, however, there are no concerns at this time with flooding as the substation is on the highest elevation on the parcel. Ms. Plummer stated the built upon area is limited to 36% without curb and gutter. The property is in the WS4 area protected watershed, however, not in the Jordan Lake buffer area. There are blue-line streams and there are no concerns with watershed protection.

Ms. Plummer reviewed the five findings.

Finding Number One: The applicant is not claiming an error in the Chatham County Zoning Ordinance. Wireless telecommunication towers are allowed with a special use permit.

Finding Number Two: Need and desirability for the public convenience or welfare.
a) *In order to provide faster, remote monitoring between substations, this tower will lend to faster service repairs in cases of power failure and to securely transmit information between stations and smart technology improvements for the area*

Finding Number Three: The character and integrity of the surrounding areas will not be detrimental to the health, safety, and welfare.
a) *The tower will be set back at least 150 ft from any adjoining property*

- b) The tower will be located within the existing fenced in sub-station area
- c) The monopole tower will be unlit as the FAA does not require lighting at 120 ft.

Finding Number Four: The manner in which the proposed SUP will carry out the intent of any adopted land use plan.

- a) Chapter 2, Issues and Opportunities; Land Use Suitability- this use will not hinder any future land development as it will be located on existing property utilized by Duke Energy
- b) Chapter 4, Plan Elements; ED Policy 4, Strategy 4.4- encourage the continued use of existing commercial and industrial uses to expand services in correct zoning districts

Finding Number Five: Adequate facilities, infrastructure, utilities.

- a) There is an existing road into the sub-station site
- b) This is an unmanned facility; no utilities needed.

Ms. Plummer said staff has no other comments at this time. Duke Energy also has a presentation for the Board.

Duke Energy's Director of Government & Community Relations Indira Everett presented to the Board. Ms. Everett stated she is based out of our Raleigh office, but reside in Durham and serve four surrounding counties, including Chatham County. She is here tonight regarding Duke Energy's plans to place a communications tower at Duke Energy's Moncure 115-kV Substation on Corinth Road. Duke is working here in Chatham County, and across the state to improve the reliability and resiliency of the electric grid to better serve its customers every day.

Ms. Everette stated as part of this important work, Duke Energy is upgrading its communication network and installing poles at several substations to support remote monitoring and control capabilities across our system. Duke Energy is pleased to make this investment in its infrastructure in Chatham County. Duke Energy will invest approximately \$200,000 dollars in the tower and network equipment at this site. The communications tower at the Moncure substation supports Duke's commitment to provide Duke Energy customers with reliable, affordable, and increasingly clean energy in Chatham County and throughout our service area.

Also with Ms. Everett are Duke's legal counsel, Amy Crout with Smith Anderson, and Duke's Project Manager, Aaron Cook. Ms. Crout presented Duke's application.

Ms. Crout reviewed the specifics with a presentation. (Presentation attached)

Ms. Crout said this is a fairly straight forward application for a special use permit. They did hold a community meeting in March and no one from the public attended. They have not received any feedback on this request from the public.

Ms. Crout reviewed in her presentation how Duke Energy's application meets all the requirements for the special use permit.

1. The use requested is among those listed as an eligible special use in the district in which the subject property is located or is to be located.
2. The requested special use permit is either essential or desirable for the public convenience or welfare.
3. The requested permit will not impair the integrity or character of the surrounding or adjoining areas, and will not be detrimental to the health, safety, welfare or environment

of the community.

4. The requested permit will be consistent with the objectives of the Land Use Plan.

5. Adequate utilities, access roads, storm drainage, recreation, open space, and other necessary facilities have been or are being provided consistent with the County's plans, policies and regulations.

Ms. Crout explained what a cambium pole is and why it is necessary.

- The Proposed Cambium Pole is a 120' tall monopole and wireless network device that will be installed as part of Duke Energy's communication network to securely transmit data to and from substations.
- It provides high-speed data connection and operates by "line of sight" to other cambium poles (so height is necessary).
- Currently, information is being monitored over a leased copper T-1 circuit. This is outdated technology, and the lease is expiring.
- This project will enhance Duke Energy's ability to supply power efficiently and safely throughout the region and improve outage recovery times during storms with new smart technology

Ms. Crout showed the aerial map of the property and stated it is surrounded by agricultural and industrial uses. The property is currently split zoned and this is located in a R1 residential zone and a tower is permitted as a special use. Ms. Crout explained how the request is consistent with the land use plan. She also reviewed the site layout and design. No other changes are proposed on this site except the erection of this monopole.

Ms. Crout stated the cambian pole at the substation supports Duke's commitment to provide customers with reliable, affordable, and increasingly clean energy in Chatham County and throughout Duke's service area. Duke has shown it meets all the requirements for a special permit use and they are available to answer any questions. Ms. Crout requested Duke's application and presentation as well as the staff presentation be entered into the official record.

Chair Howard asked if the tower is solely for Duke's use, and it is not available for co-locations on the tower. Ms. Crout said that is correct.

The Chair called on the Clerk to facilitate public input.

No one signed up to speak.

The Chair closed the hearing.

This Agenda Item was referred to the Planning Board.

[23-4889](#)

A legislative public hearing requested by Pranay Parekh to rezone Parcel 17357 from CU-RA90 (previously Contentnea Creek) to R-5 Residential, being 130.443 acres, located at 739 Hatley Rd., New Hope Township.

Attachments: [More information from the Planning department website](#)
[23-4889 Staff Presentation](#)
[PPPS-Rezoning Slideshow 20230821](#)

Zoning Administrator Angela Plummer reviewed the specifics of the request. (Presentation attached) Ms. Plummer reviewed the five findings.

Chair Howard asked which development is already there. Ms. Plummer said the existing development is Sunset Grove.

Chair Howard opened the hearing.

Members of The Site Group represented the applicant and reviewed the specifics of their request. The property is 130 acres. The land hasn't been timbered in a long time. They want to have larger lots with more existing tree coverage to remain. The zoning all around the site is R5 and it was previously rezoned to smaller lots and they do not think they really need that. They are trying to revert the zoning back to its pre 2007 state. They need the zoning approval to move forward with the subdivision process. There will be twenty-five lots with a minimum lot size of three acres with an average of five acres. There will be County water from Boxwood Drive throughout the subdivision. The five acre lots will use private septic on the homesites. Primary access is off of Hadley Road.

Chair Howard called on the Clerk to facilitate public input.

John Salay presented to the Board. Mr. Salay said part of their bids and proposals for the conditional use permits went through several iterations. They built out windfall to bring water down Hatley Road to connect to this new property. The county water engineers mentioned that it was beneficial to increase water pressure. He is not sure how it is going to work through Sunset Grove. It was a huge company. It was mentioned in the Triangle Business Journal as Flatiron Forest subdivision.

Jason and Liz Daughenbaugh presented to the Board. They live directly south of the property and have since 2016. Hatley Road has always been a rural road with chip and tar. They are worried about the speed of the traffic similar to Sugar Lake Road. They would like to see the speed limit go down to 35 mph to help preserve the safety of the community. A water line connecting folks with county water has been a problem for others. They are trying to preserve that area and keep it zoned R5 agricultural.

Krista Maley said she is also one of the adjacent property owners, two lots down. She has a vested interest in the development of the property. In the past there have been issues they have worked on with the developer. She did not feel the five findings were entirely accurate. The lots were not able to perk. There will be a decrease in wildlife and an increase in light pollution. The traffic is very busy and almost impossible to make a left hand turn. She is concerned about the traffic combined with industrial traffic.

The Chair Closed the hearing.

This Agenda Item was referred to the Planning Board.

[23-4890](#)

A legislative public hearing requested by Manns Chapel II, LLC and Circle K Stores, Inc., to rezone Parcels 2642, 2641, 2562, 2564, 2563, 2542, 2560 from R-1, Residential, B-1 Business, and CU-B1 to CD-NB to redevelop the convenience store site and allow for additional retail and personal services commercial building, located at 11399 US 15-501 N, Baldwin Township.

Attachments: [More information from the Planning department website](#)
[23-4890 Staff Presentation](#)
[Circle K Public Hearing Presentation FINAL](#)

*Zoning Administrator Angela Plummer reviewed the specifics of the request.
(Presentation attached)*

Chair Howard opened the hearing.

*Nick Robinson represented the applicant and gave a presentation to the Board.
(Presentation attached). Mr. Robinson was also accompanied by Andy Priolo for Circle
K and also the engineering/ land planning team headed by Rick Baker of the Timmons
Group.*

*Mr. Robinson reviewed the application and detailed how the application met the
requirements of the Chatham County Zoning Ordinance. Mr. Baker reviewed the site
plan.*

*Commissioner Kenlan asked if the old gas tanks will have to be removed. Mr. Baker
said they would have to be removed.*

*Chair Howard asked if there will now be two entrances/exits. Mr. Baker said there will
be three entrances and two exits. Commissioner Kenlan said that currently there is no
clear way to enter and exit. Mr. Baker said that is correct.*

Chair Howard called on the Clerk to facilitate public comment.

No one signed up to speak.

Chair Howard closed the hearing.

This Agenda Item was referred to the Planning Board.

BOARD PRIORITIES

23-4904

Receive public comment on the reapportionment alternative plans for Chatham County Board of Commissioner residency districts and vote to set a public hearing for September 18, 2023, during the Chatham County Board of Commissioners' regular meeting beginning at 6:00 p.m., to receive comments on the reapportionment preferred plan for Chatham County Board of Commissioner residency districts.

Attachments: [Current BOC Layout](#)
[Current BOC With Precincts](#)
[Option 1 BOC With Precincts](#)
[Option 1 Layout](#)
[Option 2 BOC With Precincts](#)
[Option 2 Layout](#)
[Option 3 BOC With Precincts](#)
[Option 3 Layout](#)

Chatham County Assistant County Manager Bryan Thompson presented to the Board.

Mr. Thompson said staff wants to receive public input and a preferred alternative option to set forth for a public hearing on September 18th.

Chair Howard asked the Clerk to facilitate public input.

My name is Richard Brownfield. I live in Chatham County at 630 Taylors Chapel RD, Sanford. Thank you for initiating the process to redraw the Board of Commissioner residency districts. And the County GIS mapping department has done an excellent job in preparing the maps.

I support districts with equal populations, with reasonable boundaries, with minimal precinct divisions, and with a minimum of gerrymandering. We must insure that every voter knows their vote counts equally in selecting Commissioners to represent their District. I am sure that all of us endorse these goals.

Now, the details:

I analyzed the current plan and the three options under consideration and tried to model the effect that the redistricting would have on voter rights, minority group participation, and voter suppression.

The current District Map has several problem areas that adversely effect achieving our goals and aspirations, including significant gerrymandering, population disparities, and an excessive number of precincts split between Districts.

Option #1 reduces the gerrymander in District 3 and reduces the number of District 3 precincts to 6 (5 split, one not split). In total, 11 precincts are split.

Option #2 reduces the sprawl of District 3 further but splits 11 precincts.

Option #3 splits precincts the least, with 11 of the 18 precincts kept whole, and only 7 split. This the best of the three. But all this work is meaningless, even though many of the stated objectives were achieved.

Chatham County elects Board of Commissioners and Board of Education members using the "At-Large" system with residential districts. In simple terms, this means that all Chatham County citizens vote in all District races, and that the District candidate who wins the most total votes wins the District. The only "District" requirement is that a Commissioner must reside in the District. An example of the inequality caused by At-Large voting is apparent in the results of the 2022 Board of Commissioners Election.

I selected District 3 to analyze, but the other two Districts share the same patterns. First, congratulations to Commissioner Katie Kenlan for a resounding win, defeating Joe Godfrey by a margin of 5,018 votes! When the results from the precincts that actually are in District 3 are counted, 1,344 votes of the 5,018 victory margin came from outside District 3, and 3,674 votes of the victory margin were probably due to the way the current District 3 is gerrymandered. In fact, only 6 of the current 18 precincts typically provide vote totals that dominate all Board of Commissioners elections. If only the votes from these 6 precincts were counted for Commissioner Kenlan, and votes from all 18 precincts were counted for Mr. Godfrey, Commissioner Kenlan would win by 24 votes!

If 11 of the 18 precincts do not matter in selecting a winner, it indicates a major problem often called voter suppression. Looking at the 2022 numbers, 38% of the registered voters in the County are suppressed. And within that total, 54% of the Black registered voters are suppressed. This is almost 23,000 registered voters who might as well as not vote. We all know this, as does the NAACP, The NC League of Women Voters, and the John Locke Foundation, among others.

"Although At-large voting is becoming rarer and rarer, ... , such discriminatory election systems remain in place in our democracy ... "

The NC League of Women Voters, in a recent report, stated that "Perhaps the most dramatic fact that emerges ... is that as many as 39 counties in North Carolina still have all At-Large voting systems. Such districts make it exceedingly difficult for people of color to win elections. This not only perpetuates systems that fail to reflect the diversity in our communities but discourages participation in the democratic process."

In 2021, the John Locke Foundation issued a report on the perils of At Large voting in NC: in the counties that use At-large voting, 76% have all commissioners from only one party. Of the counties that do not elect all their commissioners at large, only 11% have all commissioners from the same party. Multiple counties and cities in NC have abandoned at large voting. Some counties did this on their own, but many were forced to single member districts through lawsuits.

I urge you to add single member districts to all of the four plans to insure that one citizen, one vote, with unhindered access to the polls is the standard in Chatham County. Thank you.

Chair Howard asked the County Attorney to review Chatham's method of election and the legal requirements for redistricting.

County Attorney Bob Hagemann stated Chatham County has residency districts as compared to electoral districts. County residency districts require candidates to live in the district, but all county residents vote for all of the commissioners, both in the primary and general election. Electoral districts require candidates to live in the district and are voted on only by members of their district. The North Carolina Constitution requires electoral districts to have substantially the same population within a district with a variance of up or down 5%. Any legal constraints on gerrymandering only apply in the context of electoral districts and the residency model is not subject to those same constraints.

The Board discussed the pros and cons of the three options.

Vice Chair Dasher said option three splits Pittsboro into three districts and he fears three commissioners could come from the same population center. Commissioner Kenlan said she agreed and it would be best for the county to stay away from that.

Chair Howard is concerned option two creates "super districts" for both Districts 1 and 4. Vice Chair Dasher said one advantage is the possibility of a rural candidate out of District 4.

Commissioner Gomez Flores asked for clarification around the percentage differences. It seems having a positive percentage at this present time would indicate there is more population than there should be. Mr. Thompson the districts where there is a reduced population allow for additional growth. If we don't anticipate as much growth potential within a district until the next Census then staff started with a higher balance of people. This allows for a longer shelf life for the districts and more likelihood they will be balanced in the next Census. Mr. Haffele said the negative variances are for districts where staff believe there will be more growth. As he said at the last meeting, that is the hardest part of coming up with the scenarios because one never knows what the growth will look like and can only estimate.

Chair Howard asked if the numbers provided were based on current zoning and not the Moncure Small Area Plan. Mr. Haffele said yes. It is based on 2020 population census data and the County is already three years past that.

Commissioner Kenlan said Mr. Hagemann said even with that the options have the 5% up or down cushion. Mr. Haffele said that is a requirement for electoral districts but that is not a requirement of residency districts. Mr. Hagemann reviewed the legislation and stated it calls for the Board to redefine districts if there is substantial inequity in the population of the districts. The Board's legal obligation is to make the districts closer in balance than currently exists. All three of these plans do that.

Chair Howard said option one seems more balanced. Vice Chair Dasher said it better incorporates future Chatham Park development. Mr. Haffele said staff tried to specifically see what would happen if the districts kept Siler City and Pittsboro intact. He believes option one balances out population well for future growth.

Commissioner Kenlan asked if the Board could see option one with the precincts. Vice Chair Dasher said precincts are established and maintained by the Board of Elections. Mr. Hagemann confirmed precincts are established by the Board of Elections. He has seen where electoral districts and precincts match up. He does not see the relevance of making the precincts mapped to their district. The purpose of the precinct is to identify where a resident goes to vote but everyone in the county is getting the same ballot. Vice Chair Dasher pointed out that Chatham's precincts aren't balanced by population. Chair Howard thinks the Board of Commissioners can simplify the messaging around the precinct only being where one goes to vote.

Commissioner Delaney said option one is the best option for the public hearing. Commissioner Kenlan agreed. Commissioner Gomez Flores said he prefers option two.

Vice Chair Dasher asked if the Board can we make changes to the map after the public hearing. Mr. Hagemann stated the Board may make adjustments based on the input it receives during the public hearing.

A motion was made by Commissioner Kenlan, seconded by Chair Howard, to

set a public hearing to receive public comment on preferred reapportionment Option 1 for September 18, 2023 at 6:00 pm. The motion carried by the following vote:

Aye: 4 - Vice Chair Dasher, Commissioner Delaney, Chair Howard and Commissioner Kenlan

No: 1 - Commissioner Gomez Flores

[23-4917](#)

Discuss Chatham County Board of Commissioners Rules of Procedure

Attachments: [BOC Rules of Procedure - Electronic Meeting Language Included - April 2020](#)
[Chatham County Hearing Rules \(1\)](#)

Commissioner Delaney presented his proposed edits to the Rules of Procedure. He said there are three combined suggestions to emphasize civil discourse. Commissioner Delaney said the Board does not have to decide today, but his goal was to continue the conversation.

Chair Howard said she was confused with the language and requested the edits reflect the intention. She would like to continue the conversation at a future meeting.

CLERK'S REPORT

There will be two speakers from the County at the upcoming North Carolina Association of County Commissioners' conference. County Attorney Bob Hagemann and Policy Analyst Brenton Hart will both present. She is excited that the Board will be in attendance.

Ms. Ray will be a part of the interview panel for Cooperative Extension's 4-H for the program assistant position. They hope to have a fully staffed 4-H department soon.

She reminded the Board to bring school supplies for "Stuff the Bus" event at the conference.

MANAGER'S REPORT

County Attorney Bob Hagemann will be speaking at the North Carolina Association of County Commissioners' conference on ethics. In Friday's session, Policy Analyst Brenton Hart will be speaking on the County's role in digital inclusion planning. He is looking forward to the conference.

On September 9th there will be a Recovery Celebration in Siler City.

COMMISSIONERS' REPORTS

Commissioner Delaney will be attending a University of North Carolina School of Government (UNC SOG) strategic planning meeting.

Commissioner Gomez Flores will have an update on the Maternity Care Center at the September Board of Commissioners meeting. He said the number of clients served is looking better and staffing has improved at the center. They are looking at advertising so the volume of the mothers increases. He appreciated the Board for approving Lateef Mitchell's appointment to the Juvenile Crime Prevention Council (JCPC). Lateef has

been in attendance at the JCPC meetings and is a well rounded individual.

Vice Chair Dasher urged everyone in attendance to attend the film screenings for the Chatham County Partnership for Children.

Commissioner Kenlan attended a UNC SOG training called "Working Better Together as a Board". The instructor, Leslie Anderson, has decades of experience and it was a wonderful experience with well seasoned government employees. It was an opportunity to meet other people and hear about how they accomplish working together. She will email the literature resources. Mary Schmidt, the Director of Chatham Promise, said students need to have enrolled in Central Carolina Community College while they are in high school to participate in the program. There are oftentimes virtual courses and families need to be thinking ahead about the robust enrollment in that program. The final Plan Moncure meeting had a great turnout. She is proud of the firm for making themselves available to residents.

Chair Howard said the schools have guidance counselors from the community colleges which is a wonderful thing. Tomorrow she will be attending the Durham-Chapel Hill-Carrboro Metropolitan Planning Organization (DCHC-MPO) retreat and staff will be attending to strategically align Chatham's values. She will be missing Thursday of the North Carolina Association of County Commissioners conference, but will be attending Friday. August 30th - September 15th she will be out of town.

ADJOURNMENT

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

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