



Minutes

Board of Commissioners Regular Meeting

7 p.m. May 11, 2026

Board Meeting Room, Town Hall Annex, 105 E. Corbin St.

Present: Mayor Mark Bell and commissioners Meaghun Darab, Robb English, Kathleen Ferguson and Matt Hughes

Absent: Commissioner Evelyn Lloyd

Staff: Budget Director Emily Bradford, Planning and Economic Development Manager Shannan Campbell, Administrative Services Director Jen Della Valle, Assistant Town Manager and Community Services Director Matt Efird, Budget and Management Analyst Josh Fernandez, Town Attorney Bob Hornik, Information Technology Manager Chris Johnston, Town Clerk and Human Resources Technician Sarah Kimrey, Communications Specialist JC Leser-McMinn, Town Manager Eric Peterson, Public Space and Sustainability Manager Stephanie Trueblood and Chief of Police Jason Winn

Opening of the meeting

Mayor Mark Bell called the meeting to order at 7 p.m.

1. Public charge

Bell did not read the public charge.

2. Audience comments not related to the printed agenda

There were none.

3. Agenda changes and approval

Item 5.I – SecureNC Partnership with the North Carolina Department of Information Technology was pulled from the consent agenda for discussion at a future meeting.

Motion: Commissioner Kathleen Ferguson moved to approve the agenda as amended. Commissioner Robb English seconded.

Vote: 4-0.

4. Appointments

- A. Tourism Board – Reappointment of Megan Kimball as the Alliance for Historic Hillsborough Representative serving a partial term expiring August 1, 2026 and Appointment of Blake Tedder as the Alliance for Historic Hillsborough Representative serving a full term starting August 2, 2026 and expiring August 2, 2028

Motion: Ferguson moved to approve the appointments as presented. Commissioner Matt Hughes seconded.

Vote: 4-0.

5. Items for decision – consent agenda

- A. Minutes
 - Regular meeting April 13, 2026
 - Work session April 27, 2026
- B. Miscellaneous budget amendments and transfers
- C. Proclamation – Police Week and Peace Officers Memorial Day
- D. Proclamation – National Public Works Week 2026
- E. Proclamation – Heat Awareness Week
- F. Proclamation – Memorial Day 2026
- G. Proclamation – Community Home Trust Day
- H. Special Event Permit – The Big Run 5K by Fleet Feet
- ~~I. SecureNC Partnership with the North Carolina Department of Information Technology~~
- J. Resolution Authorizing the Submission of the Fiscal Year 2026 - 2027 HOME Annual Action Plan and Program Design for Orange County, North Carolina

Motion: Ferguson moved to approve all items on the amended consent agenda. Hughes seconded.
Vote: 4-0. Nays: None.

6. Items for decision – regular agenda

- A. Strategic Plan Update

Administrative Services Director Jen Della Valle presented the third-quarter strategic plan update. The board received the report and supported staff’s proposal to use fiscal year 2027 as an extension year to complete outstanding items in the current plan while preparing the next strategic plan covering fiscal years 2028-30.
- B. Fiscal Year 2027-29 Recommended Budget Presentation

Town Manager Eric Peterson presented an overview of the recommended budget for fiscal years 2027-29. Key points included:

 - Property Tax: The proposed budget maintains the current property tax rate for fiscal year 2027, with no changes recommended.
 - Water and Sewer Rates: A 7.5% increase in both water and sewer rates is recommended to address inflationary pressures and support the long-term sustainability of the town’s utility infrastructure.
 - Stormwater Fees: The budget includes the final annual installment of the previously approved phased increase to the stormwater fee, ensuring adequate funding for stormwater management projects.
 - Employee Compensation: The proposal includes merit increases of 3–5% and a \$1,000 cost-of-living adjustment.

The town manager emphasized that the budget aims to balance fiscal responsibility with the needs of the community, highlighting efforts to maintain levels of service without a significant increase in financial burdens on residents. The presentation included overall fiscal strategies aimed at preserving financial stability while meeting the necessary service obligations for the town.

The board received the manager's presentation with an understanding that detailed budget discussions and reviews would continue at the May 18 Budget Public Hearing and Workshop, providing opportunities for community input and thorough deliberation.

- C. Discussion of Data Centers and Land Use Matters

Assistant Town Manager Matt Efird presented an overview of data centers, potential land use and utility impacts, and options for regulating them. Commissioners expressed support for establishing a near-term moratorium and exploring a longer-term moratorium while staff develops proposed regulations.

Motion: Commissioner Meaghun Darab moved to adopt the resolution stating the board's intent to consider regulations pertaining to development of data centers in the town's jurisdiction. Ferguson seconded.
Vote: 4-0.

D. Hot topics for work session May 27, 2026

The May 27 work session will include a public hearing to receive public comment on the proposed adoption of an ordinance imposing a 60-day development moratorium on data centers as a land use, as well as a second budget workshop, if needed.

7. Updates

A. Board members

Board members gave updates on the committees and board on which they serve.

B. Town manager

There were no additional updates.

C. Staff (written reports in agenda packet)

There were no additional updates.

8. Adjournment

Motion: Hughes moved to adjourn at 8:58 p.m. Ferguson seconded.

Vote: 4-0.

Respectfully submitted,



Sarah Kimrey

Town Clerk

Staff support to the Board of Commissioners

Budget Adjustment Report

Adjustment Detail

For Date Range: 05/11/2026 - 05/11/2026

Town of Hillsborough, NC

Account Number	Account Name	Original Budget	Budget Adjustments	Current Budget
Adjustment Number	Adjustment Description	Packet Number	Post Date	Amount
Budget Code: 2025-2026 - Budget 2025-2026 Fiscal: 2025-2026				
Fund: 10 - GENERAL				
Revenue				
10-71-3870-3870900	TRANSFER FROM FUND 78 GF COMMITTED			
BA0000398	Cover increase to solar feasibility study	GLPKT03639	05/11/2026	
				-691,174.00
				-1,500.00
				-692,674.00
			Revenue Total:	-691,174.00
				-1,500.00
				-692,674.00
Expense				
10-10-4000-5300154	MAINT - GROUNDS			
BA0000392	TS Chantal: Cover miscellaneous overage	GLPKT03533	05/11/2026	
				0.00
				-3,030.96
				-3,030.96
10-10-4000-5300161	MAINT - VEHICLES			
BA0000392	TS Chantal: Cover miscellaneous overage	GLPKT03533	05/11/2026	
				0.00
				-4,315.42
				-4,315.42
10-10-4000-5300351	RENTAL - EQUIPMENT			
BA0000391	TS Chantal: Cover graphics on garbage truck ...	GLPKT03532	05/11/2026	
BA0000397	Clean up misc overages	GLPKT03635	05/11/2026	
				0.00
				-1,908.00
				-1,825.00
				-83.00
10-10-4000-5300361	RENTAL - VEHICLES			
BA0000397	Clean up misc overages	GLPKT03635	05/11/2026	
				0.00
				-15.72
				-15.72
10-10-4000-5300570	MISCELLANEOUS			
BA0000392	TS Chantal: Cover miscellaneous overage	GLPKT03533	05/11/2026	
BA0000397	Clean up misc overages	GLPKT03635	05/11/2026	
				0.00
				7,243.50
				7,346.38
				-102.88
10-10-4000-5300583	MISC - TAX, TAGS, ETC			
BA0000397	Clean up misc overages	GLPKT03635	05/11/2026	
				0.00
				2,100.00
				2,100.00
10-10-4000-5700740	CAPITAL - VEHICLES			
BA0000391	TS Chantal: Cover graphics on garbage truck ...	GLPKT03532	05/11/2026	
				0.00
				1,825.00
				1,825.00
10-10-4000-5700741	CAPITAL - EQUIPMENT			
BA0000397	Clean up misc overages	GLPKT03635	05/11/2026	
				0.00
				-1,898.40
				-1,898.40
10-10-4600-5300080	TRAINING/CONF/CONV			
BA0000397	Clean up misc overages	GLPKT03635	05/11/2026	
				8,000.00
				130.00
				130.00
10-10-4600-5300530	DUES & SUBSCRIPTIONS			
BA0000397	Clean up misc overages	GLPKT03635	05/11/2026	
				1,020.00
				75.00
				75.00
10-10-4600-5300570	MISCELLANEOUS			
BA0000397	Clean up misc overages	GLPKT03635	05/11/2026	
				6,400.00
				-205.00
				-205.00
10-10-5000-5300081	TRAINING/CONF/CONV			
BA0000397	Clean up misc overages	GLPKT03635	05/11/2026	
				2,500.00
				-1,440.00
				-1,440.00
10-10-5000-5300447	CS - COPIER			
BA0000397	Clean up misc overages	GLPKT03635	05/11/2026	
				11,000.00
				1,440.00
				1,440.00
10-10-6300-5300441	CS - ENGINEERING			
BA0000398	Cover increase to solar feasibility study	GLPKT03639	05/11/2026	
				0.00
				1,500.00
				1,500.00
10-20-5100-5300161	MAINT - VEHICLES			
BA0000397	Clean up misc overages	GLPKT03635	05/11/2026	
				3,000.00
				6,951.00
				6,951.00
10-20-5100-5300330	SUPPLIES - DEPARTMENTAL			
BA0000397	Clean up misc overages	GLPKT03635	05/11/2026	
				95,477.00
				-2,900.00
				-2,900.00
10-20-5100-5300363	RENTAL - BUILDINGS			
BA0000397	Clean up misc overages	GLPKT03635	05/11/2026	
				42,000.00
				849.00
				849.00
10-20-5100-5300447	CS - COPIER			
BA0000397	Clean up misc overages	GLPKT03635	05/11/2026	
				6,000.00
				-2,500.00
				-2,500.00
10-20-5100-5300530	DUES & SUBSCRIPTIONS			
				700.00
				200.00
				900.00

Budget Adjustment Report

Account Number	Account Name	Packet Number	Post Date	Original Budget	Budget Adjustments	Current Budget
Adjustment Number	Adjustment Description				Amount	
BA0000397	Clean up misc overages	GLPKT03635	05/11/2026		200.00	
10-20-5100-5300570	MISCELLANEOUS			15,500.00	-1,000.00	14,500.00
BA0000397	Clean up misc overages	GLPKT03635	05/11/2026		-1,000.00	
10-20-5100-5300574	MISC - POLICE DOG			4,100.00	-1,600.00	2,500.00
BA0000397	Clean up misc overages	GLPKT03635	05/11/2026		-1,600.00	
10-30-5600-5300310	GASOLINE			12,500.00	4,000.00	16,500.00
BA0000400	Fuel Increase	GLPKT03661	05/11/2026		4,000.00	
10-30-5600-5300441	CS - ENGINEERING			145,000.00	-4,000.00	141,000.00
BA0000400	Fuel Increase	GLPKT03661	05/11/2026		-4,000.00	
Expense Total:				353,197.00	1,500.00	354,697.00
Fund 10 Total:				-337,977.00	0.00	-337,977.00

Fund: 30 - WATER/SEWER

Revenue						
30-00-3850-3850000	INTEREST EARNED			-300,000.00	-30,000.00	-330,000.00
BA0000396	Adj per actual	GLPKT03615	05/11/2026		-30,000.00	
Revenue Total:				-300,000.00	-30,000.00	-330,000.00

Expense						
30-80-4000-5300570	MISCELLANEOUS			0.00	23,000.00	23,000.00
BA0000397	Clean up misc overages	GLPKT03635	05/11/2026		23,000.00	
30-80-4000-5700735	CAPITAL - BUILDINGS & IMPROVEMENTS			0.00	-6,000.00	-6,000.00
BA0000397	Clean up misc overages	GLPKT03635	05/11/2026		-6,000.00	
30-80-4000-5700741	CAPITAL - EQUIPMENT			0.00	-17,000.00	-17,000.00
BA0000397	Clean up misc overages	GLPKT03635	05/11/2026		-17,000.00	
30-80-7220-5100010	OVERTIME COMPENSATION			500.00	1,000.00	1,500.00
BA0000397	Clean up misc overages	GLPKT03635	05/11/2026		1,000.00	
30-80-7220-5300080	TRAINING/CONF/CONV			4,500.00	-1,000.00	3,500.00
BA0000397	Clean up misc overages	GLPKT03635	05/11/2026		-1,000.00	
30-80-7240-5100010	OVERTIME COMPENSATION			5,000.00	750.00	5,750.00
BA0000397	Clean up misc overages	GLPKT03635	05/11/2026		750.00	
30-80-7240-5300110	TELEPHONE/INTERNET			0.00	300.00	300.00
BA0000397	Clean up misc overages	GLPKT03635	05/11/2026		300.00	
30-80-7240-5300113	LICENSE FEES			42,630.00	-1,050.00	41,580.00
BA0000397	Clean up misc overages	GLPKT03635	05/11/2026		-1,050.00	
30-80-8120-5300080	TRAINING/CONF/CONV			2,800.00	25.00	2,825.00
BA0000397	Clean up misc overages	GLPKT03635	05/11/2026		25.00	
30-80-8120-5300330	SUPPLIES - DEPARTMENTAL			5,000.00	50.00	5,050.00
BA0000397	Clean up misc overages	GLPKT03635	05/11/2026		50.00	
30-80-8120-5300570	MISCELLANEOUS			1,200.00	-75.00	1,125.00
BA0000397	Clean up misc overages	GLPKT03635	05/11/2026		-75.00	
30-80-8140-5300154	MAINT - GROUNDS			36,000.00	-2,000.00	34,000.00
BA0000395	Tree removal at manhole	GLPKT03547	05/11/2026		-2,000.00	
30-80-8140-5300165	MAINT - INFRASTRUCTURE			190,000.00	-16,000.00	174,000.00
BA0000393	Cover new pump assembly for Mayo Pump S...	GLPKT03534	05/11/2026		-16,000.00	
30-80-8140-5700741	CAPITAL - EQUIPMENT			0.00	16,000.00	16,000.00
BA0000393	Cover new pump assembly for Mayo Pump S...	GLPKT03534	05/11/2026		16,000.00	
30-80-8200-5300080	TRAINING/CONF/CONV			5,000.00	700.00	5,700.00
BA0000394	Cover NCRWA conference x3	GLPKT03535	05/11/2026		700.00	
30-80-8200-5300145	MAINT - BUILDINGS			2,000.00	50.00	2,050.00
BA0000397	Clean up misc overages	GLPKT03635	05/11/2026		50.00	
30-80-8200-5300154	MAINT - GROUNDS			40,000.00	1,950.00	41,950.00
BA0000395	Tree removal at manhole	GLPKT03547	05/11/2026		2,000.00	

Budget Adjustment Report

For Date Range: 05/11/2026 - 05/11/2026

Account Number	Account Name	Packet Number	Post Date	Original Budget	Budget Adjustments Amount	Current Budget
BA0000397	Clean up misc overages	GLPKT03635	05/11/2026		-50.00	
30-80-8200-5300351	RENTAL - EQUIPMENT			5,000.00	-700.00	4,300.00
BA0000394	Cover NCRWA conference x3	GLPKT03535	05/11/2026		-700.00	
30-80-8220-5300145	MAINT - BUILDINGS			14,200.00	3,300.00	17,500.00
BA0000399	Cover asphalt crack repair at WWTP	GLPKT03655	05/11/2026		3,300.00	
30-80-8220-5300473	MAINT - CONTRACTS			22,520.00	-3,300.00	19,220.00
BA0000399	Cover asphalt crack repair at WWTP	GLPKT03655	05/11/2026		-3,300.00	
30-80-8220-5300550	SLUDGE REMOVAL			206,000.00	30,000.00	236,000.00
BA0000396	Treatment Basin Grit Removal	GLPKT03615	05/11/2026		30,000.00	
Expense Total:				582,350.00	30,000.00	612,350.00
Fund 30 Total:				282,350.00	0.00	282,350.00
Budget Code 2025-2026 Total:				-55,627.00	0.00	-55,627.00

APPROVED: 4/0

DATE: 5/11/26

VERIFIED: *Janet E. Kimrey*

Budget Adjustment Report

Description

Fund Summary

Description	Fund	Original Budget	Budget Adjustments	Current Budget
Budget Code: 2025-2026 - Budget 2025-2026 Fiscal: 2025-2026				
	10	-337,977.00	0.00	-337,977.00
	30	282,350.00	0.00	282,350.00
Budget Code 2025-2026 Total:		-55,627.00	0.00	-55,627.00



PROCLAMATION

Police Week and Peace Officers Memorial Day

May 10-16, 2026

WHEREAS, there are approximately 900,000 law enforcement officers serving in communities across the United States, including the dedicated members of the Hillsborough Police Department; and

WHEREAS, on April 29, 1786, Sheriff Benjamin Brach of Chesterfield County, Virginia, became the first law enforcement officer to die in the line of duty in the United States; since then, more than 26,600 law enforcement officers in the United States have paid the ultimate price during the performance of their duties, including 639 in North Carolina; and

WHEREAS, over 50,000 assaults against law enforcement officers are reported each year, resulting in approximately 17,000 injuries; and

WHEREAS, the 87th Congress passed Public Law 87-726, a joint resolution authorizing the president to proclaim May 15 of each year as Peace Officers Memorial Day, and the calendar week during which May 15 occurs as Police Week; this was signed into law by President John F. Kennedy on Oct. 1, 1962; and

WHEREAS, the members of the Hillsborough Police Department play an essential role in safeguarding the rights and freedoms of our residents, they protect the innocent against deception and the weak against oppression, they unceasingly provide a vital public service without which our town would not enjoy the peace and liberty that we so dearly value; and

WHEREAS, it is important that community members know and understand the duties and responsibilities of our law enforcement officers and acknowledge the hazards and sacrifices that are a fundamental aspect of their profession;

THEREFORE, I, Mark Bell, mayor of the Town of Hillsborough, do hereby proclaim May 10 through May 16, 2026 as "Police Week" and call upon all organizations and residents to commemorate law enforcement officers, past and present, who have rendered dedicated service to their communities.

NOW, THEREFORE, I proclaim Friday, May 15, 2026 as "Peace Officers Memorial Day" and call upon all residents of Hillsborough to honor those law enforcement officers who made the ultimate sacrifice in service to their community or became disabled in their performance of their duty.

IN WITNESS WHEREOF, I have hereunto set my hand and caused this seal of the Town of Hillsborough to be affixed this 11th day of May in the year 2026.



Mark Bell

Mark Bell, Mayor

Town of Hillsborough



PROCLAMATION

National Public Works Week 2026

Rooted in Service, Powered by Community

WHEREAS, public works professionals focus on infrastructure, facilities and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life and well-being of the people of Hillsborough; and

WHEREAS, these infrastructure, facilities and services could not be provided without the dedicated efforts of public works professionals, who are responsible for rebuilding, improving, and protecting our town's transportation, water supply, water and sewer treatment, solid waste systems, and facilities essential for our residents; and

WHEREAS, it is in the public interest for the residents of Hillsborough to gain knowledge of and to maintain an ongoing interest and understanding of the importance of public works and public works programs in our community; and

WHEREAS, the year 2026 marks the 66th annual National Public Works Week sponsored by the American Public Works Association; and

WHEREAS, all residents are urged to join with representatives of the American Public Works Association and Town of Hillsborough to pay tribute to our public works professionals and to recognize the substantial contributions they make to protecting our town's health, safety, and quality of life.

NOW, THEREFORE, I, Mark Bell, mayor of the Town of Hillsborough, do hereby proclaim May 17 through May 23, 2026 as "National Public Works Week" in the Town of Hillsborough.

IN WITNESS WHEREOF, I have hereunto set my hand and caused this seal of the Town of Hillsborough to be affixed this 11th day of May in the year 2026.



Mark Bell

Mark Bell, Mayor
Town of Hillsborough



PROCLAMATION

Heat Awareness Week May 18-22, 2026

WHEREAS, extreme heat causes heat-related illness or death and worsening of cardiovascular, respiratory and cerebrovascular diseases, with the greatest risks occurring in the first weeks of the heat season, which starts in June, as people's bodies adjust to the heat; and

WHEREAS, climate change causes more frequent and severe heat waves, with Orange County experiencing temperatures greater than 95 degrees on 8 days on average per year between 1983 and 2014, the National Weather Service issuing 12 heat advisories and 1 excessive heat warning in 2024, and the county expected to experience high temperatures on 28 to 41 days per year by the 2060s;

WHEREAS, the summer of 2025 included the second warmest July on record statewide and the warmest month ever recorded based on nighttime low temperatures, North Carolina experienced more than 5,700 heat-related illness emergency department visits, a far higher number than recorded in each of the past five summers; and

WHEREAS, North Carolina's urban and rural communities now have more nights with temperatures above 70 degrees and heat-related illnesses and deaths increase when temperatures stay high overnight; and

WHEREAS, heat-related illnesses can affect anyone but disproportionately affects infants and children, pregnant women, older adults, outdoor workers, athletes, people with underlying health conditions, and low-income individuals who are more likely to live in locations without easy access to air conditioning; and

WHEREAS, summer temperatures can be up to 11 degrees warmer in urban heat islands than surrounding areas, with these heat islands in low-income communities of color with fewer trees and more pavement; and

WHEREAS, heat-related illnesses are preventable, monitoring and minimizing risks are a shared responsibility, and North Carolina has collaborated with scientists, health experts and community leaders to develop heat resilience resources and has recognized heat's threat to the health and well-being of residents; and

WHEREAS, the Town of Hillsborough partnered with Orange County and the towns of Carrboro and Chapel Hill to adopt a heat action plan to build local resilience to the health impacts of extreme heat and other climate hazards;

NOW, THEREFORE, I, Mark Bell, mayor of the Town of Hillsborough, do hereby proclaim May 18-22, 2026, as "Heat Awareness Week" in Hillsborough and commend its observance to all people.

FUTHERMORE, the Hillsborough Board of Commissioners encourages everyone to sign up for OC Alerts, monitor the county's website and social media for heat advisories and warnings, and take simple steps during heat waves to stay safe, such as reducing time outside, visiting cooling centers if without air conditioning, and staying hydrated.

IN WITNESS WHEREOF, I have hereunto set my hand and caused this seal of the Town of Hillsborough to be affixed this 11th day of May in the year 2026.



Mark Bell

Mark Bell, Mayor
Town of Hillsborough



PROCLAMATION

Memorial Day 2026

WHEREAS, Memorial Day is a day of reflection and solemn observance to honor the men and women of the armed forces who have lost their lives in service to their country; and

WHEREAS, what is now known as "Memorial Day" has its roots in Decoration Day – a day first observed on May 1, 1865 and led by Black soldiers including the 54th Massachusetts and the 34th and 104th U.S. Colored Troops, Black veterans, white missionaries, and newly emancipated Black citizens of Charleston, South Carolina to honor the dead Union troops buried at a planters' racetrack; and

WHEREAS, we honor all men and women of all wars and conflicts who fought and died on behalf of our treasured ideals and do so with the clear-eyed recognition of the horrors war brings to all those it touches; and

WHEREAS, the military service members who have fallen in combat leave behind families and other loved ones who are left with the pain of their loss and carry that loss with them for the remainder of their days, experiencing the true cost of war in ways the majority of their countrymen and women cannot; and

WHEREAS, Memorial Day, in accordance with a joint resolution of Congress passed May 11, 1950, is also a day dedicated as a call to prayer for permanent peace; and

WHEREAS, toward the goal of peace, Memorial Day is a day for somber reflection on lives lost and potentials left unfulfilled, and for holding fast to our earnest hope for and commitment to non-violent solutions to conflict and a true, lasting peace where all people can thrive; and

WHEREAS, from that first Decoration Day until now, we have made much progress as a nation and people to live up to the ideals for which so many have given the ultimate sacrifice, yet have much more work to do; and

WHEREAS, one way to honor the dead is to treat the living well;

NOW, THEREFORE, I, Mark Bell, mayor of the Town of Hillsborough, do hereby proclaim May 25, 2026 as "Memorial Day" in the Town of Hillsborough in honor of all members of the armed forces who have lost their lives in service to their country and I call on community members to recognize and support the loved ones of the fallen, and encourage all residents to reflect on their role in creating a more just, peaceful nation and world.

IN WITNESS WHEREOF, I have hereunto set my hand and caused this seal of the Town of Hillsborough to be affixed this 11th day of May in the year 2026.



Mark Bell

Mark Bell, Mayor

Town of Hillsborough



PROCLAMATION

Community Home Trust Day

June 1, 2026

WHEREAS, The Town of Hillsborough recognizes that housing is a foundational element of an adequate standard of living, serving as a precondition for work, health, education and success. It is a key part of sustainability since the health and well-being of community members is dependent on having access to stable housing; and

WHEREAS, The Town of Hillsborough has a number of integrated plans, programs and action items related to addressing the affordable housing needs of the community; and

WHEREAS, The Town of Hillsborough's vision for affordable housing states that all residents in Hillsborough — regardless of age, race or income — should have access to safe and attainable housing; and

WHEREAS, Community Home Trust is celebrating 35 years and has provided permanently affordable housing opportunities for over three decades in Orange County; and

WHEREAS, The Town of Hillsborough partners with and provides financial support for Community Home Trust; and

WHEREAS, Community Home Trust supports diverse populations including working families and essential workers;

WHEREAS, Community Home Trust ensures long-term housing affordability through its community land trust model;

WHEREAS, Community Home Trust recognizes that access to safe and affordable housing strengthens communities and promotes economic stability;

NOW, THEREFORE, I, Mark Bell, mayor of the Town of Hillsborough, do hereby proclaim June 1, 2026 as Community Home Trust Day in the Town of Hillsborough.

IN WITNESS WHEREOF, I have hereunto set my hand and caused this seal of the Town of Hillsborough to be affixed this 11th day of May in the year 2026.



Mark Bell

Mark Bell, Mayor
Town of Hillsborough



RESOLUTION

Authorizing the Submission of the FY 2026 - 2027 HOME Annual Action Plan and Program Design for Orange County, North Carolina

WHEREAS, the Hillsborough Board of Commissioners as a member of the Orange County HOME Consortium authorize the town manager to submit the Orange County Annual Action Plan for Fiscal Year 2026 – 2027 to the U.S. Department of Housing and Urban Development, including all understandings, assurances, and certifications required therein; and

WHEREAS, the board approves the following activities for the Fiscal Year 2026-2026 HOME Program:

<u>Tenant Based Rental Assistance</u>	\$271,981.33
<i>Funds will be allocated to the Orange County Partnership to End Homelessness to provide rental assistance for people experiencing homelessness or low-income households (at or below 30% AMI).</i>	
<u>Home Repair and Rehabilitation and Community Housing Development Organization (CHDO) Set-Aside</u>	\$180,000.00
<i>Funds will be allocated to Habitat for Humanity of Orange County for repair and rehabilitation for 12 owner-occupied units at or below 80% AMI currently experiencing homelessness.</i>	
<u>Program Administration (10%)</u>	\$38,145.68
<u>Total Funding</u>	\$490,127.01

WHEREAS, the town manager is hereby designated as the authorized representative of the town to act in connection with the submission of these plans, to act in connection with the HOME program, and to provide such additional information as may be required by the U.S. Department of Housing and Urban Development.

NOW, THEREFORE, be it resolved by the Hillsborough Board of Commissioners that this resolution is effective upon approval.

Approved this 11th day of May of the year 2026.



Mark Bell

Mark Bell, Mayor
Town of Hillsborough

Attestation:

Sarah E. Kimrey

Sarah Kimrey, Town Clerk



RESOLUTION

Stating Intent to Consider Regulations Pertaining to Development of Data Centers in the Town's Zoning Jurisdiction

WHEREAS, the Hillsborough Board of Commissioners has zoning authority within the corporate limits of the town of Hillsborough and its extraterritorial jurisdiction pursuant to North Carolina General Statute 160D-201; and

WHEREAS, the Hillsborough Unified Development Ordinance does not specifically define land use for data centers or have appropriate regulations for this emerging category of land use; and

WHEREAS, data centers and the land use regulations pertaining to their development are a frequent topic of conversation throughout North Carolina; and

WHEREAS, potential negative impacts from the development of data centers must be studied and understood to mitigate those impacts; and

WHEREAS, the health, safety and welfare of Hillsborough and its residents would be better served by the adoption of specific regulations for data centers; and

WHEREAS, no current development applications related to data centers are subject to the Town of Hillsborough's planning and zoning jurisdiction; and

WHEREAS, it is appropriate at this time to provide official notice to the public and any potential future applicants that the Board of Commissioners intends to craft regulations related to the development of data centers.

NOW, THEREFORE, be it resolved the Hillsborough Board of Commissioners intends to:

1. Define data centers as a land use and establish appropriate regulations for the development of such.
2. Consider a short-term temporary moratorium of 60 days or less pursuant to General Statute 160D-107.
3. Explore the potential for a longer-term moratorium pursuant to General Statute 160D-107(d).

Approved this 11th day of May of the year 2026.



Mark Bell

Mark Bell, Mayor
Town of Hillsborough

Attestation:

Sarah E. Kimrey

Sarah Kimrey, Town Clerk