



Agenda

Board of Commissioners Regular Meeting

7:00 PM August 10, 2026

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

1. Public charge

The Hillsborough Board of Commissioners pledges to the community of Hillsborough its respect. The board asks community members to conduct themselves in a respectful, courteous manner with the board and with fellow community members. At any time should any member of the board or attendee fail to observe this public charge, the mayor or the mayor's designee will ask the offending person to leave the meeting until that individual regains personal control. Should decorum fail to be restored, the mayor or mayor's designee will recess the meeting until such time that a genuine commitment to the public charge is observed.

2. Audience comments not related to the printed agenda

3. Agenda changes and approval

4. Appointments

A. Board of Adjustment – Reappointment of David Blankford as an in-town regular member for a term ending Sept. 30, 2029

B. Resolution requesting the Orange County Board of Commissioners reappoint Richard Chapple to the Board of Adjustment as an extraterritorial jurisdiction regular member

5. Items for decision – consent agenda

A. Minutes

– Regular meeting June 8, 2026

– Work session June 22, 2026

B. Miscellaneous budget amendments and transfers

C. Water and Sewer Extension Contract for the Orange County Crisis Diversion Facility

D. Memorandum of Understanding with the North Carolina Department of Information Technology – Cloudflare Web Application Firewall Service

6. Items for decision - regular agenda

A. Fiscal Year 2026 Strategic Plan Annual Report and Proposed Fiscal Year 2028-30 Strategic Plan Process

B. Hot topics for work session Aug. 24, 2026

7. Updates

A. Board members

B. Town manager

8. Closed session

A. Closed session as authorized by North Carolina General Statute Section 143-318.11(a)(3) to consult with the town attorney in order to preserve the attorney-client privilege

101 E. Orange St., PO Box 429, Hillsborough, NC 27278
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9. Adjournment

Interpreter services or special sound equipment for compliance with the American with Disabilities Act is available on request. If you are disabled and need assistance with reasonable accommodations, call the Town Clerk's Office at 919-296-9443 a minimum of two business days in advance of the meeting.



Agenda Abstract

BOARD OF COMMISSIONERS

Meeting Date: Aug. 10, 2026
Department: Community Services
Agenda Section: Consent
Public hearing: No
Date of public hearing: NA

PRESENTER/INFORMATION CONTACT

Senior Planner/Secretary to the Board of Adjustment, Tom King
Planning and Economic Development Manager Shannan Campbell

ITEM TO BE CONSIDERED

Subject: Board of Adjustment – Reappointment of David Blankfard as an in-town regular member for a term ending Sept. 30, 2029

Attachments:

None

Summary:

Board of Adjustment members are appointed for three-year terms and may serve two consecutive terms. Appointments to fill vacancies are for the unexpired term.

The Board of Commissioners appointed Blankfard to fill board member Portia Made-Jamison's unexpired term as an in-town regular member on Dec. 9, 2024. This partial term began Jan. 1, 2025, and will expire Sept. 30, 2026 (1 year, 9 months).

Since Blankfard filled Made-Jamison's unexpired term, he is eligible to be appointed for an initial three-year term.

Financial impacts:

None beyond funds necessary for occasional training opportunities.

Staff recommendation and comments:

Blankfard currently serves as vice chair of the Board of Adjustment, has presided over meetings on more than one occasion, rarely misses meetings, and has previous experience serving on Orange County's Planning Board and Board of Adjustment. Reappointment of Blankfard for an initial three-year term is recommended.

Action requested:

Consider appointing David Blankfard as an in-town regular Board of Adjustment member with an initial three-year term beginning Oct. 1, 2026, and ending Sept. 30, 2029.



Agenda Abstract

BOARD OF COMMISSIONERS

Meeting Date: Aug. 10, 2026
Department: Community Services
Agenda Section: Appointments
Public hearing: No
Date of public hearing: NA

PRESENTER/INFORMATION CONTACT

Senior Planner/Secretary to the Board of Adjustment, Tom King
Planning and Economic Development Manager Shannan Campbell

ITEM TO BE CONSIDERED

Subject: Resolution requesting the Orange County Board of Commissioners reappoint Richard Chapple to the Board of Adjustment as an extraterritorial jurisdiction regular member

Attachments:

Draft resolution of reappointment

Summary:

Board of Adjustment members are appointed for three-year terms and may serve two consecutive terms.

The Orange County Board of Commissioners appointed Richard Chapple to the Board of Adjustment as an extraterritorial jurisdiction regular member on Oct. 5, 2021. He was reappointed on Oct. 1, 2023, with the latest appointment expiring Sept. 30, 2026. This leaves one additional year Chapple can serve on the board to complete his second full term.

Financial impacts:

None beyond possible funds necessary for occasional training opportunities.

Staff recommendation and comments:

Chapple rarely misses meetings without notice and provides valuable insights during hearings. Adopt a resolution supporting re-appointment of Richard Chapple for an additional year as a Board of Adjustment extraterritorial jurisdiction regular member.

Action requested:

Consider adoption of the attached resolution supporting reappointment of Richard Chapple for an additional year as a Board of Adjustment extraterritorial jurisdiction regular member with a term beginning Oct. 1, 2026, and ending Sept. 30, 2027.



RESOLUTION

Requesting a Reappointment to an Extraterritorial Jurisdiction Seat on the Hillsborough Board of Adjustment

WHEREAS, in 2021, the Orange County Board of Commissioners appointed Richard Chapple to the Hillsborough Board of Adjustment, as an extraterritorial jurisdiction regular member, for a two-year period beginning October 5, 2021, and ending September 30, 2023; and

WHEREAS, in 2023, the Orange County Board of Commissioners reappointed Chapple for an additional three-year period to the Hillsborough Board of Adjustment beginning October 1, 2023, and ending September 30, 2026; and

WHEREAS, on September 30, 2026, Chapple will have served on the Hillsborough Board of Adjustment for a total of five years; and

WHEREAS, Chapple is eligible to serve one additional year on the Hillsborough Board of Adjustment to complete two full, three-year terms as allowed by the Hillsborough Unified Development Ordinance § 2.4.5; and

WHEREAS, by state statute and town ordinance, the Orange County Board of Commissioners initially has the authority and responsibility to appoint ETJ members to the town's Board of Adjustment.

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

Section 1. The Orange County Board of Commissioners is respectfully requested to appoint the following individual to an extraterritorial jurisdiction regular member seat on the Hillsborough Board of Adjustment for a one-year term:

Mr. Richard Chapple
202 South English Hill Lane
Hillsborough, NC 27278

Section 2. The Orange County Board of Commissioners is respectfully requested to appoint Richard Chapple for a one-year term ending September 30, 2027.

Section 3. If the Orange County Board of Commissioners fails to appoint persons willing to serve in the capacity described above within 90 days of receiving this resolution, the Hillsborough Board of Commissioners may make this appointment.

Section 3. The town clerk shall send a copy of this resolution to the Orange County Manager.

Section 4. This resolution shall become effective upon adoption.

The foregoing resolution having been submitted to a vote, received the following votes, and was duly adopted this the 10th day of August 2026.

Mark Bell, Mayor
Town of Hillsborough



Agenda Abstract

BOARD OF COMMISSIONERS

Meeting Date: Aug. 10, 2026
Department: Town Clerk
Agenda Section: Consent
Public hearing: No
Date of public hearing: N/A

PRESENTER/INFORMATION CONTACT

Town Clerk Sarah Kimrey

ITEM TO BE CONSIDERED

Subject: Minutes

Attachments:

1. Regular meeting June 8, 2026
2. Work session June 22, 2026

Summary:

None.

Financial impacts:

None.

Staff recommendation and comments:

Approve minutes as presented.

Action requested:

To approve minutes of the Board of Commissioners regular meeting June 8, 2026 and work session June 22, 2026.



Minutes

Board of Commissioners Regular Meeting

7 p.m. June 8, 2026

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

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

Absent: Commissioners Kathleen Ferguson and Evelyn Lloyd

Staff: Budget Director Emily Bradford, Administrative Services Director Jen Della Valle, Assistant Town Manager and Community Services Director Matt Efird, Budget and Management Analyst Josh Fernandez, Police Management and Accreditation Coordinator Marshall Grayson, Engineering Services Manager Bryant Green, Police Corporal Curry Hall, Town Attorney Bob Hornik, Town Clerk and Human Resources Technician Sarah Kimrey, Communications Specialist JC Leser-McMinn, Town Manager Eric Peterson, Utilities Director Marie Strandwitz 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

Motion: Commissioner Matt Hughes moved to approve the agenda as presented. Commissioner Meaghun Darab seconded.

Vote: 3-0.

4. Presentations

A. Safe Kids Orange Coalition Presentation

Police Cpl. Curry Hall of the Hillsborough Police Department's Community Services Division introduced Anna Stormzand, coordinator of Safe Kids Orange County and Safe Kids Chatham County, a program operated through UNC Health. Stormzand provided an overview of the coalition's work in injury and violence prevention across Orange and Chatham counties.

The coalition's primary program areas include child passenger safety, home safety, firearm safety, water safety, fire safety, overdose and medication poisoning prevention, and pedestrian and bicycle safety. The presentation highlighted that Safe Kids Orange County operates almost entirely on volunteer time, with members drawn from law enforcement, fire departments, county agencies, public health, social services, and nonprofits.

The board expressed strong support for the coalition's work and thanked Stormzand, Hall and Police Sgt. Scott Foster for their participation.

5. Appointments

- A. Resolution requesting the Orange County Board of Commissioners appoint Eddie Sain to the Board of Adjustment as an extraterritorial jurisdiction regular member

Motion: Hughes moved to adopt the resolution. Commissioner Robb English seconded.

Vote: 3-0.

6. Items for decision – consent agenda

- A. Minutes
– Regular meeting May 11, 2026
– Budget workshop and public hearing May 18, 2026
– Work session and second budget workshop May 27, 2026
B. Miscellaneous budget amendments and transfers
C. Proclamation – National Pollinator Week 2026
D. Capital Project Ordinance Amendment – Sodium Hypochlorite Conversion
E. Classification and pay amendment
F. Tourism Development Authority Fiscal Year 2027 Budget
G. Tourism Board Fiscal Year 2027 Budget
H. Approval of Water and Sewer Extension Contract for Collins Ridge Phase II
I. Riverwalk Encroachment Agreement for 183 Faribault Lane
J. Recognition of June’s Perpetual Proclamation – Juneteenth Independence Day

Motion: Darab moved to approve all items on the consent agenda. Hughes seconded.

Vote: 3-0. Nays: None.

7. Items for decision - regular agenda

- A. Fiscal Year 2027 Budget Adoption
Budget Director Emily Bradford said that the recommended budget had been amended to reflect discussions held at two prior budget workshops and asked whether the board had any remaining questions before considering adoption.

Motion: Hughes moved to amend the budget ordinance by striking the proposed 2-cent property tax increase, maintaining the tax rate at 51.3 cents, and replacing the lost revenue with a transfer from the general fund balance. English seconded.

Vote: 3-0.

Discussion continued with board members acknowledging the difficulty of the decision while broadly supporting the amendment. They credited staff's work in modeling various scenarios to make options clear. It was noted that while the deferral is feasible for Fiscal Year 2027, residents and the public should be aware that a more significant tax increase may be necessary in FY 2028 if sales tax revenues do not exceed projections.

Motion: Hughes moved to adopt the budget ordinance for Fiscal Year 2027 as amended, including associated capital project ordinances. English seconded.

Vote: 3-0.

- B. Hot topics for work session June 22, 2026

The town manager said the primary items for the June 22 work session would include end-of-year budget amendments and encumbrances, and a public hearing on an extended moratorium for data centers.

8. Updates

A. Board members

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

B. Town manager

There were no additional updates.

C. Staff (written reports in agenda packet)

There were no additional updates.

9. Adjournment

Motion: Hughes moved to adjourn at 7:43 p.m. Darab seconded.

Vote: 3-0.

Respectfully submitted,

Sarah Kimrey

Town Clerk

Staff support to the Board of Commissioners

This content was assisted by an artificial intelligence tool,
ClerkMinutes, and reviewed by town staff.



RESOLUTION

Requesting an Appointment to an Extraterritorial Jurisdiction Seat on the Hillsborough Board of Adjustment

WHEREAS, as a result of an upcoming vacancy, it is necessary to appoint a person to a regular member seat reserved on the Hillsborough Board of Adjustment for persons residing within the town's ETJ (Extraterritorial Jurisdiction); and

WHEREAS, a currently appointed Board of Adjustment ETJ alternate member whose first full term on the Board expires June 30, 2026, has expressed interest in serving as a regular member; and

WHEREAS, if a resident of the ETJ cannot be identified to fill the position, the Orange County Board of Commissioners may appoint a resident of the county; and

WHEREAS, as of the date of this resolution, no person residing within the ETJ has applied to serve on the Board of Adjustment; and

WHEREAS, by state statute and town ordinance, the Orange County Board of Commissioners initially has the authority and responsibility to appoint ETJ members to the town's board of adjustment.

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

Section 1. The Orange County Board of Commissioners is respectfully requested to appoint the following individual to an ETJ regular member seat on the Hillsborough Board of Adjustment for a three-year term:

Mr. Carl Edward (Eddie) Sain
1010 US 70-A East
Hillsborough, NC 27278

Section 2. The Orange County Board of Commissioners is respectfully requested to appoint Mr. Sain for a three-year term ending June 30, 2029.

Section 3. If the Orange County Board of Commissioners fails to appoint persons willing to serve in the capacity described above within 90 days of receiving this resolution, the Hillsborough Board of Commissioners may make this appointment.

Section 3. The town clerk shall send a copy of this resolution to the Orange County Manager.

Section 4. This resolution shall become effective upon adoption.

The foregoing resolution having been submitted to a vote, received the following votes, and was duly adopted this 8th day of June 2026.



Mark Bell
Mark Bell, Mayor
Town of Hillsborough

DRAFT

Budget Adjustment Report**Adjustment Detail**

For Date Range: 06/08/2026 - 06/08/2026

Town of Hillsborough, NC

Account Number	Account Name	Packet Number	Post Date	Original Budget	Budget Adjustments Amount	Current Budget
Adjustment Number	Adjustment Description					
Budget Code: 2025-2026 - Budget 2025-2026 Fiscal: 2025-2026						
Fund: 10 - GENERAL						
Revenue						
Department: 3880 - NON-DEPARTMENTAL						
10-80-3880-3887000	INSURANCE PROCEEDS			0.00	-10,650.00	-10,650.00
BA0000432	Cover UNC MPA Intern starting June	GLPKT03921	06/08/2026		-5,000.00	
BA0000434	Microsoft Tap system for video meeting equ...	GLPKT03937	06/08/2026		-5,650.00	
Department 3880 Total:				0.00	-10,650.00	-10,650.00
Department: 3980 - DEBT ISSUANCE PROCEEDS						
10-30-3980-3900100	POWELL BILL FUND BALANCE APPROPRIATION			0.00	-3.00	-3.00
BA0000417	Cover misc. overages	GLPKT03830	06/08/2026		-3.00	
Department 3980 Total:				0.00	-3.00	-3.00
Revenue Total:				0.00	-10,653.00	-10,653.00
Expense						
Department: 4000 - DISASTER						
10-10-4000-5300158	MAINT - EQUIPMENT			0.00	20,275.00	20,275.00
BA0000417	Cover misc. overages	GLPKT03830	06/08/2026		20,275.00	
10-10-4000-5700741	CAPITAL - EQUIPMENT			0.00	-20,275.00	-20,275.00
BA0000417	Cover misc. overages	GLPKT03830	06/08/2026		-20,275.00	
Department 4000 Total:				0.00	0.00	0.00
Department: 4500 - HUMAN RESOURCES						
10-10-4500-5300454	CONTRACT SERVICES			62,000.00	13,166.00	75,166.00
BA0000416	Cover insurance broker fees/contract	GLPKT03814	06/08/2026		13,166.00	
10-10-4500-5300474	RECRUITMENT			37,750.00	-14,966.00	22,784.00
BA0000416	Cover insurance broker fees/contract	GLPKT03814	06/08/2026		-13,166.00	
BA0000417	Cover misc. overages	GLPKT03830	06/08/2026		-1,800.00	
10-10-4500-5350580	CUSTOMER SERVICE & INNOVATION AWARD			8,200.00	1,800.00	10,000.00
BA0000417	Cover misc. overages	GLPKT03830	06/08/2026		1,800.00	
Department 4500 Total:				107,950.00	0.00	107,950.00
Department: 5000 - FACILITY MANAGEMENT						
10-10-5000-5300130	UTILITIES			31,680.00	-650.00	31,030.00
BA0000417	Cover misc. overages	GLPKT03830	06/08/2026		-650.00	
10-10-5000-5300145	MAINT - BUILDINGS			275,809.00	-1,465.00	274,344.00
BA0000429	Copier lease for Facility Management	GLPKT03884	06/08/2026		-1,465.00	
10-10-5000-5300447	CS - COPIER			11,000.00	2,115.00	13,115.00
BA0000417	Cover misc. overages	GLPKT03830	06/08/2026		650.00	
BA0000429	Copier lease for Facility Management	GLPKT03884	06/08/2026		1,465.00	
Department 5000 Total:				318,489.00	0.00	318,489.00
Department: 5600 - STREETS						
10-30-5600-5300760	POWELL BILL			330,000.00	3.00	330,003.00
BA0000417	Cover misc. overages	GLPKT03830	06/08/2026		3.00	
Department 5600 Total:				330,000.00	3.00	330,003.00
Department: 6300 - PUBLIC SPACE						
10-10-6300-5100020	SALARIES			187,908.00	5,000.00	192,908.00
BA0000432	Cover UNC MPA Intern starting June	GLPKT03921	06/08/2026		5,000.00	
10-10-6300-5300165	MAINT - INFRASTRUCTURE			8,500.00	-2,000.00	6,500.00

Budget Adjustment Report

For Date Range: 06/08/2026 - 06/08/2026

Account Number	Account Name	Packet Number	Post Date	Original Budget	Budget Adjustments	Current Budget
Adjustment Number	Adjustment Description				Amount	
BA0000426	Cover interpretive signs for riparian program	GLPKT03852	06/08/2026		-2,000.00	
10-10-6300-5300330	SUPPLIES - DEPARTMENTAL			44,000.00	2,000.00	46,000.00
BA0000426	Cover interpretive signs for riparian program	GLPKT03852	06/08/2026		2,000.00	
Department 6300 Total:				240,408.00	5,000.00	245,408.00
Department: 6600 - SAFETY & RISK MANAGEMENT						
10-10-6600-5300310	GASOLINE			1,000.00	1,000.00	2,000.00
BA0000417	Cover misc. overages	GLPKT03830	06/08/2026		1,000.00	
10-10-6600-5300332	SUPPLIES - OSHA			50,000.00	-1,000.00	49,000.00
BA0000417	Cover misc. overages	GLPKT03830	06/08/2026		-1,000.00	
Department 6600 Total:				51,000.00	0.00	51,000.00
Department: 6610 - INFORMATION TECHNOLOGY						
10-10-6610-5300113	LICENSE FEES			202,200.00	26,000.00	228,200.00
BA0000435	Cover upcoming POs for laptops and licenses	GLPKT03951	06/08/2026		26,000.00	
10-10-6610-5300338	SUPPLIES - DATA PROCESSING			135,000.00	27,650.00	162,650.00
BA0000434	Microsoft Tap system for video meeting equ...	GLPKT03937	06/08/2026		5,650.00	
BA0000435	Cover upcoming POs for laptops and licenses	GLPKT03951	06/08/2026		22,000.00	
10-10-6610-5300458	DATA PROCESSING SERVICES			604,380.00	-48,000.00	556,380.00
BA0000435	Cover upcoming POs for laptops and licenses	GLPKT03951	06/08/2026		-48,000.00	
Department 6610 Total:				941,580.00	5,650.00	947,230.00
Expense Total:				1,989,427.00	10,653.00	2,000,080.00
Fund 10 Total:				1,989,427.00	0.00	1,989,427.00
Fund: 30 - WATER/SEWER						
Revenue						
Department: 3850 - INTEREST EARNED						
30-00-3850-3850000	INTEREST EARNED			-300,000.00	-97,116.00	-397,116.00
BA0000424	Adj per actual	GLPKT03841	06/08/2026		-97,116.00	
Department 3850 Total:				-300,000.00	-97,116.00	-397,116.00
Department: 3870 - TRANSFER FROM						
30-71-3870-3870010	TRANSFER FROM UTILITIES CAPITAL IMP			-252,884.00	-280,046.00	-532,930.00
BA0000418	Sodium Hypochlorite Conversion	GLPKT03833	06/08/2026		-185,631.00	
BA0000425	Apply Remaining Funds to Other Needs	GLPKT03842	06/08/2026		-94,415.00	
30-71-3870-3870066	TRANSFER FROM FUND 66 WFER			-97,116.00	97,116.00	0.00
BA0000424	Adj per actual	GLPKT03841	06/08/2026		97,116.00	
Department 3870 Total:				-350,000.00	-182,930.00	-532,930.00
Department: 3900 - FUND BALANCE APPROPRIATION						
30-80-3900-3900000	FUND BALANCE APPROPRIATION			-675,666.00	-3,000.00	-678,666.00
BA0000440	Cover prior txfr of grounds main - for admin ...	GLPKT03973	06/08/2026		-3,000.00	
Department 3900 Total:				-675,666.00	-3,000.00	-678,666.00
Revenue Total:				-1,325,666.00	-283,046.00	-1,608,712.00
Expense						
Department: 7240 - BILLING AND COLLECTIONS						
30-80-7240-5100010	OVERTIME COMPENSATION			5,000.00	1,350.00	6,350.00
BA0000417	Cover misc. overages	GLPKT03830	06/08/2026		1,350.00	
30-80-7240-5300585	ELECTRONIC PAYMENT FEES			188,000.00	-1,350.00	186,650.00
BA0000417	Cover misc. overages	GLPKT03830	06/08/2026		-1,350.00	
Department 7240 Total:				193,000.00	0.00	193,000.00
Department: 8120 - WATER TREATMENT PLANT						
30-71-8120-5982001	TRANSFER TO FUND 69 - UTIL CAP IMPROV			0.00	280,046.00	280,046.00
BA0000418	Sodium Hypochlorite Conversion	GLPKT03833	06/08/2026		185,631.00	
BA0000425	Apply Remaining Funds to Other Needs	GLPKT03842	06/08/2026		94,415.00	
30-80-8120-5300158	MAINT - EQUIPMENT			88,400.00	-5,000.00	83,400.00

Budget Adjustment Report**For Date Range: 06/08/2026 - 06/08/2026**

Account Number	Account Name	Packet Number	Post Date	Original Budget	Budget Adjustments	Current Budget
Adjustment Number	Adjustment Description				Amount	
BA0000438	Cover WTP chemical supplies	GLPKT03971	06/08/2026		-5,000.00	
30-80-8120-5300323	SUPPLIES - CHEMICALS			225,000.00	5,000.00	230,000.00
BA0000438	Cover WTP chemical supplies	GLPKT03971	06/08/2026		5,000.00	
Department 8120 Total:				313,400.00	280,046.00	593,446.00
Department: 8130 - WEST FORK ENO RESERVOIR						
30-80-8130-5300152	AQUATIC WEED CONTROL			5,000.00	-404.26	4,595.74
BA0000436	Fencing and gates at WFER	GLPKT03960	06/08/2026		-404.26	
30-80-8130-5300154	MAINT - GROUNDS			25,000.00	5,371.86	30,371.86
BA0000436	Fencing and gates at WFER	GLPKT03960	06/08/2026		5,371.86	
BA0000439	Cover admin fee for 2018 Bond Series	GLPKT03972	06/08/2026		-3,000.00	
BA0000440	Cover prior txfr of grounds main - for admin ...	GLPKT03973	06/08/2026		3,000.00	
30-80-8130-5300330	SUPPLIES - DEPARTMENTAL			1,000.00	-1,000.00	0.00
BA0000436	Fencing and gates at WFER	GLPKT03960	06/08/2026		-1,000.00	
30-80-8130-5300412	CS - MONITORING MISSION UNIT			700.00	-16.60	683.40
BA0000436	Fencing and gates at WFER	GLPKT03960	06/08/2026		-16.60	
30-80-8130-5300504	CS - DAM INSPECTION & EVALUATION			15,000.00	-3,000.00	12,000.00
BA0000436	Fencing and gates at WFER	GLPKT03960	06/08/2026		-3,000.00	
30-80-8130-5300570	MISCELLANEOUS			2,600.00	3,000.00	5,600.00
BA0000439	Cover admin fee for 2018 Bond Series	GLPKT03972	06/08/2026		3,000.00	
30-80-8130-5300921	WATER QUALITY MONITORING			25,000.00	-951.00	24,049.00
BA0000436	Fencing and gates at WFER	GLPKT03960	06/08/2026		-951.00	
Department 8130 Total:				74,300.00	3,000.00	77,300.00
Department: 8140 - WATER DISTRIBUTION						
30-80-8140-5300165	MAINT - INFRASTRUCTURE			190,000.00	-32,146.00	157,854.00
BA0000428	Move meters to new water line & terminate...	GLPKT03865	06/08/2026		-2,146.00	
BA0000433	Rent bypass pumps for Churton Grove LS rep...	GLPKT03935	06/08/2026		-30,000.00	
30-80-8140-5300320	SUPPLIES - OFFICE			2,000.00	-900.00	1,100.00
BA0000423	Cover Dist & Collect supplies through year-e...	GLPKT03840	06/08/2026		-900.00	
30-80-8140-5300330	SUPPLIES - DEPARTMENTAL			120,000.00	7,083.92	127,083.92
BA0000423	Cover Dist & Collect supplies through year-e...	GLPKT03840	06/08/2026		7,083.92	
30-80-8140-5300331	SUPPLIES - SAFETY			1,500.00	-1,170.13	329.87
BA0000423	Cover Dist & Collect supplies through year-e...	GLPKT03840	06/08/2026		-1,170.13	
30-80-8140-5300444	CS - TANK MAINT PROGRAM			50,000.00	-1,277.47	48,722.53
BA0000423	Cover Dist & Collect supplies through year-e...	GLPKT03840	06/08/2026		-1,277.47	
30-80-8140-5300478	CS - PUMP STA MONITORING			5,000.00	-464.00	4,536.00
BA0000423	Cover Dist & Collect supplies through year-e...	GLPKT03840	06/08/2026		-464.00	
30-80-8140-5300490	CS - ALARM			600.00	-200.60	399.40
BA0000423	Cover Dist & Collect supplies through year-e...	GLPKT03840	06/08/2026		-200.60	
30-80-8140-5300505	CS - PLUMBING			45,000.00	2,146.00	47,146.00
BA0000428	Move meters to new water line & terminate...	GLPKT03865	06/08/2026		2,146.00	
30-80-8140-5300530	DUES & SUBSCRIPTIONS			3,000.00	-196.72	2,803.28
BA0000423	Cover Dist & Collect supplies through year-e...	GLPKT03840	06/08/2026		-196.72	
30-80-8140-5300570	MISCELLANEOUS			3,000.00	-2,875.00	125.00
BA0000423	Cover Dist & Collect supplies through year-e...	GLPKT03840	06/08/2026		-2,875.00	
Department 8140 Total:				420,100.00	-30,000.00	390,100.00
Department: 8200 - WASTEWATER COLLECTION						
30-80-8200-5300154	MAINT - GROUNDS			40,000.00	-336.27	39,663.73
BA0000423	Cover Dist & Collect supplies through year-e...	GLPKT03840	06/08/2026		-336.27	
30-80-8200-5300158	MAINT - EQUIPMENT			45,000.00	-13,704.89	31,295.11
BA0000423	Cover Dist & Collect supplies through year-e...	GLPKT03840	06/08/2026		-6,000.00	
BA0000437	Patch repair of sewer line - N. Nash St	GLPKT03968	06/08/2026		-7,704.89	
30-80-8200-5300165	MAINT - INFRASTRUCTURE			160,000.00	-84.68	159,915.32

Budget Adjustment Report**For Date Range: 06/08/2026 - 06/08/2026**

Account Number	Account Name			Original Budget	Budget Adjustments	Current Budget
Adjustment Number	Adjustment Description	Packet Number	Post Date		Amount	
BA0000420	Correct overbudget error per D&C staff	GLPKT03836	06/08/2026		-10,000.00	
BA0000437	Patch repair of sewer line - N. Nash St	GLPKT03968	06/08/2026		9,915.32	
30-80-8200-5300330	SUPPLIES - DEPARTMENTAL			70,000.00	13,324.87	83,324.87
BA0000423	Cover Dist & Collect supplies through year-e...	GLPKT03840	06/08/2026		7,324.87	
BA0000431	Supplies and parts for jet wash trailer	GLPKT03920	06/08/2026		6,000.00	
30-80-8200-5300331	SUPPLIES - SAFETY			1,500.00	10,000.00	11,500.00
BA0000420	Correct overbudget error per D&C staff	GLPKT03836	06/08/2026		10,000.00	
30-80-8200-5300351	RENTAL - EQUIPMENT			5,000.00	37,404.34	42,404.34
BA0000433	Rent bypass pumps for Churton Grove LS rep...	GLPKT03935	06/08/2026		39,614.77	
BA0000437	Patch repair of sewer line - N. Nash St	GLPKT03968	06/08/2026		-2,210.43	
30-80-8200-5300494	CS - PUMP STA MONITORING			12,000.00	-939.60	11,060.40
BA0000423	Cover Dist & Collect supplies through year-e...	GLPKT03840	06/08/2026		-939.60	
30-80-8200-5300530	DUES & SUBSCRIPTIONS			2,500.00	-49.00	2,451.00
BA0000423	Cover Dist & Collect supplies through year-e...	GLPKT03840	06/08/2026		-49.00	
30-80-8200-5700741	CAPITAL - EQUIPMENT			110,000.00	-15,614.77	94,385.23
BA0000431	Supplies and parts for jet wash trailer	GLPKT03920	06/08/2026		-6,000.00	
BA0000433	Rent bypass pumps for Churton Grove LS rep...	GLPKT03935	06/08/2026		-9,614.77	
Department 8200 Total:				446,000.00	30,000.00	476,000.00
Department: 8220 - WASTEWATER TREATMENT PLANT						
30-80-8220-5300162	MAINT - LAB EQUIPMENT			8,320.00	-2,000.00	6,320.00
BA0000427	Cover chemical and reagent price increases	GLPKT03853	06/08/2026		-2,000.00	
30-80-8220-5300327	SUPPLIES - LAB			13,840.00	2,000.00	15,840.00
BA0000427	Cover chemical and reagent price increases	GLPKT03853	06/08/2026		2,000.00	
Department 8220 Total:				22,160.00	0.00	22,160.00
Expense Total:				1,468,960.00	283,046.00	1,752,006.00
Fund 30 Total:				143,294.00	0.00	143,294.00
Fund: 69 - UTILITIES CAPITAL IMPROVEMENTS						
Expense						
Department: 8140 - WATER DISTRIBUTION						
69-43-8140-5700861	MCADAMS RD WATER MAIN REPLACEMENT			400,000.00	-78,440.28	321,559.72
BA0000422	Apply Remaining Project Funds to Other Ne...	GLPKT03839	06/08/2026		-78,440.28	
69-43-8140-5970920	TRANSFER TO FUND 30 - WATER & SEWER			0.00	78,440.28	78,440.28
BA0000422	Apply Remaining Project Funds to Other Ne...	GLPKT03839	06/08/2026		78,440.28	
Department 8140 Total:				400,000.00	0.00	400,000.00
Department: 8200 - WASTEWATER COLLECTION						
69-21-8200-5700739	WASTEWATER SYSTEM REHAB			357,002.49	-15,975.00	341,027.49
BA0000421	Apply Closed Project Funds to Other Needs	GLPKT03838	06/08/2026		-15,975.00	
69-21-8200-5970920	TRANSFER TO FUND 30 - WATER & SEWER			58,892.51	15,975.00	74,867.51
BA0000421	Apply Closed Project Funds to Other Needs	GLPKT03838	06/08/2026		15,975.00	
Department 8200 Total:				415,895.00	0.00	415,895.00
Expense Total:				815,895.00	0.00	815,895.00
Fund 69 Total:				815,895.00	0.00	815,895.00
Fund: 72 - RESTRICTED REVENUES - GENERAL FUND						
Revenue						
Department: 5100 - POLICE						
72-00-5100-3301052	RESTRICTED REV - ABC BOARD GRANT			-41,033.96	-3,125.00	-44,158.96
BA0000430	FY26 Q4 ABC Board Distribution	GLPKT03885	06/08/2026		-3,125.00	
Department 5100 Total:				-41,033.96	-3,125.00	-44,158.96
Revenue Total:				-41,033.96	-3,125.00	-44,158.96

Budget Adjustment Report**For Date Range: 06/08/2026 - 06/08/2026**

Account Number	Account Name	Packet Number	Post Date	Original Budget	Budget Adjustments Amount	Current Budget
Adjustment Number	Adjustment Description					
Expense						
Department: 5100 - POLICE						
72-20-5100-5300052	ABC BOARD EXPENDITURES			41,033.96	3,125.00	44,158.96
BA0000430	FY26 Q4 ABC Board Distribution	GLPKT03885	06/08/2026		3,125.00	
Department 5100 Total:				41,033.96	3,125.00	44,158.96
Expense Total:				41,033.96	3,125.00	44,158.96
Fund 72 Total:				0.00	0.00	0.00
Budget Code 2025-2026 Total:				2,948,616.00	0.00	2,948,616.00

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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	1,989,427.00	0.00	1,989,427.00
	30	143,294.00	0.00	143,294.00
	69	815,895.00	0.00	815,895.00
	72	0.00	0.00	0.00
Budget Code 2025-2026 Total:		2,948,616.00	0.00	2,948,616.00

APPROVED: 3/0

DATE: 6/8/26

VERIFIED: Paul E. Kimrey

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PROCLAMATION

National Pollinator Week

June 22-26, 2026

WHEREAS, pollinator species such as birds, bees, butterflies and other insects are essential partners in producing much of our food supply; and

WHEREAS, pollination plays a vital role in the health of our national forests and grasslands, which provide forage, fish and wildlife, timber, water, mineral resources, and recreational opportunities as well as enhanced economic development opportunities for communities; and

WHEREAS, pollinator species provide significant environmental benefits that are necessary for maintaining healthy, diverse urban and suburban ecosystems; and

WHEREAS, pollination plays a vital role for the trees and plants of our community, enhancing our quality of life, and creating recreational and economic development opportunities; and

WHEREAS, for years the Town of Hillsborough has managed urban landscapes and public lands that include many municipal parks and greenways, as well as wildlife habitats; and

WHEREAS, the Town of Hillsborough provides recommendations to developers and residents regarding landscaping to promote wise conservation stewardship, including the protection of pollinators and maintenance of their habitats in urban and suburban environments; and

WHEREAS, the Town of Hillsborough is a proud affiliate of Bee City USA®;

NOW, THEREFORE, I, Mark Bell, mayor of the Town of Hillsborough, do hereby proclaim the week of June 22 through 26, 2026 as our municipality's "National Pollinator Week" in the Town of Hillsborough and urge all citizens to recognize this observance.

IN WITNESS WHEREOF, I have hereunto set my hand and caused this seal of the Town of Hillsborough to be affixed this 8th day of June in the year 2026.



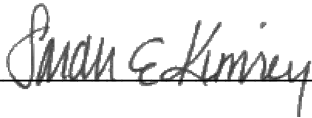
Mark Bell

Mark Mayor
Town of Hillsborough

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: 69 - UTILITIES CAPITAL IMPROVEMENTS					
Revenue					
69-47-3870-3870522	TRANSFER FROM WSF SODIUM HYPOCHLORITE		0.00	-161,147.00	-161,147.00
BA0000419	Sodium Hypochlorite Conversion	GLPKT03834	06/09/2026	-161,147.00	
Revenue Total:			0.00	-161,147.00	-161,147.00
Expense					
69-00-8100-5700720	CONSTRUCTION		0.00	161,147.00	161,147.00
BA0000419	Sodium Hypochlorite Conversion	GLPKT03834	06/09/2026	161,147.00	
Expense Total:			0.00	161,147.00	161,147.00
Fund 69 Total:			0.00	0.00	0.00
Budget Code 2025-2026 Total:			0.00	0.00	0.00

APPROVED: 3/0
DATE: 6/8/26
VERIFIED: _____





ORDINANCE
Capital Project Amendment
Sodium Hypochlorite Conversion

The Hillsborough Board of Commissioners ordains that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

Section 1. Revenues anticipated to be available to the town to complete the project are hereby adopted as follows.

	<i>Current Budget</i>	<i>+/-</i>	<i>Amended Budget</i>
Sodium Hypochlorite Conversion	\$454,453	\$161,147	\$615,600

Section 2. Amounts appropriated for the capital project are hereby adopted as follows.

	<i>Current Budget</i>	<i>+/-</i>	<i>Amended Budget</i>
Sodium Hypochlorite Conversion	\$454,453	\$161,147	\$615,600

Section 3. This ordinance shall be amended in any manner to add additional appropriations, modify or eliminate existing capital projects, and/or add new capital project, so long as it continues to fulfill the requirements of G.S. 159-13.2 and other applicable laws.

Section 4. This capital project will close automatically upon projection completion.

Section 5. Copies of this ordinance should be furnished to the clerk, budget officer and finance officer to be kept on file by them for their direction in carrying out this project.

The foregoing ordinance having been submitted to a vote, received the following vote and was duly adopted this 8th day of June in the year 2026.

Ayes: 3
Noes: 0
Absent or excused: 2





Sarah E. Kimrey, Town Clerk

Regular (Non-Law Enforcement) Positions						
Salary Grade	Minimum	Midpoint	Maximum	FLSA Status	Class Code	Classification
1	\$38,135.22	\$49,575.79	\$61,016.36			
2	\$39,946.65	\$51,930.64	\$63,914.63			
3	\$41,844.11	\$54,397.34	\$66,950.58			
4	\$43,831.71	\$56,981.22	\$70,130.73	N	401	ADMINISTRATIVE SUPPORT SPECIALIST
4	\$43,831.71	\$56,981.22	\$70,130.73	N	402	CUSTOMER SERVICE REPRESENTATIVE
4	\$43,831.71	\$56,981.22	\$70,130.73	N	404	UTILITY MAINTENANCE TECHNICIAN I
4	\$43,831.71	\$56,981.22	\$70,130.73	N	405	EQUIPMENT OPERATOR I
5	\$45,913.71	\$59,687.83	\$73,461.94	N	501	METER SERVICES TECHNICIAN
5	\$45,913.71	\$59,687.83	\$73,461.94	N	502	SENIOR CUSTOMER SERVICE REPRESENTATIVE
5	\$45,913.71	\$59,687.83	\$73,461.94	N	504	UTILITY MAINTENANCE TECHNICIAN II
6	\$48,094.61	\$62,523.00	\$76,951.38	N	602	EQUIPMENT OPERATOR II
6	\$48,094.61	\$62,523.00	\$76,951.38	N	603	SENIOR ADMINISTRATIVE SUPPORT SPECIALIST
6	\$48,094.61	\$62,523.00	\$76,951.38	N	604	UTILITY MAINTENANCE TECHNICIAN III
6	\$48,094.61	\$62,523.00	\$76,951.38	N	605	WATER PLANT OPERATOR I
6	\$48,094.61	\$62,523.00	\$76,951.38	N	606	PLANT MAINTENANCE MECHANIC I
6	\$48,094.61	\$62,523.00	\$76,951.38	N	607	ACCOUNTS PAYABLE TECHNICIAN
7	\$50,379.11	\$65,492.84	\$80,606.57	N	701	EQUIPMENT OPERATOR III
7	\$50,379.11	\$65,492.84	\$80,606.57	N	704	UTILITY SYSTEMS MECHANIC I
7	\$50,379.11	\$65,492.84	\$80,606.57	N	705	WASTEWATER PLANT OPERATOR I
7	\$50,379.11	\$65,492.84	\$80,606.57	N	706	BILLING & CUSTOMER SERVICE SPECIALIST
7	\$50,379.11	\$65,492.84	\$80,606.57	N	707	STORMWATER TECHNICIAN
7	\$50,379.11	\$65,492.84	\$80,606.57	N	708	PLANNING TECHNICIAN
7	\$50,379.11	\$65,492.84	\$80,606.57	N	709	PLANT MAINTENANCE MECHANIC II
8	\$52,772.12	\$68,603.75	\$84,435.39	N	802	ACCOUNTING SPECIALIST
8	\$52,772.12	\$68,603.75	\$84,435.39	N	803	FLEET MECHANIC
8	\$52,772.12	\$68,603.75	\$84,435.39	N	804	PLANT MAINTENANCE MECHANIC III
8	\$52,772.12	\$68,603.75	\$84,435.39	N	805	UTILITY SYSTEMS MECHANIC II
8	\$52,772.12	\$68,603.75	\$84,435.39	N	806	WASTEWATER PLANT OPERATOR II
8	\$52,772.12	\$68,603.75	\$84,435.39	N	807	WATER PLANT OPERATOR II
9	\$55,278.79	\$71,862.43	\$88,446.07	N	901	DIVERSION SOCIAL WORKER
9	\$55,278.79	\$71,862.43	\$88,446.07	N	902	UTILITY SYSTEMS MECHANIC III
9	\$55,278.79	\$71,862.43	\$88,446.07	N	903	PUBLIC WORKS CREW LEADER
9	\$55,278.79	\$71,862.43	\$88,446.07	N	904	UTILITY MAINTENANCE CREW LEADER
10	\$57,904.53	\$75,275.89	\$92,647.25	E	1001	BILLING & CUSTOMER SERVICE SUPERVISOR
10	\$57,904.53	\$75,275.89	\$92,647.25	N	1002	COMMUNICATIONS SPECIALIST
10	\$57,904.53	\$75,275.89	\$92,647.25	N	1003	FACILITIES COORDINATOR
10	\$57,904.53	\$75,275.89	\$92,647.25	E	1004	METER SERVICES SUPERVISOR
10	\$57,904.53	\$75,275.89	\$92,647.25	E	1005	PUBLIC WORKS SUPERVISOR
10	\$57,904.53	\$75,275.89	\$92,647.25	N	1007	WATER PLANT OPERATOR III
10	\$57,904.53	\$75,275.89	\$92,647.25	N	1008	WASTEWATER PLANT OPERATOR III
10	\$57,904.53	\$75,275.89	\$92,647.25	N	1009	UTILITES INFRASTRUCUTURE PROTECTION COORDINATOR (BACKFLOW/FOG SPECIALIST)
10	\$57,904.53	\$75,275.89	\$92,647.25	N	1010	UTILITY MECHANIC CREW LEADER
11	\$60,655.00	\$78,851.50	\$97,048.00	N	1101	PLANNER
12	\$63,536.11	\$82,596.95	\$101,657.78	E	1201	HUMAN RESOURCES ANALYST
12	\$63,536.11	\$82,596.95	\$101,657.78	N	1202	PLANNER II
12	\$63,536.11	\$82,596.95	\$101,657.78	N	1203	SENIOR COMMUNICATIONS SPECIALIST

12	\$63,536.11	\$82,596.95	\$101,657.78	N	1204	STORMWATER PROGRAM COORDINATOR
12	\$63,536.11	\$82,596.95	\$101,657.78	N	1206	UTILITIES INSPECTOR
13	\$66,554.08	\$86,520.30	\$106,486.52	N	1302	OPERATOR IN RESPONSIBLE CHARGE
13	\$66,554.08	\$86,520.30	\$106,486.52	E	1303	UTILITY MAINTENANCE SUPERVISOR
14	\$69,715.40	\$90,630.01	\$111,544.63	E	1401	FINANCIAL ANALYST
14	\$69,715.40	\$90,630.01	\$111,544.63	E	1402	SENIOR PLANNER
14	\$69,715.40	\$90,630.01	\$111,544.63	E	1403	TOWN CLERK/HUMAN RESOURCES TECHNICIAN
14	\$69,715.40	\$90,630.01	\$111,544.63	E	1404	UTILITY MECHANIC SUPERVISOR
14	\$69,715.40	\$90,630.01	\$111,544.63	E	1405	WASTEWATER LABORATORY SUPERVISOR/CHIEF PLANT OPERATOR
15	\$73,026.88	\$94,934.94	\$116,843.00	E	1501	BUDGET & MANAGEMENT ANALYST
15	\$73,026.88	\$94,934.94	\$116,843.00	E	1502	CONSTRUCTION PROJECT COORDINATOR
15	\$73,026.88	\$94,934.94	\$116,843.00	E	1503	FLEET MAINTENANCE SUPERVISOR
15	\$73,026.88	\$94,934.94	\$116,843.00	E	1504	POLICE MANAGEMENT AND ACCREDITATION COORDINATOR
16	\$76,495.65	\$99,444.35	\$122,393.05	E	1601	SAFETY & RISK MANAGER
16	\$76,495.65	\$99,444.35	\$122,393.05	E	1602	WATER PLANT SUPERINTENDENT
17	\$80,129.20	\$104,167.96	\$128,206.72			
18	\$83,935.33	\$106,454.57	\$134,296.53	E	1801	PUBLIC WORKS MANAGER
18	\$83,935.33	\$106,454.57	\$134,296.53	E	1802	STORMWATER & ENVIRONMENTAL SERVICES MANAGER
19	\$87,922.26	\$114,298.94	\$140,675.62	E	1901	UTILITY SYSTEM SUPERINTENDENT
20	\$92,098.57	\$119,728.14	\$147,357.71			
21	\$96,473.25	\$125,415.23	\$154,357.20			
22	\$101,055.73	\$131,372.45	\$161,689.17	E	2201	BUDGET DIRECTOR
22	\$101,055.73	\$131,372.45	\$161,689.17	E	2202	COMMUNICATIONS MANAGER
22	\$101,055.73	\$131,372.45	\$161,689.17	E	2203	DEPUTY UTILITIES DIRECTOR - WATER TREATMENT
22	\$101,055.73	\$131,372.45	\$161,689.17	E	2204	ENGINEERING SERVICES MANAGER
22	\$101,055.73	\$131,372.45	\$161,689.17	E	2205	INFORMATION TECHNOLOGY MANAGER
23	\$105,855.88	\$137,612.64	\$169,369.41	E	2301	HUMAN RESOURCES MANAGER
23	\$105,855.88	\$137,612.64	\$169,369.41	E	2302	PLANNING & ECONOMIC DEVELOPMENT MANAGER
23	\$105,855.88	\$137,612.64	\$169,369.41	E	2303	PUBLIC SPACE & SUSTAINABILITY MANAGER
24	\$110,884.03	\$144,149.24	\$177,414.45			
25	\$116,151.02	\$150,996.33	\$185,841.64	E	2501	FINANCE DIRECTOR
26	\$121,668.20	\$158,168.66	\$194,669.12	E	2601	ADMINISTRATIVE SERVICES DIRECTOR
26	\$121,668.20	\$158,168.66	\$194,669.12	E	2602	UTILITIES DIRECTOR
27	\$127,447.44	\$165,681.67	\$203,915.90	E	2701	ASSISTANT TOWN MANAGER/COMMUNITY SERVICES DIRECTOR
28	\$130,245.06	\$169,318.58	\$208,392.10			
29	\$133,501.19	\$173,551.55	\$213,601.91			
30	\$146,485.02	\$190,430.52	\$234,376.03			

Sworn Law Enforcement Officer Positions

Salary Grade	Minimum	Midpoint	Maximum	FLSA Status	Class Code	Classification
101	\$51,691.26	\$67,198.64	\$82,706.01	N		POLICE OFFICER TRAINEE
103	\$58,965.56	\$76,655.22	\$94,344.89	N		POLICE OFFICER
202	\$61,738.70	\$80,260.31	\$98,781.92	N		POLICE OFFICE FIRST CLASS

203	\$64,679.33	\$84,083.12	\$103,486.92	N	POLICE CORPORAL
403	\$73,803.51	\$95,944.56	\$118,085.61	N	POLICE SERGEANT
503	\$81,038.17	\$105,349.62	\$129,661.07	E	POLICE LIEUTENANT
601	\$88,867.01	\$115,527.11	\$142,187.21	E	POLICE CAPTAIN
702	\$105,762.27	\$137,490.95	\$169,219.63	E	ASSISTANT CHIEF OF POLICE
703	\$121,565.83	\$158,035.58	\$194,505.33	E	CHIEF OF POLICE

DRAFT



ORDINANCE

Tourism Development Authority Budget

FY2026-27

The Hillsborough Board of Commissioners ordains that the following budget ordinance is hereby adopted:

Section 1. Tourism Development Authority Fund:

It is estimated that the following revenues will be available for the fiscal year beginning July 1, 2026 and ending June 30, 2027:

Occupancy Tax	\$115,000
Fund Balance Appropriation	\$ 26,050
TOTAL	\$141,050

The following amounts are hereby appropriated for the operation of the Tourism Development Authority (TDA) and its activities for the fiscal year beginning July 1, 2026 and ending June 30, 2027 in accordance with the Chart of Accounts heretofore established for the TDA:

Tourism Development Authority	<u>\$141.050</u>
TOTAL	\$141,050

Section 2. The Town of Hillsborough will collect an Occupancy Tax and distribute the funds to the Tourism Development Authority to fund its operations. These funds are listed as "Occupancy Tax" revenues in Section I of the ordinance.

Section 3. Operating funds encumbered on the financial records as of June 30, 2026, are hereby re-appropriated to this budget.

Section 4. Copies of this ordinance should be furnished to the clerk, budget officer and finance officer to be kept on file by them for their direction in carrying out this budget.

The foregoing ordinance having been submitted to a vote, received the following vote and was duly adopted this 8th day of June in 2026.

Ayes: 3
Noes: 0
Absent or excused: 2



Meaghun Darab

Meaghun Darab (Jun 10, 2026 08:34:44 EDT)

Meaghun Darab, Tourism Development Authority Chair

Mark Bell

Mark Bell, Mayor

Sarah E. Kimrey

Sarah E. Kimrey, Town Clerk



ORDINANCE

Tourism Board Budget

FY2026-27

The Hillsborough Board of Commissioners ordains that the following budget ordinance is hereby adopted:

Section 1. **Tourism Board Fund:**

It is estimated that the following revenues will be available for the fiscal year beginning July 1, 2026 and ending June 30, 2027:

Food & Beverage Tax	\$525,000
Fund Balance Appropriation	<u>\$ 62,481</u>
TOTAL	\$587,481

The following amounts are hereby appropriated for the operation of the Tourism Board and its activities for the fiscal year beginning July 1, 2026 and ending June 30, 2027 in accordance with the Chart of Accounts heretofore established for the Tourism Board:

Tourism Board	<u>\$587,481</u>
TOTAL	\$587,481

- Section 2. The Town of Hillsborough will collect a Food & Beverage Tax and distribute the funds to the Tourism Board to fund its operations. These funds are listed as “Food & Beverage Tax” revenues in Section I of the ordinance.
- Section 3. Operating funds encumbered on the financial records as of June 30, 2026, are hereby re-appropriated to this budget.
- Section 4. Copies of this ordinance should be furnished to the clerk, budget officer and finance officer to be kept on file by them for their direction in carrying out this budget.

The foregoing ordinance having been submitted to a vote, received the following vote and was duly adopted this 8th day of June in 2026.

Ayes: 3

Noes: 0

Absent or excused: 2



Victoria Pace
Victoria Pace (Jun 10, 2026 08:35:08 EDT)

Victoria Pace, Tourism Board Chair

Mark Bell

Mark Bell, Mayor

Sarah E. Kimrey

Sarah E. Kimrey, Town Clerk



ORDINANCE

Capital Project

Rainey Avenue Sidewalk

The Hillsborough Board of Commissioners ordains that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

Section 1. This ordinance is a capital project ordinance hereby authorizing the design and construction of a sidewalk on Rainey Avenue.

Section 2. Revenues anticipated to be available to the town to complete the project are hereby adopted as follows.

Rainey Avenue Sidewalk	<u>\$30,000</u>
TOTAL	\$30,000

Section 3. Amounts appropriated for the capital project are hereby amended as follows.

Rainey Avenue Sidewalk	<u>\$30,000</u>
TOTAL	\$30,000

Section 4. This ordinance shall be amended in any manner to add additional appropriations, modify or eliminate existing capital projects, and/or add new capital projects, so long as it continues to fulfill the requirements of G.S. 159-13.2 and other applicable laws.

Section 5. This capital project will close automatically upon projection completion.

Section 6. Copies of this ordinance should be furnished to the clerk, budget officer and finance officer to be kept on file by them for their direction in carrying out this project.

The foregoing ordinance having been submitted to a vote, received the following vote and was duly adopted this 8th day of June in 2026

Ayes: 3
Noes: 0
Absent or excused: 2



A handwritten signature in black ink, reading "Sarah E. Kimrey".

Sarah E. Kimrey, Town Clerk



ORDINANCE

Capital Project

Undersized Sewer Main Replacements

The Hillsborough Board of Commissioners ordains that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

Section 1. This ordinance is a capital project ordinance hereby authorizing the replacement of undersized sewer mains.

Section 2. Revenues anticipated to be available to the town to complete the project are hereby adopted as follows.

Undersized Sewer Main Replacements	<u>\$500,000</u>
TOTAL	\$500,000

Section 3. Amounts appropriated for the capital project are hereby amended as follows.

Undersized Sewer Main Replacements	<u>\$500,000</u>
TOTAL	\$500,000

Section 4. This ordinance shall be amended in any manner to add additional appropriations, modify or eliminate existing capital projects, and/or add new capital projects, so long as it continues to fulfill the requirements of G.S. 159-13.2 and other applicable laws.

Section 5. This capital project will close automatically upon projection completion.

Section 6. Copies of this ordinance should be furnished to the clerk, budget officer and finance officer to be kept on file by them for their direction in carrying out this project.

The foregoing ordinance having been submitted to a vote, received the following vote and was duly adopted this 8th day of June in 2026

Ayes: 3
Noes: 0
Absent or excused: 2



A handwritten signature in black ink, reading "Sarah E. Kimrey".

Sarah E. Kimrey, Town Clerk



ORDINANCE

Capital Project Amendment

Cates Creek Outfall Upgrade

The Hillsborough Board of Commissioners ordains that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

Section 1. Revenues anticipated to be available to the town to complete the project are hereby adopted as follows.

	<i>Current Budget</i>	<i>+/-</i>	<i>Amended Budget</i>
Cates Creek Outfall Upgrade	\$195,000	\$2,705,000	\$2,900,000

Section 2. Amounts appropriated for the capital project are hereby adopted as follows.

	<i>Current Budget</i>	<i>+/-</i>	<i>Amended Budget</i>
Cates Creek Outfall Upgrade	\$195,000	\$2,705,000	\$2,900,000

Section 3. This ordinance shall be amended in any manner to add additional appropriations, modify or eliminate existing capital projects, and/or add new capital project, so long as it continues to fulfill the requirements of G.S. 159-13.2 and other applicable laws.

Section 4. This capital project will close automatically upon projection completion.

Section 5. Copies of this ordinance should be furnished to the clerk, budget officer and finance officer to be kept on file by them for their direction in carrying out this project.

The foregoing ordinance having been submitted to a vote, received the following vote and was duly adopted this 8th day of June in the year 2026.

Ayes: 3
Noes: 0
Absent or excused: 2



Sarah E. Kimrey, Town Clerk



ORDINANCE

Capital Project Amendment

Elizabeth Brady Pump Station and Force Main Upgrade

The Hillsborough Board of Commissioners ordains that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby amended:

Section 1. Revenues anticipated to be available to the town to complete the project are hereby amended as follows.

	<i>Current Budget</i>	<i>+/-</i>	<i>Amended Budget</i>
Elizabeth Brady Pump Station and Force Main Upgrade	\$1,000,000	\$800,000	\$1,800,000

Section 2. Amounts appropriated for the capital project are hereby amended as follows.

	<i>Current Budget</i>	<i>+/-</i>	<i>Amended Budget</i>
Elizabeth Brady Pump Station and Force Main Upgrade	\$1,000,000	\$800,000	\$1,800,000

Section 3. This ordinance shall be amended in any manner to add additional appropriations, modify or eliminate existing capital projects, and/or add new capital project, so long as it continues to fulfill the requirements of G.S. 159-13.2 and other applicable laws.

Section 4. This capital project will close automatically upon projection completion.

Section 5. Copies of this ordinance should be furnished to the clerk, budget officer and finance officer to be kept on file by them for their direction in carrying out this project.

The foregoing ordinance having been submitted to a vote, received the following vote and was duly adopted this 8th day of June in the year 2026.

Ayes: 3
Noes: 0
Absent or excused: 2



A handwritten signature in black ink, reading "Sarah E. Kimrey".

Sarah E. Kimrey, Town Clerk



ORDINANCE

Capital Project Amendment

Elizabeth Brady Road Culvert Replacement

The Hillsborough Board of Commissioners ordains that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby amended:

Section 1. Revenues anticipated to be available to the town to complete the project are hereby amended as follows.

	<i>Current Budget</i>	<i>+/-</i>	<i>Amended Budget</i>
Elizabeth Brady Rd Culvert Replacement	\$195,000	\$75,000	\$270,000

Section 2. Amounts appropriated for the capital project are hereby amended as follows.

	<i>Current Budget</i>	<i>+/-</i>	<i>Amended Budget</i>
Elizabeth Brady Rd Culvert Replacement	\$195,000	\$75,000	\$270,000

Section 3. This ordinance shall be amended in any manner to add additional appropriations, modify or eliminate existing capital projects, and/or add new capital project, so long as it continues to fulfill the requirements of G.S. 159-13.2 and other applicable laws.

Section 4. This capital project will close automatically upon projection completion.

Section 5. Copies of this ordinance should be furnished to the clerk, budget officer and finance officer to be kept on file by them for their direction in carrying out this project.

The foregoing ordinance having been submitted to a vote, received the following vote and was duly adopted this 8th day of June in the year 2026.

Ayes: 3
Noes: 0
Absent or excused: 2



A handwritten signature in black ink, reading "Sarah E. Kimrey".

Sarah E. Kimrey, Town Clerk



ORDINANCE

Capital Project Amendment

Eno River Interceptors - East

The Hillsborough Board of Commissioners ordains that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby amended:

Section 1. Revenues anticipated to be available to the town to complete the project are hereby amended as follows.

	<i>Current Budget</i>	<i>+/-</i>	<i>Amended Budget</i>
Eno River Interceptors - East	\$750,000	\$2,080,000	\$2,830,000

Section 2. Amounts appropriated for the capital project are hereby amended as follows.

	<i>Current Budget</i>	<i>+/-</i>	<i>Amended Budget</i>
Eno River Interceptors - East	\$750,000	\$2,080,000	\$2,830,000

Section 3. This ordinance shall be amended in any manner to add additional appropriations, modify or eliminate existing capital projects, and/or add new capital project, so long as it continues to fulfill the requirements of G.S. 159-13.2 and other applicable laws.

Section 4. This capital project will close automatically upon projection completion.

Section 5. Copies of this ordinance should be furnished to the clerk, budget officer and finance officer to be kept on file by them for their direction in carrying out this project.

The foregoing ordinance having been submitted to a vote, received the following vote and was duly adopted this 8th day of June in the year 2026.

Ayes: 3
Noes: 0
Absent or excused: 2



Sarah E. Kimrey, Town Clerk



ORDINANCE

Capital Project Amendment

Fire Station

The Hillsborough Board of Commissioners ordains that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby amended:

Section 1. Revenues anticipated to be available to the town to complete the project are hereby amended as follows.

	<i>Current Budget</i>	<i>+/-</i>	<i>Amended Budget</i>
Fire Station	\$1,050,000	\$300,000	\$1,350,000

Section 2. Amounts appropriated for the capital project are hereby amended as follows.

	<i>Current Budget</i>	<i>+/-</i>	<i>Amended Budget</i>
Fire Station	\$1,050,000	\$300,000	\$1,350,000

Section 3. This ordinance shall be amended in any manner to add additional appropriations, modify or eliminate existing capital projects, and/or add new capital project, so long as it continues to fulfill the requirements of G.S. 159-13.2 and other applicable laws.

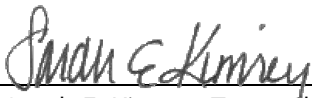
Section 4. This capital project will close automatically upon projection completion.

Section 5. Copies of this ordinance should be furnished to the clerk, budget officer and finance officer to be kept on file by them for their direction in carrying out this project.

The foregoing ordinance having been submitted to a vote, received the following vote and was duly adopted this 8th day of June in 2026.

Ayes: 3
Noes: 0
Absent or excused: 2





Sarah E. Kimrey, Town Clerk



ORDINANCE

Capital Project Amendment

Ridgewalk Greenway

The Hillsborough Board of Commissioners ordains that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby amended:

Section 1. Revenues anticipated to be available to the town to complete the project are hereby amended as follows.

	<i>Current Budget</i>	<i>+/-</i>	<i>Amended Budget</i>
Ridgewalk Greenway	\$791,003	\$333,000	\$1,124,003

Section 2. Amounts appropriated for the capital project are hereby amended as follows.

	<i>Current Budget</i>	<i>+/-</i>	<i>Amended Budget</i>
Ridgewalk Greenway	\$791,003	\$333,000	\$1,124,003

Section 3. This ordinance shall be amended in any manner to add additional appropriations, modify or eliminate existing capital projects, and/or add new capital project, so long as it continues to fulfill the requirements of G.S. 159-13.2 and other applicable laws.

Section 4. This capital project will close automatically upon projection completion.

Section 5. Copies of this ordinance should be furnished to the clerk, budget officer and finance officer to be kept on file by them for their direction in carrying out this project.

The foregoing ordinance having been submitted to a vote, received the following vote and was duly adopted this 8th day of June in the year 2026.

Ayes: 3
Noes: 0
Absent or excused: 2



Sarah E. Kimrey, Town Clerk



ORDINANCE

Capital Project Amendment

Sodium Hypochlorite Conversion

The Hillsborough Board of Commissioners ordains that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby amended:

Section 1. Revenues anticipated to be available to the town to complete the project are hereby amended as follows.

	<i>Current Budget</i>	<i>+/-</i>	<i>Amended Budget</i>
Sodium Hypochlorite Conversion	\$615,600	\$1,350,000	\$1,965,600

Section 2. Amounts appropriated for the capital project are hereby amended as follows.

	<i>Current Budget</i>	<i>+/-</i>	<i>Amended Budget</i>
Sodium Hypochlorite Conversion	\$615,600	\$1,350,000	\$1,965,600

Section 3. This ordinance shall be amended in any manner to add additional appropriations, modify or eliminate existing capital projects, and/or add new capital project, so long as it continues to fulfill the requirements of G.S. 159-13.2 and other applicable laws.

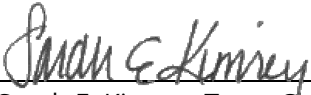
Section 4. This capital project will close automatically upon projection completion.

Section 5. Copies of this ordinance should be furnished to the clerk, budget officer and finance officer to be kept on file by them for their direction in carrying out this project.

The foregoing ordinance having been submitted to a vote, received the following vote and was duly adopted this 8th day of June in the year 2026.

Ayes: 3
Noes: 0
Absent or excused: 2





Sarah E. Kimrey, Town Clerk



ORDINANCE

Capital Project Amendment

West Fork Eno Reservoir Dam Repairs

The Hillsborough Board of Commissioners ordains that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby amended:

Section 1. Revenues anticipated to be available to the town to complete the project are hereby amended as follows.

	<i>Current Budget</i>	<i>+/-</i>	<i>Amended Budget</i>
West Fork Eno Reservoir Dam Repairs	\$115,840	\$2,800,000	\$2,915,840

Section 2. Amounts appropriated for the capital project are hereby amended as follows.

	<i>Current Budget</i>	<i>+/-</i>	<i>Amended Budget</i>
West Fork Eno Reservoir Dam Repairs	\$115,840	\$2,800,000	\$2,915,840

Section 3. This ordinance shall be amended in any manner to add additional appropriations, modify or eliminate existing capital projects, and/or add new capital project, so long as it continues to fulfill the requirements of G.S. 159-13.2 and other applicable laws.

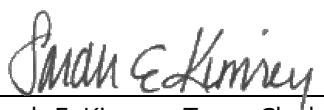
Section 4. This capital project will close automatically upon projection completion.

Section 5. Copies of this ordinance should be furnished to the clerk, budget officer and finance officer to be kept on file by them for their direction in carrying out this project.

The foregoing ordinance having been submitted to a vote, received the following vote and was duly adopted this 8th day of June in the year 2026.

Ayes: 3
Noes: 0
Absent or excused: 2





Sarah E. Kimrey, Town Clerk



Budget Ordinance

FY2027 Operating & Capital Budget

The Hillsborough Board of Commissioners ordains that the following budget ordinance is hereby adopted:

Section 1. General Fund

It is estimated that the following revenues will be available in the General Fund for the fiscal year beginning July 1, 2026 and ending June 30, 2027:

Current and Prior Year Property Taxes	12,535,000
Local Option Sales Tax	3,408,000
Intergovernmental Revenue	1,695,500
Transfers	720,500
Fund Balance Appropriation	480,000
Investment Earnings	400,000
Licenses, Permits and Fees	125,100
Other	<u>108,472</u>
TOTAL	\$19,472,572

The following amounts are hereby appropriated in the General Fund for the operation of the Town Government and its activities for the fiscal year beginning July 1, 2026 and ending June 30, 2027 in accordance with the Chart of Accounts heretofore established for the Town of Hillsborough:

Public Safety	8,596,393
General Government	6,460,119
Public Works	3,392,695
Special Appropriations	573,365
Contingency	<u>450,000</u>
TOTAL	\$19,472,572

Section 2. Water and Sewer Fund

It is estimated that the following revenues will be available in the Water and Sewer Fund for the fiscal year beginning July 1, 2026 and ending June 30, 2027:

Licenses, Permits and Fees	14,442,000
Retained Earnings Appropriated	996,344
Investment Earnings	300,000
Other	<u>15,000</u>
TOTAL	\$15,753,344

The following amounts are hereby appropriated in the Water and Sewer Fund for the operation of the water and sewer utilities for the fiscal year beginning July 1, 2026, and ending June 30, 2027 in accordance with the Chart of Accounts heretofore established for the Town of Hillsborough:

Administration of Enterprise	3,721,977
Wastewater Treatment Plant	2,908,377
Wastewater Collection	2,130,666
Water Distribution	2,003,512
Water Treatment Plant	1,946,262
Billing and Collections	1,026,686
West Fork Eno Reservoir	1,107,299
Utilities Administration	508,565
Contingency	<u>400,000</u>
TOTAL	\$15,753,344

Section 3. Stormwater Fund

It is estimated that the following revenues will be available in the Stormwater Fund for the fiscal year beginning July 1, 2026 and ending June 30, 2027:

Licenses, Permits and Fees	1,133,100
Retained Earnings Appropriated	35,064
Investment Earnings	<u>25,000</u>
TOTAL	\$1,193,164

The following amounts are hereby appropriated in the Stormwater Fund for the operation of the stormwater utilities for the fiscal year beginning July 1, 2026, and ending June 30, 2027 in accordance with the Chart of Accounts heretofore established for the Town of Hillsborough:

Stormwater	<u>1,193,164</u>
TOTAL	\$1,193,164

Section 4. Tax Rate

There is hereby levied a tax of \$0.513 per one hundred dollars (\$100) valuation of property as listed for taxes as of January 1, 2026, for the purpose of raising the revenue listed as "Property Taxes" in the General Fund in Section I of the ordinance.

This tax rate is based on an estimated total valuation of real and personal property (excluding motor vehicles) for the purposes of taxation of \$2,317,971,000 and an estimated rate of collection of 96.5% and an estimated total valuation of motor vehicles of \$152,512,000 and an estimated rate of collection of 96.5%.

Section 5. Encumbered Funds

Operating funds encumbered on the financial records as of June 30, 2026, are hereby re-appropriated to this budget.

Section 6. Fees and Charges

There is hereby maintained a Fees and Charges Schedule for the purpose of raising revenue listed in the General Fund, Water & Sewer Fund, and Stormwater Fund, Sections I, II & III of this ordinance. See the Fees and Charges Schedule for a detailed listing.

Section 7. Recycling

Orange County is hereby authorized to collect and administer a fee established for the purpose of providing recycling services within the Town limits.

Section 8. Budget Ordinance

Copies of this ordinance should be furnished to the clerk, budget officer and finance officer to be kept on file by them for their direction in carrying out this budget.

The foregoing ordinance having been submitted to a vote, received the following vote and was duly adopted this 8th day of June in 2026.

Ayes: 3

Noes: 0

Absent or Excused: 2

Mark Bell
Mark Bell, Mayor

Sarah E. Kimrey
Sarah E. Kimrey, Town Clerk





Minutes

Board of Commissioners Work Session

7 p.m. June 22, 2026

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

Present: Mayor Mark Bell and commissioners Meaghun Darab, Kathleen Ferguson and Matt Hughes
Absent: Commissioners Robb English and Evelyn Lloyd
Staff: Planning and Economic Development Manager Shannan Campbell, Assistant Town Manager and Community Services Director Matt Efird, Budget and Management Analyst Josh Fernandez, Police Management and Accreditation Coordinator Marshall Grayson, Engineering Services Manager Bryant Green, Town Attorney Bob Hornik, Town Clerk and Human Resources Technician Sarah Kimrey, Communications Specialist JC Leser-McMinn, Town Manager Eric Peterson and Chief of Police Jason Winn

1. Opening of the work session

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

2. Agenda changes and approval

Additional budget amendments were added to Item 4.A Miscellaneous budget amendments and transfers.

Motion: Commissioner Kathleen Ferguson moved to approve the agenda including additional budget amendments. Commissioner Matt Hughes seconded.

Vote: 3-0.

Motion: Commissioner Meaghun Darab moved to open the public hearing. Hughes seconded.

Vote: 3-0.

3. Public hearing

A. Public Hearing to Receive Public Comment on Adoption of an Ordinance Imposing a One-Year Development Moratoria on Data Centers as a Land Use

Eight community members spoke, expressing support for the moratorium.

Motion: Hughes moved to close the public hearing. Ferguson seconded.

Vote: 3-0.

4. Items for decision - consent agenda

- A. Miscellaneous budget amendments and transfers
- B. Text amendment to Unified Development Ordinance Section 2.5, Administration – Historic District Commission (staff-initiated)
- C. Rezoning request for property at 515 Meadowlands Drive
- D. Special Event Permit Application – Hog Day 2026
- E. Fiscal Year 2027 Salary Schedule
- F. Capital Project Ordinance Amendment – NC86 Facility Renovation

Motion: Hughes moved to approve all items on the amended consent agenda. Ferguson seconded.
Vote: 3-0.

5. In-depth discussion and topics

A. Data Center land use development moratoria extension from 60 days to one year, pursuant to N.C. General Statute 160D-107

Planning and Economic Development Manager Shannan Campbell summarized the rationale for the extension, reiterating that no formal data center application had been submitted but that inquiries from developers had highlighted the absence of adequate regulations in the town's Unified Development Ordinance. Staff indicated that one year was necessary to research best practices, study potential impacts, and draft meaningful standards for the board's consideration.

The board agreed that the year-long moratorium would provide staff and elected officials the time needed to develop standards consistent with community values.

Motion: Ferguson moved to adopt an ordinance extending the 60-day moratorium on data centers as a land use to one year. Hughes seconded.
Vote: 3-0.

B. General use rezoning request and development agreement for 715 US HWY 70 East; Assistive Living Neighborhood to Multifamily

The planning and economic development manager presented a rezoning request and accompanying development agreement for a 13.4-acre property at 715 US Highway 70 East, proposing a change from Assistive Living Neighborhood to Multifamily. The site was originally part of a master-planned community approved in the early 2000s.

Key provisions of the development agreement include:

- A 10-year term.
- Construction of up to 67 attached dwelling units (townhomes) as rental units with no lot subdivision.
- Private internal streets.
- A payment in lieu to the town's affordable housing fund.
- Construction of sidewalks along the Highway 70 East frontage and a walking trail connecting to the existing trail in Corbinton Commons.
- Repairs to a pedestrian bridge at the southeast corner of the property.
- Town water and sewer service to be provided no later than June 30, 2028.
- Two points of waterline connection for redundancy.
- A future connection to the Corbinton Commons pump station.

Town Attorney Bob Hornik said that the matter had involved prior litigation, and that a consent order was signed by the court the previous week, authorizing the settlement and clearing the way for the board's vote. Staff and the Planning Board both recommended approval. A connector road previously discussed was noted to have been eliminated early in the process due to environmental constraints.

Motion: Hughes moved to adopt the consistency statement, rezoning ordinance and development agreement. Ferguson seconded.
Vote: 3-0.

6. Committee updates and reports

No updates were given.

7. Adjournment

Motion: Ferguson moved to adjourn at 7:46 p.m. Hughes seconded.
Vote: 3-0.

Respectfully submitted,

Sarah Kimrey
Town Clerk
Staff support to the Board of Commissioners

This content was assisted by an artificial intelligence tool,
ClerkMinutes, and reviewed by town staff.

DRAFT

Budget Adjustment Report

Adjustment Detail

For Date Range: 06/23/2026 - 06/23/2026

Town of Hillsborough, NC

Account Number	Account Name	Packet Number	Post Date	Original Budget	Budget Adjustments Amount	Current Budget
Adjustment Number	Adjustment Description					
Budget Code: 2025-2026 - Budget 2025-2026 Fiscal: 2025-2026						
Fund: 10 - GENERAL						
Revenue						
Department: 3110 - NCDOR ADMINISTERED TAXES						
10-00-3110-3113192	GROSS RECEIPTS TAX/VEHICLE			-1,000.00	695.00	-305.00
BA0000472	Yr-end Adjustments	GLPKT04188	06/23/2026		695.00	
Department 3110 Total:				-1,000.00	695.00	-305.00
Department: 3200 - OTHER TAXES						
10-00-3200-3202000	BEER AND WINE TAX			-45,000.00	4,319.00	-40,681.00
BA0000472	Yr-end Adjustments	GLPKT04188	06/23/2026		4,319.00	
Department 3200 Total:				-45,000.00	4,319.00	-40,681.00
Department: 3300 - RESTRICTED REVENUES						
10-00-3300-3380000	MISC - CONFISCATION %AGE			-1,000.00	805.00	-195.00
BA0000472	Yr-end Adjustments	GLPKT04188	06/23/2026		805.00	
Department 3300 Total:				-1,000.00	805.00	-195.00
Department: 3400 - FEE REVENUES						
10-10-3400-3403000	PARK USAGE FEES			-6,000.00	610.00	-5,390.00
BA0000472	Yr-end Adjustments	GLPKT04188	06/23/2026		610.00	
10-30-3400-3401200	ENGINEERING SERVICES FEES			0.00	41.00	41.00
BA0000472	Yr-end Adjustments	GLPKT04188	06/23/2026		41.00	
Department 3400 Total:				-6,000.00	651.00	-5,349.00
Department: 3900 - FUND BALANCE APPROPRIATION						
10-00-3900-3900000	FUND BALANCE APPROPRIATION			-207,819.00	-147,511.00	-355,330.00
BA0000472	Yr-end Adjustments	GLPKT04188	06/23/2026		-6,470.00	
BA0000475	Yr-end Adjustments	GLPKT04192	06/23/2026		-141,041.00	
Department 3900 Total:				-207,819.00	-147,511.00	-355,330.00
Revenue Total:				-260,819.00	-141,041.00	-401,860.00
Expense						
Department: 4200 - ADMINISTRATION						
10-10-4200-5100020	SALARIES			633,343.00	5,900.00	639,243.00
BA0000475	Yr-end Adjustments	GLPKT04192	06/23/2026		5,900.00	
10-10-4200-5120050	FICA			44,836.00	350.00	45,186.00
BA0000475	Yr-end Adjustments	GLPKT04192	06/23/2026		350.00	
10-10-4200-5127070	RETIREMENT			90,361.00	950.00	91,311.00
BA0000475	Yr-end Adjustments	GLPKT04192	06/23/2026		950.00	
10-10-4200-5127071	401(K) RETIREMENT SUPP			31,398.00	350.00	31,748.00
BA0000475	Yr-end Adjustments	GLPKT04192	06/23/2026		350.00	
10-10-4200-5300110	TELEPHONE/INTERNET			3,308.00	218.00	3,526.00
BA0000475	Yr-end Adjustments	GLPKT04192	06/23/2026		218.00	
10-10-4200-5500970	SERVICE CHARGE - W&S FUND			-495,362.00	-3,884.00	-499,246.00
BA0000475	Yr-end Adjustments	GLPKT04192	06/23/2026		-3,884.00	
10-10-4200-5500980	SERVICE CHARGE - STORMWATER FUND			-19,814.00	-156.00	-19,970.00
BA0000475	Yr-end Adjustments	GLPKT04192	06/23/2026		-156.00	
Department 4200 Total:				288,070.00	3,728.00	291,798.00

Budget Adjustment Report**For Date Range: 06/23/2026 - 06/23/2026**

Account Number	Account Name	Packet Number	Post Date	Original Budget	Budget Adjustments Amount	Current Budget
Adjustment Number	Adjustment Description					
Department: 4500 - HUMAN RESOURCES						
10-10-4500-5120050	FICA			18,495.00	895.00	19,390.00
BA0000475	Yr-end Adjustments	GLPKT04192	06/23/2026		895.00	
10-10-4500-5125060	INSURANCE - HEALTH			24,828.00	5,620.00	30,448.00
BA0000475	Yr-end Adjustments	GLPKT04192	06/23/2026		5,620.00	
10-10-4500-5125062	INSURANCE - DENTAL			836.00	50.00	886.00
BA0000475	Yr-end Adjustments	GLPKT04192	06/23/2026		50.00	
10-10-4500-5127070	RETIREMENT			32,832.00	1,850.00	34,682.00
BA0000475	Yr-end Adjustments	GLPKT04192	06/23/2026		1,850.00	
10-10-4500-5127071	401(K) RETIREMENT SUPP			11,408.00	645.00	12,053.00
BA0000475	Yr-end Adjustments	GLPKT04192	06/23/2026		645.00	
10-10-4500-5500970	SERVICE CHARGE - W&S FUND			-261,518.00	-4,530.00	-266,048.00
BA0000475	Yr-end Adjustments	GLPKT04192	06/23/2026		-4,530.00	
10-10-4500-5500980	SERVICE CHARGE - STORMWATER FUND			-10,460.00	-182.00	-10,642.00
BA0000475	Yr-end Adjustments	GLPKT04192	06/23/2026		-182.00	
Department 4500 Total:				-183,579.00	4,348.00	-179,231.00
Department: 4900 - PLANNING						
10-10-4900-5300001	PAYMENTS - TOURISM BOARD			485,000.00	65,000.00	550,000.00
BA0000475	Yr-end Adjustments	GLPKT04192	06/23/2026		65,000.00	
10-10-4900-5300002	PAYMENTS - TDA			100,000.00	30,000.00	130,000.00
BA0000475	Yr-end Adjustments	GLPKT04192	06/23/2026		30,000.00	
Department 4900 Total:				585,000.00	95,000.00	680,000.00
Department: 5000 - FACILITY MANAGEMENT						
10-10-5000-5300145	MAINT - BUILDINGS			275,809.00	6,000.00	281,809.00
BA0000475	Yr-end Adjustments	GLPKT04192	06/23/2026		6,000.00	
10-10-5000-5300158	MAINT - EQUIPMENT			5,000.00	500.00	5,500.00
BA0000475	Yr-end Adjustments	GLPKT04192	06/23/2026		500.00	
10-10-5000-5500970	SERVICE CHARGE - W&S FUND			-262,520.00	-2,340.00	-264,860.00
BA0000475	Yr-end Adjustments	GLPKT04192	06/23/2026		-2,340.00	
10-10-5000-5500980	SERVICE CHARGE - STORMWATER FUND			-21,876.00	-195.00	-22,071.00
BA0000475	Yr-end Adjustments	GLPKT04192	06/23/2026		-195.00	
Department 5000 Total:				-3,587.00	3,965.00	378.00
Department: 5100 - POLICE						
10-20-5100-5100020	SALARIES			2,834,502.00	26,200.00	2,860,702.00
BA0000475	Yr-end Adjustments	GLPKT04192	06/23/2026		26,200.00	
10-20-5100-5127070	RETIREMENT			441,985.00	4,800.00	446,785.00
BA0000475	Yr-end Adjustments	GLPKT04192	06/23/2026		4,800.00	
10-20-5100-5127071	401(K) RETIREMENT SUPP			138,827.00	2,000.00	140,827.00
BA0000475	Yr-end Adjustments	GLPKT04192	06/23/2026		2,000.00	
10-20-5100-5300310	GASOLINE			65,000.00	1,000.00	66,000.00
BA0000475	Yr-end Adjustments	GLPKT04192	06/23/2026		1,000.00	
Department 5100 Total:				3,480,314.00	34,000.00	3,514,314.00
Expense Total:				4,166,218.00	141,041.00	4,307,259.00
Fund 10 Total:				3,905,399.00	0.00	3,905,399.00
Fund: 15 - SPECIAL REVENUE FUND						
Revenue						
Department: 3000 - GRANT - CDBG-CV						
15-00-3000-3301053	RESTRICTED REV - CDBG-CV GRANT			-600,000.00	600,000.00	0.00
BA0000473	Yr-end Adjustment	GLPKT04189	06/23/2026		600,000.00	
Department 3000 Total:				-600,000.00	600,000.00	0.00
Revenue Total:				-600,000.00	600,000.00	0.00

Budget Adjustment Report**For Date Range: 06/23/2026 - 06/23/2026**

Account Number	Account Name	Packet Number	Post Date	Original Budget	Budget Adjustments Amount	Current Budget
Adjustment Number	Adjustment Description					
Expense						
Department: 3000 - GRANT - CDBG-CV						
15-00-3000-5300800	CDBG-CV - ADMINISTRATION			55,653.22	-55,653.22	0.00
BA0000473	Yr-end Adjustment	GLPKT04189	06/23/2026		-55,653.22	
15-00-3000-5300801	CDBG-CV - PUBLIC SERVICES			544,346.78	-544,346.78	0.00
BA0000473	Yr-end Adjustment	GLPKT04189	06/23/2026		-544,346.78	
Department 3000 Total:				600,000.00	-600,000.00	0.00
Expense Total:				600,000.00	-600,000.00	0.00
Fund 15 Total:				0.00	0.00	0.00
Fund: 30 - WATER/SEWER						
Revenue						
Department: 3500 - NON-DEPARTMENTAL						
30-80-3500-3523002	WATER SYSTEM DEVELOPMENT FEES			0.00	-7,635.00	-7,635.00
BA0000470	Record FY26 SDFs Collected	GLPKT04179	06/23/2026		-7,635.00	
30-80-3500-3525002	SEWER SYSTEM DEVELOPMENT FEES			0.00	-8,165.00	-8,165.00
BA0000470	Record FY26 SDFs Collected	GLPKT04179	06/23/2026		-8,165.00	
Department 3500 Total:				0.00	-15,800.00	-15,800.00
Department: 3900 - FUND BALANCE APPROPRIATION						
30-80-3900-3900000	FUND BALANCE APPROPRIATION			-675,666.00	-65,552.00	-741,218.00
BA0000476	Yr-end Adjustments	GLPKT04194	06/23/2026		-65,552.00	
Department 3900 Total:				-675,666.00	-65,552.00	-741,218.00
Revenue Total:				-675,666.00	-81,352.00	-757,018.00
Expense						
Department: 5972 - TRANSFER TO WATER/SEWER						
30-71-5972-5972002	TRANSFER TO FUND 75 - WATER SDF RESERVE			0.00	7,635.00	7,635.00
BA0000470	Record FY26 SDFs Collected	GLPKT04179	06/23/2026		7,635.00	
30-71-5972-5972003	TRANSFER TO SEWER SDF RES'V FUND			0.00	8,165.00	8,165.00
BA0000470	Record FY26 SDFs Collected	GLPKT04179	06/23/2026		8,165.00	
Department 5972 Total:				0.00	15,800.00	15,800.00
Department: 7200 - ADMINISTRATION OF ENTERPRISE						
30-80-7200-5350610	SERVICE CHARGE - GOVERNING BODY			142,769.00	10,523.00	153,292.00
BA0000476	Yr-end Adjustments	GLPKT04194	06/23/2026		10,523.00	
30-80-7200-5350611	SERVICE CHARGE - ADMINISTRATION			495,363.00	17,766.00	513,129.00
BA0000476	Yr-end Adjustments	GLPKT04194	06/23/2026		17,766.00	
30-80-7200-5350612	SERVICE CHARGE - ACCOUNTING			450,612.00	11,947.00	462,559.00
BA0000476	Yr-end Adjustments	GLPKT04194	06/23/2026		11,947.00	
30-80-7200-5350613	SERVICE CHARGE - FLEET MAINTENANCE			237,934.00	-1.00	237,933.00
BA0000476	Yr-end Adjustments	GLPKT04194	06/23/2026		-1.00	
30-80-7200-5350614	SERVICE CHARGE - FACILITY MGMT			262,521.00	2,574.00	265,095.00
BA0000476	Yr-end Adjustments	GLPKT04194	06/23/2026		2,574.00	
30-80-7200-5350615	SERVICE CHARGE - SAFETY & RISK MGMT			345,754.00	2,169.00	347,923.00
BA0000476	Yr-end Adjustments	GLPKT04194	06/23/2026		2,169.00	
30-80-7200-5350616	SERVICE CHARGE - INFORMATION TECH			689,445.00	-12,270.00	677,175.00
BA0000476	Yr-end Adjustments	GLPKT04194	06/23/2026		-12,270.00	
30-80-7200-5350622	SERVICE CHARGE - HUMAN RESOURCES			261,519.00	14,690.00	276,209.00
BA0000476	Yr-end Adjustments	GLPKT04194	06/23/2026		14,690.00	
30-80-7200-5350623	SERVICE CHARGE - COMMUNICATIONS			219,861.00	9,410.00	229,271.00
BA0000476	Yr-end Adjustments	GLPKT04194	06/23/2026		9,410.00	
30-80-7200-5350624	SERVICE CHARGE - ENGINEERING SERVICE			239,165.00	8,744.00	247,909.00
BA0000476	Yr-end Adjustments	GLPKT04194	06/23/2026		8,744.00	
Department 7200 Total:				3,344,943.00	65,552.00	3,410,495.00

Budget Adjustment Report**For Date Range: 06/23/2026 - 06/23/2026**

Account Number	Account Name	Packet Number	Post Date	Original Budget	Budget Adjustments Amount	Current Budget
Adjustment Number	Adjustment Description					
Department: 7240 - BILLING AND COLLECTIONS						
30-80-7240-5300113	LICENSE FEES			42,630.00	-1,300.00	41,330.00
BA0000466	Cover letter opener machine	GLPKT04164	06/23/2026		-1,300.00	
30-80-7240-5300330	SUPPLIES - DEPARTMENTAL			250.00	1,300.00	1,550.00
BA0000466	Cover letter opener machine	GLPKT04164	06/23/2026		1,300.00	
Department 7240 Total:				42,880.00	0.00	42,880.00
Expense Total:				3,387,823.00	81,352.00	3,469,175.00
Fund 30 Total:				2,712,157.00	0.00	2,712,157.00

Fund: 35 - STORMWATER**Revenue****Department: 3900 - FUND BALANCE APPROPRIATION**

35-80-3900-3900050	FUND BALANCE APPROPRIATION			-182,175.00	-12,575.00	-194,750.00
BA0000477	Yr-end Adjustments	GLPKT04195	06/23/2026		-12,575.00	
Department 3900 Total:				-182,175.00	-12,575.00	-194,750.00
Revenue Total:				-182,175.00	-12,575.00	-194,750.00

Expense**Department: 5900 - STORMWATER**

35-30-5900-5350610	SERVICE CHARGE - GOVERNING BODY			5,711.00	421.00	6,132.00
BA0000477	Yr-end Adjustments	GLPKT04195	06/23/2026		421.00	
35-30-5900-5350611	SERVICE CHARGE - ADMINISTRATION			19,815.00	711.00	20,526.00
BA0000477	Yr-end Adjustments	GLPKT04195	06/23/2026		711.00	
35-30-5900-5350612	SERVICE CHARGE - ACCOUNTING			18,025.00	477.00	18,502.00
BA0000477	Yr-end Adjustments	GLPKT04195	06/23/2026		477.00	
35-30-5900-5350613	SERVICE CHARGE - FLEET MAINTENANCE			9,915.00	-1.00	9,914.00
BA0000477	Yr-end Adjustments	GLPKT04195	06/23/2026		-1.00	
35-30-5900-5350614	SERVICE CHARGE - FACILITY MGMT			21,877.00	215.00	22,092.00
BA0000477	Yr-end Adjustments	GLPKT04195	06/23/2026		215.00	
35-30-5900-5350615	SERVICE CHARGE - SAFETY & RISK MGMT			13,831.00	86.00	13,917.00
BA0000477	Yr-end Adjustments	GLPKT04195	06/23/2026		86.00	
35-30-5900-5350616	SERVICE CHARGE - INFORMATION TECH			27,578.00	-490.00	27,088.00
BA0000477	Yr-end Adjustments	GLPKT04195	06/23/2026		-490.00	
35-30-5900-5350622	SERVICE CHARGE - HUMAN RESOURCES			10,461.00	588.00	11,049.00
BA0000477	Yr-end Adjustments	GLPKT04195	06/23/2026		588.00	
35-30-5900-5350623	SERVICE CHARGE - COMMUNICATIONS			8,795.00	376.00	9,171.00
BA0000477	Yr-end Adjustments	GLPKT04195	06/23/2026		376.00	
35-30-5900-5350624	SERVICE CHARGE- ENGINEERING SERVICE			95,666.00	10,192.00	105,858.00
BA0000477	Yr-end Adjustments	GLPKT04195	06/23/2026		10,192.00	
Department 5900 Total:				231,674.00	12,575.00	244,249.00
Expense Total:				231,674.00	12,575.00	244,249.00
Fund 35 Total:				49,499.00	0.00	49,499.00

Fund: 66 - WFER-WEST FORK ENO RESERVOIR**Revenue****Department: 3850 - INTEREST EARNED**

66-00-3850-3850000	INTEREST EARNED			-272,252.87	-15,090.00	-287,342.87
BA0000473	Yr-end Adjustment	GLPKT04189	06/23/2026		-15,090.00	
Department 3850 Total:				-272,252.87	-15,090.00	-287,342.87
Revenue Total:				-272,252.87	-15,090.00	-287,342.87

Budget Adjustment Report**For Date Range: 06/23/2026 - 06/23/2026**

Account Number	Account Name	Packet Number	Post Date	Original Budget	Budget Adjustments Amount	Current Budget
Adjustment Number	Adjustment Description					
Expense						
Department: 8130 - WEST FORK ENO RESERVOIR						
66-71-8130-5970920	DEBT SERVICE - INTEREST			764,193.87	15,090.00	779,283.87
BA0000473	Yr-end Adjustment	GLPKT04189	06/23/2026		15,090.00	
Department 8130 Total:				764,193.87	15,090.00	779,283.87
Expense Total:				764,193.87	15,090.00	779,283.87
Fund 66 Total:				491,941.00	0.00	491,941.00
Fund: 75 - CRF - WATER SYSTEM DEVELOPMENT FEES						
Revenue						
Department: 3870 - TRANSFER FROM						
75-71-3870-3870515	TRAN FR FUND 30 - HASELL WATER TANK			0.00	-27,955.70	-27,955.70
BA0000468	Record FY26 SDFs Collected	GLPKT04175	06/23/2026		-20,320.70	
BA0000471	Record FY26 SDFs Collected	GLPKT04180	06/23/2026		-7,635.00	
75-71-3870-3870522	TRAN FR FUND 30 - SODIUM HYPOCHLORITE CONV			0.00	-350,000.00	-350,000.00
BA0000468	Record FY26 SDFs Collected	GLPKT04175	06/23/2026		-350,000.00	
Department 3870 Total:				0.00	-377,955.70	-377,955.70
Revenue Total:				0.00	-377,955.70	-377,955.70
Expense						
Department: 6900 - SPECIAL APPROPRIATIONS						
75-71-6900-5970934	TRAN TO FUND 69 - SODIUM HYPOCHLORITE CONV			0.00	350,000.00	350,000.00
BA0000468	Record FY26 SDFs Collected	GLPKT04175	06/23/2026		350,000.00	
75-71-6900-5970935	TRAN TO FUND 69 - HASELL WATER TANK			0.00	27,955.70	27,955.70
BA0000468	Record FY26 SDFs Collected	GLPKT04175	06/23/2026		20,320.70	
BA0000471	Record FY26 SDFs Collected	GLPKT04180	06/23/2026		7,635.00	
Department 6900 Total:				0.00	377,955.70	377,955.70
Expense Total:				0.00	377,955.70	377,955.70
Fund 75 Total:				0.00	0.00	0.00
Fund: 76 - CRF - SEWER SYSTEM DEVELOPMENT FEES						
Revenue						
Department: 3870 - TRANSFER FROM						
76-71-3870-3870155	TRAN FR FUND 30 - COLLECT SYS REHAB			-2,007,673.00	-40,126.00	-2,047,799.00
BA0000469	Record FY26 SDFs Collected	GLPKT04177	06/23/2026		-40,126.00	
76-71-3870-3870525	TRAN FR FUND 30 - ENO RIVER INTERCEPTOR			0.00	-350,000.00	-350,000.00
BA0000468	Record FY26 SDFs Collected	GLPKT04175	06/23/2026		-349,979.60	
BA0000471	Record FY26 SDFs Collected	GLPKT04180	06/23/2026		-20.40	
76-71-3870-3870526	TRAN FR FUND 30 - BELLEVUE MILL INTERCEPTOR			0.00	-8,144.60	-8,144.60
BA0000471	Record FY26 SDFs Collected	GLPKT04180	06/23/2026		-8,144.60	
Department 3870 Total:				-2,007,673.00	-398,270.60	-2,405,943.60
Revenue Total:				-2,007,673.00	-398,270.60	-2,405,943.60
Expense						
Department: 6900 - SPECIAL APPROPRIATIONS						
76-71-6900-5970927	TRAN TO FUND 69 - COLL SYS REHAB			2,007,673.00	40,126.00	2,047,799.00
BA0000469	Record FY26 SDFs Collected	GLPKT04177	06/23/2026		40,126.00	
76-71-6900-5970936	TRAN TO FUND 69 - ENO RIVER INTERCEPTOR			0.00	350,000.00	350,000.00
BA0000468	Record FY26 SDFs Collected	GLPKT04175	06/23/2026		349,979.60	
BA0000471	Record FY26 SDFs Collected	GLPKT04180	06/23/2026		20.40	
76-71-6900-5970937	TRAN TO FUND 69 - BELLEVUE MILL INTERCEPTOR			0.00	8,144.60	8,144.60
BA0000471	Record FY26 SDFs Collected	GLPKT04180	06/23/2026		8,144.60	
Department 6900 Total:				2,007,673.00	398,270.60	2,405,943.60
Expense Total:				2,007,673.00	398,270.60	2,405,943.60
Fund 76 Total:				0.00	0.00	0.00

Budget Adjustment Report**For Date Range: 06/23/2026 - 06/23/2026**

Account Number	Account Name	Packet Number	Post Date	Original Budget	Budget Adjustments Amount	Current Budget
Adjustment Number	Adjustment Description					
Fund: 77 - GRANT FUND - AMERICAN RESCUE PLAN						
Revenue						
Department: 3300 - RESTRICTED REVENUES						
77-00-3300-3310006	GRANT - AMERICAN RESCUE PLAN (ARPA)			-2,198,732.40	2,198,732.40	0.00
BA0000474	Yr-end Adjustments	GLPKT04191	06/23/2026		2,198,732.40	
Department 3300 Total:				-2,198,732.40	2,198,732.40	0.00
Department: 3850 - INTEREST EARNED						
77-00-3850-3850000	INTEREST EARNED			-48,733.00	48,733.00	0.00
BA0000474	Yr-end Adjustments	GLPKT04191	06/23/2026		48,733.00	
Department 3850 Total:				-48,733.00	48,733.00	0.00
Revenue Total:				-2,247,465.40	2,247,465.40	0.00
Expense						
Department: 3001 - GRANT - ARPA						
77-25-3001-5700784	ARPA - WTP SCADA UPDATE			48,618.00	-48,618.00	0.00
BA0000474	Yr-end Adjustments	GLPKT04191	06/23/2026		-48,618.00	
77-25-3001-5700791	ARPA - WWTP CLARIFIERS			176,200.00	-176,200.00	0.00
BA0000474	Yr-end Adjustments	GLPKT04191	06/23/2026		-176,200.00	
Department 3001 Total:				224,818.00	-224,818.00	0.00
Department: 8280 - CATES CREEK SEWER PROJECT						
77-71-8280-5970920	TRANSFER TO FUND 30 - WATER & SEWER			2,022,647.40	-2,022,647.40	0.00
BA0000474	Yr-end Adjustments	GLPKT04191	06/23/2026		-2,022,647.40	
Department 8280 Total:				2,022,647.40	-2,022,647.40	0.00
Expense Total:				2,247,465.40	-2,247,465.40	0.00
Fund 77 Total:				0.00	0.00	0.00
Budget Code 2025-2026 Total:				7,158,996.00	0.00	7,158,996.00

APPROVED: 3/0

DATE: 6/22/26

VERIFIED: *Sam E. Kinney*

Budget Adjustment Report

Adjustment Detail

For Date Range: 06/22/2026 - 06/22/2026

Town of Hillsborough, NC

Account Number	Account Name	Packet Number	Post Date	Original Budget	Budget Adjustments Amount	Current Budget
Adjustment Number	Adjustment Description					
Budget Code: 2025-2026 - Budget 2025-2026 Fiscal: 2025-2026						
Fund: 10 - GENERAL						
Revenue						
Department: 3880 - NON-DEPARTMENTAL						
10-80-3880-3887000	INSURANCE PROCEEDS			0.00	-6,000.00	-6,000.00
BA0000452	Yr-end Adjustments	GLPKT04076	06/22/2026		-6,000.00	
Department 3880 Total:				0.00	-6,000.00	-6,000.00
Department: 3900 - FUND BALANCE APPROPRIATION						
10-00-3900-3900000	FUND BALANCE APPROPRIATION			-207,819.00	66,847.00	-140,972.00
BA0000459	FY26 yr-end adjustments	GLPKT04137	06/22/2026		317,467.00	
BA0000460	Correct FY26 yr-end adjust	GLPKT04138	06/22/2026		-634,934.00	
BA0000463	FY26 yr-end adjust	GLPKT04156	06/22/2026		384,314.00	
Department 3900 Total:				-207,819.00	66,847.00	-140,972.00
Revenue Total:				-207,819.00	60,847.00	-146,972.00
Expense						
Department: 4000 - DISASTER						
10-10-4000-5300161	MAINT - VEHICLES			0.00	6,500.00	6,500.00
BA0000456	FY26 yr-end adjust	GLPKT04096	06/22/2026		6,500.00	
10-10-4000-5700741	CAPITAL - EQUIPMENT			0.00	-6,500.00	-6,500.00
BA0000456	FY26 yr-end adjust	GLPKT04096	06/22/2026		-6,500.00	
Department 4000 Total:				0.00	0.00	0.00
Department: 4100 - GOVERNING BODY						
10-10-4100-5120050	FICA			3,397.00	750.00	4,147.00
BA0000456	FY26 yr-end adjust	GLPKT04096	06/22/2026		750.00	
10-10-4100-5300041	ATTORNEY FEES			90,000.00	8,000.00	98,000.00
BA0000446	Cover legal fees - Brough	GLPKT04046	06/22/2026		8,000.00	
10-10-4100-5300080	TRAINING/CONF/CONV			24,660.00	-8,500.00	16,160.00
BA0000446	Cover legal fees - Brough	GLPKT04046	06/22/2026		-8,000.00	
BA0000456	FY26 yr-end adjust	GLPKT04096	06/22/2026		-500.00	
10-10-4100-5300570	MISCELLANEOUS			4,500.00	-250.00	4,250.00
BA0000456	FY26 yr-end adjust	GLPKT04096	06/22/2026		-250.00	
10-10-4100-5500970	SERVICE CHARGE - W&S FUND			-142,769.00	-10,523.00	-153,292.00
BA0000459	FY26 yr-end adjustments	GLPKT04137	06/22/2026		-10,523.00	
10-10-4100-5500980	SERVICE CHARGE - STORMWATER FUND			-5,710.00	-422.00	-6,132.00
BA0000459	FY26 yr-end adjustments	GLPKT04137	06/22/2026		-422.00	
Department 4100 Total:				-25,922.00	-10,945.00	-36,867.00
Department: 4200 - ADMINISTRATION						
10-10-4200-5500970	SERVICE CHARGE - W&S FUND			-495,362.00	-13,882.00	-509,244.00
BA0000459	FY26 yr-end adjustments	GLPKT04137	06/22/2026		-13,882.00	
10-10-4200-5500980	SERVICE CHARGE - STORMWATER FUND			-19,814.00	-555.00	-20,369.00
BA0000459	FY26 yr-end adjustments	GLPKT04137	06/22/2026		-555.00	
Department 4200 Total:				-515,176.00	-14,437.00	-529,613.00
Department: 4400 - ACCOUNTING						
10-10-4400-5500970	SERVICE CHARGE - W&S FUND			-450,612.00	-11,947.00	-462,559.00
BA0000459	FY26 yr-end adjustments	GLPKT04137	06/22/2026		-11,947.00	
10-10-4400-5500980	SERVICE CHARGE - STORMWATER FUND			-18,024.00	-478.00	-18,502.00

Budget Adjustment Report**For Date Range: 06/22/2026 - 06/22/2026**

Account Number	Account Name			Original Budget	Budget Adjustments	Current Budget
Adjustment Number	Adjustment Description	Packet Number	Post Date		Amount	
BA0000459	FY26 yr-end adjustments	GLPKT04137	06/22/2026		-478.00	
Department 4400 Total:				-468,636.00	-12,425.00	-481,061.00
Department: 4500 - HUMAN RESOURCES						
10-10-4500-5300474	RECRUITMENT			37,750.00	-5,500.00	32,250.00
BA0000456	FY26 yr-end adjust	GLPKT04096	06/22/2026		-5,500.00	
10-10-4500-5350580	CUSTOMER SERVICE & INNOVATION AWARD			8,200.00	5,500.00	13,700.00
BA0000456	FY26 yr-end adjust	GLPKT04096	06/22/2026		5,500.00	
10-10-4500-5500970	SERVICE CHARGE - W&S FUND			-261,518.00	-10,160.00	-271,678.00
BA0000459	FY26 yr-end adjustments	GLPKT04137	06/22/2026		-10,160.00	
10-10-4500-5500980	SERVICE CHARGE - STORMWATER FUND			-10,460.00	-406.00	-10,866.00
BA0000459	FY26 yr-end adjustments	GLPKT04137	06/22/2026		-406.00	
Department 4500 Total:				-226,028.00	-10,566.00	-236,594.00
Department: 4600 - COMMUNICATIONS						
10-10-4600-5300080	TRAINING/CONF/CONV			8,000.00	200.00	8,200.00
BA0000456	FY26 yr-end adjust	GLPKT04096	06/22/2026		200.00	
10-10-4600-5300081	TRAINING - HILLSBOROUGH UNIVERSITY			3,800.00	-200.00	3,600.00
BA0000456	FY26 yr-end adjust	GLPKT04096	06/22/2026		-200.00	
10-10-4600-5300330	SUPPLIES - DEPARTMENTAL			904.00	2,000.00	2,904.00
BA0000457	Cover metal A-frames	GLPKT04097	06/22/2026		2,000.00	
10-10-4600-5300570	MISCELLANEOUS			6,400.00	-2,000.00	4,400.00
BA0000457	Cover metal A-frames	GLPKT04097	06/22/2026		-2,000.00	
10-10-4600-5500970	SERVICE CHARGE - W&S FUND			-219,861.00	-9,410.00	-229,271.00
BA0000459	FY26 yr-end adjustments	GLPKT04137	06/22/2026		-9,410.00	
10-10-4600-5500980	SERVICE CHARGE - STORMWATER FUND			-8,794.00	-377.00	-9,171.00
BA0000459	FY26 yr-end adjustments	GLPKT04137	06/22/2026		-377.00	
Department 4600 Total:				-209,551.00	-9,787.00	-219,338.00
Department: 5000 - FACILITY MANAGEMENT						
10-10-5000-5300081	TRAINING/CONF/CONV			2,500.00	-1,060.00	1,440.00
BA0000455	Cover through yr-end	GLPKT04092	06/22/2026		-1,060.00	
10-10-5000-5300145	MAINT - BUILDINGS			275,809.00	-810.78	274,998.22
BA0000445	Cover elevator repair	GLPKT04045	06/22/2026		-1,015.00	
BA0000455	Cover through yr-end	GLPKT04092	06/22/2026		1,404.22	
BA0000456	FY26 yr-end adjust	GLPKT04096	06/22/2026		-1,200.00	
10-10-5000-5300158	MAINT - EQUIPMENT			5,000.00	1,015.00	6,015.00
BA0000445	Cover elevator repair	GLPKT04045	06/22/2026		1,015.00	
10-10-5000-5300310	GASOLINE			600.00	-344.22	255.78
BA0000455	Cover through yr-end	GLPKT04092	06/22/2026		-344.22	
10-10-5000-5300447	CS - COPIER			11,000.00	1,200.00	12,200.00
BA0000456	FY26 yr-end adjust	GLPKT04096	06/22/2026		1,200.00	
10-10-5000-5500970	SERVICE CHARGE - W&S FUND			-262,520.00	-234.00	-262,754.00
BA0000463	FY26 yr-end adjust	GLPKT04156	06/22/2026		-234.00	
10-10-5000-5500980	SERVICE CHARGE - STORMWATER FUND			-21,876.00	-20.00	-21,896.00
BA0000463	FY26 yr-end adjust	GLPKT04156	06/22/2026		-20.00	
10-10-5000-5700729	CAPITAL - INFRASTRUCTURE			0.00	37,800.00	37,800.00
BA0000448	Move to correct acct - HPD parking lot	GLPKT04060	06/22/2026		37,800.00	
10-10-5000-5700735	CAPITAL - BUILDINGS & IMPROVEMENTS			67,800.00	-37,800.00	30,000.00
BA0000448	Move to correct acct - HPD parking lot	GLPKT04060	06/22/2026		-37,800.00	
Department 5000 Total:				78,313.00	-254.00	78,059.00
Department: 5400 - ENGINEERING SERVICES						
10-10-5400-5500970	SERVICE CHARGE - W&S FUND			-239,164.00	-8,744.00	-247,908.00
BA0000459	FY26 yr-end adjustments	GLPKT04137	06/22/2026		-8,744.00	

Budget Adjustment Report

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Account Number	Account Name	Packet Number	Post Date	Original Budget	Budget Adjustments	Current Budget
Adjustment Number	Adjustment Description				Amount	
10-30-5400-5500980	SERVICE CHARGE - STORMWATER FUND			-95,665.00	-10,192.00	-105,857.00
BA0000459	FY26 yr-end adjustments	GLPKT04137	06/22/2026		-10,192.00	
Department 5400 Total:				-334,829.00	-18,936.00	-353,765.00
Department: 5550 - FLEET MAINTENANCE						
10-30-5550-5300080	TRAINING/CONF/CONV			2,450.00	-1,200.00	1,250.00
BA0000456	FY26 yr-end adjust	GLPKT04096	06/22/2026		-1,200.00	
10-30-5550-5300163	VEHICLE REPAIR - POLICE			27,000.00	6,000.00	33,000.00
BA0000452	Yr-end Adjustments	GLPKT04076	06/22/2026		6,000.00	
10-30-5550-5300350	UNIFORMS			3,800.00	1,200.00	5,000.00
BA0000456	FY26 yr-end adjust	GLPKT04096	06/22/2026		1,200.00	
Department 5550 Total:				33,250.00	6,000.00	39,250.00
Department: 5800 - SOLID WASTE						
10-30-5800-5100010	OVERTIME COMPENSATION			4,000.00	1,000.00	5,000.00
BA0000456	FY26 yr-end adjust	GLPKT04096	06/22/2026		1,000.00	
10-30-5800-5300080	TRAINING/CONF/CONV			5,000.00	-1,000.00	4,000.00
BA0000456	FY26 yr-end adjust	GLPKT04096	06/22/2026		-1,000.00	
10-30-5800-5300330	SUPPLIES - DEPARTMENTAL			1,200.00	15,000.00	16,200.00
BA0000458	Move to correct acct - not at capital thresho...	GLPKT04117	06/22/2026		15,000.00	
10-30-5800-5300361	RENTAL - VEHICLES			0.00	-3,000.00	-3,000.00
BA0000442	Yr-end overages	GLPKT04009	06/22/2026		-3,000.00	
10-30-5800-5300421	CS - BULK CONTAINERS RENTAL & HAULI			8,500.00	3,000.00	11,500.00
BA0000442	Yr-end overages	GLPKT04009	06/22/2026		3,000.00	
10-30-5800-5700741	CAPITAL - EQUIPMENT			15,000.00	-15,000.00	0.00
BA0000458	Move to correct acct - not at capital thresho...	GLPKT04117	06/22/2026		-15,000.00	
Department 5800 Total:				33,700.00	0.00	33,700.00
Department: 6600 - SAFETY & RISK MANAGEMENT						
10-10-6600-5500970	SERVICE CHARGE - W&S FUND			-345,753.00	-2,170.00	-347,923.00
BA0000459	FY26 yr-end adjustments	GLPKT04137	06/22/2026		-2,170.00	
10-10-6600-5500980	SERVICE CHARGE - STORMWATER FUND			-13,830.00	-87.00	-13,917.00
BA0000459	FY26 yr-end adjustments	GLPKT04137	06/22/2026		-87.00	
Department 6600 Total:				-359,583.00	-2,257.00	-361,840.00
Department: 6610 - INFORMATION TECHNOLOGY						
10-10-6610-5300113	LICENSE FEES			202,200.00	-41,850.00	160,350.00
BA0000449	Cover access control project FY26	GLPKT04062	06/22/2026		-41,850.00	
10-10-6610-5300338	SUPPLIES - DATA PROCESSING			135,000.00	1,000.00	136,000.00
BA0000444	Cover laptop refresh	GLPKT04042	06/22/2026		1,000.00	
10-10-6610-5300458	DATA PROCESSING SERVICES			604,380.00	-44,400.00	559,980.00
BA0000449	Cover access control project FY26	GLPKT04062	06/22/2026		-44,400.00	
10-10-6610-5300570	MISCELLANEOUS			5,000.00	-1,000.00	4,000.00
BA0000444	Cover laptop refresh	GLPKT04042	06/22/2026		-1,000.00	
10-10-6610-5500970	SERVICE CHARGE - W&S FUND			-689,445.00	12,270.00	-677,175.00
BA0000459	FY26 yr-end adjustments	GLPKT04137	06/22/2026		381,558.00	
BA0000463	FY26 yr-end adjust	GLPKT04156	06/22/2026		-369,288.00	
10-10-6610-5500980	SERVICE CHARGE - STORMWATER FUND			-27,577.00	490.00	-27,087.00
BA0000459	FY26 yr-end adjustments	GLPKT04137	06/22/2026		15,262.00	
BA0000463	FY26 yr-end adjust	GLPKT04156	06/22/2026		-14,772.00	
10-10-6610-5700742	CAPITAL - DATA PROCESSING EQUIPMENT			25,000.00	86,250.00	111,250.00
BA0000449	Cover access control project FY26	GLPKT04062	06/22/2026		86,250.00	
Department 6610 Total:				254,558.00	12,760.00	267,318.00
Expense Total:				-1,739,904.00	-60,847.00	-1,800,751.00
Fund 10 Total:				-1,947,723.00	0.00	-1,947,723.00

Budget Adjustment Report**For Date Range: 06/22/2026 - 06/22/2026**

Account Number	Account Name	Packet Number	Post Date	Original Budget	Budget Adjustments Amount	Current Budget
Adjustment Number	Adjustment Description					
Fund: 30 - WATER/SEWER Revenue						
Department: 3500 - NON-DEPARTMENTAL						
30-80-3500-3520002	WATER CONNECTION FEE			-15,000.00	700.00	-14,300.00
BA0000462	Yr-end Adj	GLPKT04146	06/22/2026		700.00	
30-80-3500-3523002	WATER SYSTEM DEVELOPMENT FEES			0.00	-370,320.70	-370,320.70
BA0000465	Yr-end Adj	GLPKT04158	06/22/2026		-370,320.70	
30-80-3500-3524002	WATER SYSTEM TAMPERING FEE			-5,000.00	1,500.00	-3,500.00
BA0000462	Yr-end Adj	GLPKT04146	06/22/2026		1,500.00	
30-80-3500-3525002	SEWER SYSTEM DEVELOPMENT FEES			0.00	-390,105.60	-390,105.60
BA0000465	Yr-end Adj	GLPKT04158	06/22/2026		-390,105.60	
30-80-3500-3528000	ENGINEERING REVIEW FEES			-5,000.00	4,569.00	-431.00
BA0000462	Yr-end Adj	GLPKT04146	06/22/2026		4,569.00	
Department 3500 Total:				-25,000.00	-753,657.30	-778,657.30
Department: 3900 - FUND BALANCE APPROPRIATION						
30-80-3900-3900000	FUND BALANCE APPROPRIATION			-675,666.00	-88,176.00	-763,842.00
BA0000462	Yr-end Adj	GLPKT04146	06/22/2026		-88,176.00	
Department 3900 Total:				-675,666.00	-88,176.00	-763,842.00
Revenue Total:				-700,666.00	-841,833.30	-1,542,499.30
Expense						
Department: 5972 - TRANSFER TO WATER/SEWER						
30-71-5972-5972002	TRANSFER TO FUND 75 - WATER SDF RESERVE			0.00	370,320.70	370,320.70
BA0000465	Yr-end Adj	GLPKT04158	06/22/2026		370,320.70	
30-71-5972-5972003	TRANSFER TO SEWER SDF RES'V FUND			0.00	390,105.60	390,105.60
BA0000465	Yr-end Adj	GLPKT04158	06/22/2026		390,105.60	
Department 5972 Total:				0.00	760,426.30	760,426.30
Department: 7220 - UTILITIES ADMINISTRATION						
30-80-7220-5100020	SALARIES			217,547.00	2,000.00	219,547.00
BA0000462	Yr-end Adj	GLPKT04146	06/22/2026		2,000.00	
30-80-7220-5120050	FICA			16,643.00	300.00	16,943.00
BA0000462	Yr-end Adj	GLPKT04146	06/22/2026		300.00	
30-80-7220-5127070	RETIREMENT			31,090.00	500.00	31,590.00
BA0000462	Yr-end Adj	GLPKT04146	06/22/2026		500.00	
30-80-7220-5300584	TRIANGLE WATER PARTNERSHIP			11,000.00	-243.00	10,757.00
BA0000462	Yr-end Adj	GLPKT04146	06/22/2026		-243.00	
Department 7220 Total:				276,280.00	2,557.00	278,837.00
Department: 7240 - BILLING AND COLLECTIONS						
30-80-7240-5100010	OVERTIME COMPENSATION			5,000.00	3,000.00	8,000.00
BA0000456	FY26 yr-end adjust	GLPKT04096	06/22/2026		1,000.00	
BA0000462	Yr-end Adj	GLPKT04146	06/22/2026		2,000.00	
30-80-7240-5100020	SALARIES			350,581.00	4,000.00	354,581.00
BA0000462	Yr-end Adj	GLPKT04146	06/22/2026		4,000.00	
30-80-7240-5120050	FICA			26,820.00	300.00	27,120.00
BA0000462	Yr-end Adj	GLPKT04146	06/22/2026		300.00	
30-80-7240-5127070	RETIREMENT			47,282.00	600.00	47,882.00
BA0000462	Yr-end Adj	GLPKT04146	06/22/2026		600.00	
30-80-7240-5127071	401(K) RETIREMENT SUPP			16,429.00	200.00	16,629.00
BA0000462	Yr-end Adj	GLPKT04146	06/22/2026		200.00	
30-80-7240-5300080	TRAINING/CONF/CONV			2,000.00	-1,000.00	1,000.00
BA0000456	FY26 yr-end adjust	GLPKT04096	06/22/2026		-1,000.00	
30-80-7240-5300110	TELEPHONE/INTERNET			0.00	200.00	200.00
BA0000456	FY26 yr-end adjust	GLPKT04096	06/22/2026		200.00	

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Account Number	Account Name			Original Budget	Budget Adjustments	Current Budget
Adjustment Number	Adjustment Description	Packet Number	Post Date		Amount	
30-80-7240-5300310	GASOLINE			5,000.00	1,000.00	6,000.00
BA0000462	Yr-end Adj	GLPKT04146	06/22/2026		1,000.00	
30-80-7240-5300320	SUPPLIES - OFFICE			1,200.00	-200.00	1,000.00
BA0000456	FY26 yr-end adjust	GLPKT04096	06/22/2026		-200.00	
30-80-7240-5300585	ELECTRONIC PAYMENT FEES			188,000.00	10,000.00	198,000.00
BA0000462	Yr-end Adj	GLPKT04146	06/22/2026		10,000.00	
Department 7240 Total:				642,312.00	18,100.00	660,412.00
Department: 8120 - WATER TREATMENT PLANT						
30-80-8120-5100020	SALARIES			599,103.00	6,000.00	605,103.00
BA0000462	Yr-end Adj	GLPKT04146	06/22/2026		6,000.00	
30-80-8120-5300158	MAINT - EQUIPMENT			88,400.00	-9,910.00	78,490.00
BA0000443	Chemicals needed prior to July 1	GLPKT04031	06/22/2026		-7,700.00	
BA0000447	Cover order of alum	GLPKT04054	06/22/2026		-8,000.00	
BA0000450	Cover WTP equipment maintenance	GLPKT04064	06/22/2026		2,790.00	
BA0000454	Cover remaining equipment maintenance	GLPKT04088	06/22/2026		3,000.00	
30-80-8120-5300323	SUPPLIES - CHEMICALS			225,000.00	15,700.00	240,700.00
BA0000443	Chemicals needed prior to July 1	GLPKT04031	06/22/2026		7,700.00	
BA0000447	Cover order of alum	GLPKT04054	06/22/2026		8,000.00	
30-80-8120-5300340	OUTSIDE LAB SERVICES			30,050.00	-3,000.00	27,050.00
BA0000454	Cover remaining equipment maintenance	GLPKT04088	06/22/2026		-3,000.00	
30-80-8120-5300550	SLUDGE REMOVAL			90,900.00	-1,964.00	88,936.00
BA0000450	Cover WTP equipment maintenance	GLPKT04064	06/22/2026		-1,964.00	
30-80-8120-5300570	MISCELLANEOUS			1,200.00	-826.00	374.00
BA0000450	Cover WTP equipment maintenance	GLPKT04064	06/22/2026		-826.00	
Department 8120 Total:				1,034,653.00	6,000.00	1,040,653.00
Department: 8140 - WATER DISTRIBUTION						
30-80-8140-5100020	SALARIES			588,148.00	18,000.00	606,148.00
BA0000462	Yr-end Adj	GLPKT04146	06/22/2026		18,000.00	
30-80-8140-5120050	FICA			44,994.00	2,000.00	46,994.00
BA0000462	Yr-end Adj	GLPKT04146	06/22/2026		2,000.00	
30-80-8140-5300110	TELEPHONE/INTERNET			4,500.00	200.00	4,700.00
BA0000462	Yr-end Adj	GLPKT04146	06/22/2026		200.00	
30-80-8140-5300165	MAINT - INFRASTRUCTURE			190,000.00	-11,000.00	179,000.00
BA0000451	Cover Water Distribution supplies & fitting s...	GLPKT04065	06/22/2026		-11,000.00	
30-80-8140-5300310	GASOLINE			24,000.00	2,000.00	26,000.00
BA0000462	Yr-end Adj	GLPKT04146	06/22/2026		2,000.00	
30-80-8140-5300330	SUPPLIES - DEPARTMENTAL			120,000.00	11,000.00	131,000.00
BA0000451	Cover Water Distribution supplies & fitting s...	GLPKT04065	06/22/2026		11,000.00	
Department 8140 Total:				971,642.00	22,200.00	993,842.00
Department: 8200 - WASTEWATER COLLECTION						
30-80-8200-5300310	GASOLINE			22,300.00	2,000.00	24,300.00
BA0000462	Yr-end Adj	GLPKT04146	06/22/2026		2,000.00	
Department 8200 Total:				22,300.00	2,000.00	24,300.00
Department: 8220 - WASTEWATER TREATMENT PLANT						
30-80-8220-5100020	SALARIES			576,124.00	25,000.00	601,124.00
BA0000462	Yr-end Adj	GLPKT04146	06/22/2026		25,000.00	
30-80-8220-5127070	RETIREMENT			81,620.00	4,000.00	85,620.00
BA0000462	Yr-end Adj	GLPKT04146	06/22/2026		4,000.00	
30-80-8220-5127071	401(K) RETIREMENT SUPP			28,360.00	1,500.00	29,860.00
BA0000462	Yr-end Adj	GLPKT04146	06/22/2026		1,500.00	
30-80-8220-5300110	TELEPHONE/INTERNET			1,638.00	50.00	1,688.00
BA0000462	Yr-end Adj	GLPKT04146	06/22/2026		50.00	

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Account Number	Account Name	Packet Number	Post Date	Original Budget	Budget Adjustments	Current Budget
Adjustment Number	Adjustment Description				Amount	
30-80-8220-5300145	MAINT - BUILDINGS			14,200.00	2,500.00	16,700.00
BA0000441	Lighting supplies and paper products	GLPKT03988	06/22/2026		2,500.00	
30-80-8220-5300158	MAINT - EQUIPMENT			130,380.00	-2,500.00	127,880.00
BA0000441	Lighting supplies and paper products	GLPKT03988	06/22/2026		-2,500.00	
Department 8220 Total:				832,322.00	30,550.00	862,872.00
Expense Total:				3,779,509.00	841,833.30	4,621,342.30
Fund 30 Total:				3,078,843.00	0.00	3,078,843.00

Fund: 35 - STORMWATER**Revenue****Department: 3850 - INTEREST EARNED**

35-00-3850-3850000	INTEREST EARNED			-10,000.00	-17,300.00	-27,300.00
BA0000464	Yr-end Adj	GLPKT04157	06/22/2026		-17,300.00	
Department 3850 Total:				-10,000.00	-17,300.00	-27,300.00
Revenue Total:				-10,000.00	-17,300.00	-27,300.00

Expense**Department: 5900 - STORMWATER**

35-30-5900-5100010	OVERTIME COMPENSATION			1,000.00	1,300.00	2,300.00
BA0000464	Yr-end Adj	GLPKT04157	06/22/2026		1,300.00	
35-30-5900-5100020	SALARIES			332,667.00	11,500.00	344,167.00
BA0000464	Yr-end Adj	GLPKT04157	06/22/2026		11,500.00	
35-30-5900-5120050	FICA			25,449.00	500.00	25,949.00
BA0000464	Yr-end Adj	GLPKT04157	06/22/2026		500.00	
35-30-5900-5127070	RETIREMENT			47,440.00	3,000.00	50,440.00
BA0000464	Yr-end Adj	GLPKT04157	06/22/2026		3,000.00	
35-30-5900-5127071	401(K) RETIREMENT SUPP			16,484.00	1,000.00	17,484.00
BA0000464	Yr-end Adj	GLPKT04157	06/22/2026		1,000.00	
Department 5900 Total:				423,040.00	17,300.00	440,340.00
Expense Total:				423,040.00	17,300.00	440,340.00
Fund 35 Total:				413,040.00	0.00	413,040.00

Fund: 69 - UTILITIES CAPITAL IMPROVEMENTS**Expense****Department: 8100 - PROJECTS (W&S\SW) MULTI-YEAR**

69-00-8100-5700720	CONSTRUCTION			0.00	-20,225.00	-20,225.00
BA0000453	Elizabeth Brady Design Costs	GLPKT04083	06/22/2026		-20,225.00	
69-00-8100-5700745	DESIGN			0.00	20,225.00	20,225.00
BA0000453	Elizabeth Brady Design Costs	GLPKT04083	06/22/2026		20,225.00	
Department 8100 Total:				0.00	0.00	0.00
Expense Total:				0.00	0.00	0.00
Fund 69 Total:				0.00	0.00	0.00

Fund: 72 - RESTRICTED REVENUES - GENERAL FUND**Revenue****Department: 5100 - POLICE**

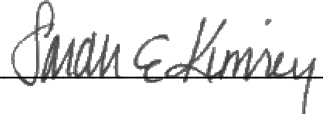
72-00-5100-3301056	RESTRICTED REV - EMERGENCY ANIMAL FUND			0.00	-489.20	-489.20
BA0000461	Adjust to actual	GLPKT04140	06/22/2026		-489.20	
Department 5100 Total:				0.00	-489.20	-489.20
Revenue Total:				0.00	-489.20	-489.20

Budget Adjustment Report**For Date Range: 06/22/2026 - 06/22/2026**

Account Number	Account Name	Packet Number	Post Date	Original Budget	Budget Adjustments Amount	Current Budget
Adjustment Number	Adjustment Description					
Expense						
Department: 5100 - POLICE						
72-20-5100-5300366	EMERGENCY ANIMAL FUND EXPENSE			0.00	489.20	489.20
BA0000461	Adjust to actual	GLPKT04140	06/22/2026		489.20	
Department 5100 Total:				0.00	489.20	489.20
Expense Total:				0.00	489.20	489.20
Fund 72 Total:				0.00	0.00	0.00
Budget Code 2025-2026 Total:				1,544,160.00	0.00	1,544,160.00

APPROVED: 3/0

DATE: 6/22/26

VERIFIED: 

DRAFT

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	-1,947,723.00	0.00	-1,947,723.00
	30	3,078,843.00	0.00	3,078,843.00
	35	413,040.00	0.00	413,040.00
	69	0.00	0.00	0.00
	72	0.00	0.00	0.00
Budget Code 2025-2026 Total:		1,544,160.00	0.00	1,544,160.00

DRAFT



CONSISTENCY STATEMENT

Pursuant to NC GS § 160D-605, Governing Board Statement
for an Amendment to Unified Development Ordinance Section 2.5
June 22, 2026

The Hillsborough Board of Commissioners has reviewed a proposed, staff-initiated text amendment to Unified Development Ordinance Section 2.5, Administration – Historic District Commission.

The town board has determined the proposed action is consistent with the town's Comprehensive Sustainability Plan (CSP) because:

Section 1. The proposed amendment is **consistent** with the Comprehensive Sustainability Plan (CSP), specifically the following goal, strategy, and action in the Town Government and Public Services chapter of the plan:

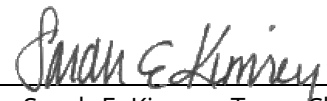
- (a) Goal: Adopt local laws, regulations, and policies that help to achieve sustainable and equitable outcomes.
- (b) Strategy: Develop and adopt policies that help accomplish town goals.
- (c) Action: Regularly review and update town policies as new information is garnered and achievements are met.

Section 2. The proposed text amendment **advances** identified goals and strategies found in the Comprehensive Sustainability Plan and promotes the public health, safety, and welfare by removing two long-standing vacancies and aligning the Unified Development Ordinance with the North Carolina General Statutes.

The foregoing consistency statement, having been submitted to a vote, received the following vote and was duly adopted this 22nd day of June in the year 2026.

Ayes: 3
Noes: 0
Absent or excused: 2




Sarah E. Kimrey, Town Clerk



ORDINANCE

Amending the Town of Hillsborough Unified Development Ordinance Section 2.5, Administration – Historic District Commission

WHEREAS, an application was initiated by Planning and Economic Development staff to amend Unified Development Ordinance Section 2.5 to remove two vacant seats from the Historic District Commission and align its quorum and voting requirements with the North Carolina General Statutes; and

WHEREAS, the application was referred to the town Planning Board for its recommendation, and the Planning Board has provided the town board with a written recommendation addressing the consistency of the proposed text amendment with the town's Comprehensive Sustainability Plan and such other matters as the Planning Board deemed appropriate; and

WHEREAS, the town board has, prior to acting on the application, adopted a statement describing the consistency of the proposed text amendment with the town's Comprehensive Sustainability Plan and explaining why the action contemplated by the town board as reflected herein is reasonable and in the public interest.

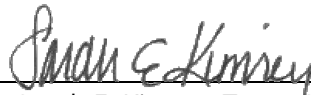
NOW, THEREFORE, the Hillsborough Board of Commissioners ordains:

- Section 1.** The Unified Development Ordinance of the Town of Hillsborough is hereby amended as attached hereto.
- Section 2.** All provisions of any town ordinance in conflict with this ordinance are repealed.
- Section 3.** This ordinance shall become effective upon adoption.

The foregoing ordinance, having been submitted to a vote, received the following vote and was duly adopted this 22nd day of June in the year 2026.

Ayes: 3
Noes: 0
Absent or excused: 2





Sarah E. Kimrey, Town Clerk

2. ADMINISTRATION

2.5 HISTORIC DISTRICT COMMISSION

The Hillsborough Historic District Commission is hereby established in accordance with North Carolina General Statute § 160D-303.

2.5.1 POWERS AND DUTIES

The Historic District Commission shall have the following powers:

- 2.5.1.1** Pass upon the appropriateness of the alteration, location or relocation, or demolition of any building, structure, site, or appurtenant feature on a property which has been designated as a landmark or is located within an Historic District; and issue a Certificate of Appropriateness if approved. This shall include location of buildings and structures on the site to the extent that location impacts the congruity with the overall character of the landmark or the District.
- 2.5.1.2** Pass upon the appropriateness of exterior architectural features, including signs and other exterior features of any new building or structure to be constructed at a property which has been designated as a landmark or is located within an Historic District. This shall include location of new buildings, structures and signs on the site to the extent that location impacts the congruity with the overall character of the district.
- 2.5.1.3** Cooperate with other town boards or commissions or with agencies of the Town or other governmental units; offer or request assistance, aid, guidance, or advice concerning matters under its purview or of mutual interest.
- 2.5.1.4** Recommend to the Planning Board districts or areas to be designated by the Ordinance as "Historic Districts." Recommend to the Town Board properties to be designated by ordinance as landmarks.
- 2.5.1.5** Recommend to the Planning Board that designation of any district or area as a Historic District be revoked or removed. Recommend to the Town Board that designation of any property, district or area as a landmark be revoked or removed.
- 2.5.1.6** Give advice to property owners concerning the treatment of the historical and visual characteristics of their properties which has been designated as landmarks or are located within an Historic District, such as color schemes, gardens, and landscaping features and minor decorative elements.
- 2.5.1.7** Propose to the Planning Board changes to this or any related Ordinance and to propose new Ordinances or laws relating to designated landmarks, Historic Districts or relating to the total program for the development of the historical resources of the Town and its environs.
- 2.5.1.8** Publish information about, or otherwise inform the owners of property designated as landmarks or located within an Historic District, of any matters pertinent to its duties, organization, procedures, responsibilities, functions, or requirements.

- 2.5.1.9** Undertake programs of information, research, or analysis relating to any matters under its purview.
- 2.5.1.10** Report violations of this Ordinance, or related ordinances to the local official responsible for enforcement.
- 2.5.1.11** Assist the Town staff in obtaining the services of private consultants to aid in carrying out programs of research or analysis.
- 2.5.1.12** Recommend to the Town Board and the State of North Carolina structures, sites, objects, or districts worthy of national, state, or local recognition.
- 2.5.1.13** Initiate and participate in negotiations with owners and other parties in an effort to find means of preserving structures or buildings scheduled for demolition or sites scheduled for destruction.
- 2.5.1.14** Establish guidelines under which the Planning Director with approval of the Commission Chairperson may approve minor modifications on behalf of the Commission. No application shall be considered denied without first being considered by the Commission.
- 2.5.1.15** Conduct evidentiary hearings on applications for Certificates of Appropriateness.
- 2.5.1.16** Organize itself and conduct its business by whatever legal means it deems proper.
- 2.5.1.17** Exercise such other powers and perform such other duties as are required elsewhere by this Ordinance, the General Statutes of North Carolina, or by the Town Board.
- 2.5.1.18** Review and offer comments on Special Use Permits for properties located within the Historic Overlay district. The commission may not accept public comment on these reviews. Any comments or recommendations must be reduced to writing and presented both verbally and in writing at the evidentiary hearing on the application by a Commission member.

2.5.2 MEMBERSHIP

The Commission shall consist of five (5) regular members. A majority of the members shall have demonstrated special interest, experience, or education in such fields as history, architecture, archaeology, or related fields. All members shall serve without compensation, but they may be reimbursed for incidental expenses incurred in connection with official duties.

2.5.3 APPOINTMENT

Every member shall reside within the zoning jurisdiction of the Town of Hillsborough and shall be appointed by the Town Board.

2.5.4 TERMS OF OFFICE

The tenure of office shall be three (3) years. Appointments to fill vacancies shall be for the unexpired term. A member may be appointed for a second successive term, but after two (2) consecutive full terms a member shall be ineligible for reappointment until one calendar year has elapsed from the date of completion of the second full term.

2.5.5 STAFF

The Planning Director shall provide staff support to assist the Historic District Commission in carrying out its duties.

2.5.6 MEETINGS

2.5.6.1 Meeting Minutes

The Commission shall maintain minutes of its meetings as a permanent public record. Such minutes shall record the attendance of its members, its findings, recommendations, and a summary of information, data, and testimony presented to it.

2.5.6.2 Open to the Public

All meetings of the Commission shall be open to the public and the Commission shall cause notices to be given as required by Article 33C, Chapter 143 of the North Carolina General Statutes, as amended.

2.5.7 QUORUM AND NECESSARY VOTE

2.5.7.1 A quorum of the Commission necessary to conduct any business shall be a majority of the filled seats.

2.5.7.2 A concurring vote of the majority of the filled seats shall be required to decide quasi-judicial matters before the board. For the purposes of this subsection, vacant positions on the board and members who are disqualified from voting on a quasi-judicial matter under NC GS § 160D-109(d) shall not be considered members of the board for calculation of the requisite majority if there are no qualified alternates available to take the place of such members.

2.5.8 RULES OF PROCEDURE

The Commission shall adopt Rules of Procedure and regulations for the conduct of its affairs. Rules of procedure shall be consistent with the procedural requirements of this Ordinance and state law.



CONSISTENCY STATEMENT

Pursuant to NC GS § 160D-605, Governing board statement

for a Request to Rezone 515 Meadowlands Drive (PIN 9874-71-9144)

June 22, 2026

The Hillsborough Board of Commissioners has reviewed a request from Grace Hill Church Incorporated to rezone a parcel approximately 1.44 acres in area at 515 Meadowlands Drive (PIN 9874-71-9144) from High Intensity Commercial to Economic Development District.

The town board has determined the proposed action is consistent with the town's Comprehensive Sustainability Plan because:

Section 1. The proposed amendment is **consistent** with the Comprehensive Sustainability Plan, specifically the following goal, strategy, and action in the Land Use and Development chapter of the plan:

- (a) Goal: Ensure that future growth and development, including infill and redevelopment, are aligned with smart growth and principles and consider infrastructure constraints such as water and wastewater system capacity.
- (b) Strategy: Develop and adopt plans that contribute to meeting preferred future land use and growth patterns.
- (c) Action: Revise zoning and development regulations in accordance with the Future Land Use Plan and Future Land Use Map and water and sewer needs. Condense land use classifications.

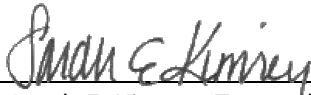
Section 2. The proposed map amendment **advances** identified goals and strategies found in the Comprehensive Sustainability Plan and promotes the public health, safety, and welfare because the zoning district requested by the property owner, although less intensive than the original zoning district, will do the following:

- (a) Address a non-conformity created by a town-initiated text amendment to the Unified Development Ordinance in 2018;
- (b) Align with the town's Unified Development Ordinance and Comprehensive Sustainability Plan; and
- (c) Allow for a variety of commercial/non-residential uses on the site, which is desirable in the Meadowlands development.

The foregoing consistency statement, having been submitted to a vote, received the following vote and was duly adopted this 22nd day of June in the year 2026.

Ayes: 3
Noes: 0
Absent or excused: 2




Sarah E. Kimrey, Town Clerk



ORDINANCE

Amending the Official Zoning Map for the Town of Hillsborough, NC 515 Meadowlands Drive (Parcel Identification Number 9874-71-9144)

WHEREAS, an application was made to amend the Official Zoning Map for the Town of Hillsborough, specifically to rezone approximately 1.44 acres at 515 Meadowlands Drive (PIN 9874-71-9144), the legal description of which can be found in Deed Book 6800, Page 208 of the Orange County Registry, from High Intensity Commercial to Economic Development District; and

WHEREAS, the application was referred to the town Planning Board for its recommendation, and the Planning Board has provided the town board with a written recommendation addressing the consistency of the proposed rezoning amendment with the town's Comprehensive Sustainability Plan and such other matters as the Planning Board deemed appropriate; and

WHEREAS, the town board has, prior to acting on the application, adopted a statement describing the consistency of the proposed rezoning with the town's Comprehensive Sustainability Plan and explaining why the action contemplated by the town board as reflected herein is reasonable and in the public interest.

NOW, THEREFORE, the Hillsborough Board of Commissioners ordains:

- Section 1.** The Official Zoning Map of the Town of Hillsborough is hereby amended to rezone the aforementioned property to Economic Development District.
- Section 2.** All provisions of any town ordinance in conflict with this ordinance are repealed.
- Section 3.** This ordinance shall become effective upon adoption.

The foregoing ordinance, having been submitted to a vote, received the following vote and was duly adopted this 22nd day of June in the year 2026.

Ayes: 3

Noes: 0

Absent or excused: 2



Sarah E. Kimrey

Sarah E. Kimrey, Town Clerk

Budget Adjustment Report
Adjustment Detail

For Date Range: 06/21/2026 - 06/21/2026

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: 60 - GENERAL CAPITAL IMPROVEMENTS					
Revenue					
60-05-3850-3850000	INTEREST EARNED		0.00	-25,000.00	-25,000.00
BA0000467	NC86 Furniture	GLPKT04165	06/21/2026	-25,000.00	
Revenue Total:			0.00	-25,000.00	-25,000.00
Expense					
60-05-5600-5700775	NC86 - CONSTRUCTION		4,500,000.00	25,000.00	4,525,000.00
BA0000467	NC86 Furniture	GLPKT04165	06/21/2026	25,000.00	
Expense Total:			4,500,000.00	25,000.00	4,525,000.00
Fund 60 Total:			4,500,000.00	0.00	4,500,000.00
Budget Code 2025-2026 Total:			4,500,000.00	0.00	4,500,000.00

APPROVED: 3/0

DATE: 6/22/26

VERIFIED: *Sarah E. Kinney*



ORDINANCE

Capital Project Amendment

NC86 Facility Renovation

The Hillsborough Board of Commissioners ordains that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby amended:

Section 1. Revenues anticipated to be available to the town to complete the project are hereby amended as follows.

	<i>Current Budget</i>	<i>+/-</i>	<i>Amended Budget</i>
NC86 Facility Renovation	\$6,040,650	\$25,000	\$6,065,650

Section 2. Amounts appropriated for the capital project are hereby amended as follows.

	<i>Current Budget</i>	<i>+/-</i>	<i>Amended Budget</i>
NC86 Facility Renovation	\$6,040,650	\$25,000	\$6,065,650

Section 3. This capital project will close automatically upon projection completion.

Section 4. Copies of this ordinance should be furnished to the clerk, budget officer and finance officer to be kept on file by them for their direction in carrying out this project.

The foregoing ordinance having been submitted to a vote, received the following vote and was duly adopted this 22nd day of June in 2026.

Ayes: 3

Noes: 0

Absent or excused: 2



Sarah E. Kimrey, Town Clerk



ORDINANCE

Imposing a Temporary Moratoria on Development Approvals for Data Centers, Cryptocurrency Mining Operations, and Any Use Associated with Data Center Processing Facilities within the Town of Hillsborough

WHEREAS, pursuant to N.C. General Statute § 160D-107 local governments may adopt an ordinance authorizing a temporary moratorium on any development approvals required by law; and

WHEREAS, the Hillsborough Board of Commissioners passed a Resolution of Intent on May 11, 2026, indicating that they intended to take up the question of whether to adopt a temporary moratoria on processing applications or approving permits for “data centers” at a public hearing to be conducted on May 27, 2026; and

WHEREAS, the Town of Hillsborough Unified Development Ordinance does not specifically define “data center,” “cryptocurrency mining,” “data processing facility,” and other similar or associated uses as a specific use; and

WHEREAS, the Unified Development Ordinance does not consider the impact of the aforementioned uses on existing town infrastructure and how the impact will affect utility extensions; and

WHEREAS, at its May 27, 2026 regular meeting, the town board held a legislative public hearing regarding this moratoria in accordance with N.C. General Statute § 160D-601; and

WHEREAS, on May 27, 2026 the town board adopted an ordinance establishing a 60 day long moratorium on development approvals for Data Centers, Cryptocurrency Mining Operations, and any use associated with Data Center Processing Facilities within the town’s zoning; and

WHEREAS, the town board and town staff require additional time to thoroughly study the issues associated with the development of data centers, cryptocurrency mining operations and related uses and consistency with the town’s Comprehensive Sustainability Plan and other adopted plans which may be affected by such uses and regulations intended to address such uses; and

WHEREAS, the town has published notice of the hearing to be conducted with respect to this proposed ordinance to extend the moratorium until May 27, 2027 in the manner required by N.C. General Statute Section 160D-107(b) and 160D-601, and conducted such hearing on June 22, 2026;

NOW, THEREFORE, the Hillsborough Board of Commissioners ordains:

Section 1. The temporary moratoria imposed by the Board of Commissioners commencing on May 28, 2026 and expiring no later than July 27, 2026, is hereby extended up to and including and expiring on May 27, 2027 or on approval of new zoning regulations regarding data centers, data processing facilities, cryptocurrency mining, and any other uses associated with data processing facilities not yet defined by the Hillsborough Unified Development Ordinance. The moratorium specifically includes the corporate limits of the Town of Hillsborough, its extraterritorial jurisdiction and any future Town of Hillsborough planning area as depicted on the Town of Hillsborough Land Use Map. For the purposes of this moratorium, a “data center” or “data processing facility” refers to a building, a dedicated space within a building, or group of buildings housing computer systems and associated components, such as telecommunication and data processing systems, to be used for remote storage, processing, or distribution of large amounts of data. Examples of such data include, but are not limited to, computationally intensive applications such as cryptocurrency mining, artificial intelligence computing, weather modeling, genome sequencing,

application hosting, cloud storage, video and technical streaming services, etc. Such facilities may include air handlers, power generators, water cooling and storage facilities, utility substations, and other infrastructure to support operations.

This moratorium shall not apply to data processing equipment or server rooms that are clearly incidental and subordinate to a permitted principal use and are intended solely to support on-site operations of such principal use, provided such equipment or server rooms comply with all other applicable provisions of the Hillsborough Unified Development Ordinance. Such principal use may include, but is not limited to, hospitals, medical facilities, financial institutions, offices, educational institutions, or similar uses, as long as such data processing activities are not offered as a primary service to off-site users. Projects classified as exempt in accordance with N.C. General Statute 160D- 107(c) are also excluded from this moratorium as a matter of law.

Section 2. In compliance with the requirements of N.C. Gen. Stat. 160D-107 the Town makes the following statements:

(1) Data centers, data processing facilities, cryptocurrency mining operations, and any other uses associated with data processing facilities require considerable amounts of electricity, land, and water, and their operation can result in exceedingly high greenhouse gas emissions, harmful decibel levels that exceed safe hearing limits and cause chronic sleep disturbances, the creation of heat islands, widespread pollutant exposure from backup diesel generators, e-waste, and other local impacts to residents and communities living near the facilities. The Hillsborough Planning and Economic Development Division is in the process of gathering information based upon which to develop zoning standards and mitigation methods for these intensive land use types which may cause detrimental harm to the natural environment and the quality of life of town residents. The town seeks time to develop such standards. The town has looked at alternative solutions to a moratorium, such as but not limited to immediately amending its Unified Development Ordinance to address the data center use, but found such alternatives to not be practical. The town has determined that to simply allow this intensive land use to be permitted without regard to location, height, size, density, population, industry, residence or other purpose would be counter to the stated goals of the Town of Hillsborough Comprehensive Sustainability Plan.

(2) The Unified Development Ordinance table of permitted uses does not currently include "data centers" nor does the ordinance provide a definition of this use or similar uses. The town seeks to update the Unified Development Ordinance definition section and table of uses to specifically define "data center," "data processing facility," and "cryptocurrency mining operation" as a specified land uses. The town further seeks to review the Town of Hillsborough Code of Ordinances to address the potential impact on infrastructure and utility extension. Therefore, the town seeks to extend the previously adopted 60-day moratorium on the use of property within the Town of Hillsborough planning jurisdiction for data centers, data processing facilities, cryptocurrency mining, and any other uses associated with data processing facilities for an additional period of time ending on May 27, 2027 or until such time that specific land use standards for these uses can be developed. All applications for development approvals for data centers, data processing facilities, cryptocurrency mining operations, and any uses associated with data processing facilities are subject to the moratorium.

(3) The moratorium adopted on May 27, 2026 shall be and hereby is extended until May 27, 2027 unless or sooner upon adoption of a Unified Development Ordinance text amendment addressing the land uses of data centers, data processing facilities, cryptocurrency mining, and associated uses and any necessary amendments to the Town of Hillsborough Code of

Ordinances to address utility extension, whichever comes first. This moratorium extension is necessary to allow sufficient time for the Hillsborough Planning and Economic Development staff to study these uses and their impacts, to consider zoning standards and mitigation methods and to prepare an amendment to the Unified Development Ordinance to address data centers, data processing facilities, cryptocurrency mining, and other uses associated with data processing facilities, as well as to allow the town to adopt any needed amendments to the Hillsborough Code of Ordinances to address utility extension for these high impact uses prior to the expiration of the moratorium.

(4) Hillsborough Planning and Economic Development staff will continue to study the impacts of data centers, data processing facilities, cryptocurrency mining, and any other uses associated with data processing facilities on communities within 60 days of adoption of this ordinance. Concurrently, the Planning and Economic Development Staff will investigate how other communities in North Carolina and across the United States have addressed these impacts through zoning regulations. Planning and Economic Development staff will develop appropriate land use regulations designed to mitigate negative impacts associated with land uses described as data centers, data processing facilities, cryptocurrency mining operations, and any other uses associated with data processing facilities. Subsequently, as soon as practicable after the aforesaid 60-day period, the town expects to consider and adopt a series of text amendments to the Unified Development Ordinance and any necessary amendments to the Town of Hillsborough Code of Ordinances to address utility extensions and other issues, following such legislative process or processes as required by law for adoption. It is anticipated that research, policy development, and legislative processes necessitate an adequate moratorium limit of up to one year from the adoption of the initial moratorium ordinance on May 27, 2026.

Section 3. If any section, subsection, sentence, phrase, or part of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, such invalidity shall not affect the validity of the remaining portions of this ordinance. The Board of Commissioners hereby declares that it would have passed this ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

Section 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. This ordinance shall become effective upon adoption.

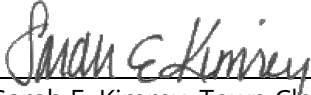
The foregoing ordinance, having been submitted to a vote, received the following vote and was duly adopted this 22nd day of June in the year 2026.

Ayes: 3

Noes: 0

Absent or excused: 2





Sarah E. Kimrey, Town Clerk



CONSISTENCY STATEMENT

Pursuant to North Carolina General Statute § 160D-605

Request to amend the Official Zoning Map of the Town of Hillsborough
715 U.S. Highway 70 East (PIN 9874-49-0155)

June 22, 2026

The Hillsborough Board of Commissioners has reviewed a request from KEPSC Hillsborough LLC to rezone the parcel identified as 715 U.S. Highway 70 East (PIN 9874-49-0155) from Assisted Living Neighborhood to Multi-Family. The town board has determined the proposed action is consistent with the town's Comprehensive Sustainability Plan because:

Section 1. The proposed amendment is **consistent** with the Comprehensive Sustainability Plan, specifically the following goal, strategy, and action in the Land Use and Development chapter of the plan:

- (a) Goal: Ensure that future growth and development, including infill and redevelopment, are aligned with smart growth and principles and consider infrastructure constraints such as water and wastewater system capacity.
- (b) Strategy: Develop and adopt plans that contribute to meeting preferred future land use and growth patterns.
- (c) Action: Analyze additional opportunities for infill and redevelopment and increased density in existing neighborhoods, focusing on the provision of water and sewer and other infrastructure and services.

Section 2. The proposed map amendment is **reasonable** because it **advances** identified goals and strategies found in the Comprehensive Sustainability Plan and **promotes** the public health, safety, and welfare because it will create additional rental housing and add to affordable housing in the Town of Hillsborough.

The foregoing consistency statement, having been submitted to a vote, received the following vote and was duly adopted this 22nd day of June in the year 2026.

Ayes: 3

Noes: 0

Absent or excused: 2



Sarah E. Kimrey

Sarah E. Kimrey, Town Clerk



ORDINANCE

Amending the Official Zoning Map for the Town of Hillsborough, NC 715 U.S Highway 70 East (Parcel Identification Number 9874490155)

WHEREAS, a request has been made to amend the Official Zoning Map for the Town of Hillsborough, specifically to rezone 13.41 acres at 715 U.S. Highway 70 East (PIN # 9874490155), the legal description of which can be found in Deed Book 5843, Page 457 of the Orange County Registry; and

WHEREAS, the application was referred to the Hillsborough Planning Board for its recommendation, and the Planning Board has provided the town board with a written recommendation addressing the consistency of the proposed rezoning amendment with the town's comprehensive plan and such other matters as the Planning Board deemed appropriate; and

WHEREAS, the town board has, prior to acting on the application, adopted a statement describing the consistency of the proposed rezoning with the town's comprehensive plan and explaining why the action contemplated by the town board as reflected herein is reasonable and in the public interest.

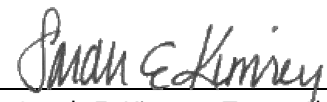
NOW, THEREFORE, the Hillsborough Board of Commissioners ordains:

- Section 1.** The Official Zoning Map of the Town of Hillsborough is hereby amended to rezone the aforementioned property from Assisted Living Neighborhood (ALN) to Multi-Family (MF).
- Section 2.** All provisions of any town ordinance in conflict with this ordinance are repealed.
- Section 3.** This ordinance shall become effective upon adoption.

The foregoing ordinance, having been submitted to a vote, received the following vote and was duly adopted this 22nd day of June in the year 2026.

Ayes: 3
Noes: 0
Absent or excused: 2





Sarah E. Kimrey, Town Clerk



Agenda Abstract

BOARD OF COMMISSIONERS

Meeting Date: Aug. 10, 2026
Department: Administration
Agenda Section: Consent
Public hearing: No
Date of public hearing: N/A

PRESENTER/INFORMATION CONTACT

Emily Bradford, Budget Director

ITEM TO BE CONSIDERED

Subject: Miscellaneous budget amendments and transfers

Attachments:

Budget Changes Report

Summary:

To adjust budget revenues and expenditures, where needed, due to changes that have occurred since budget adoption.

Financial impacts:

As indicated by each amendment.

Staff recommendation and comments:

To approve the attached list of budget amendments and transfers.

Action requested:

Consider approving budget amendments and transfers.

Budget Adjustment Report

Adjustment Detail

Town of Hillsborough, NC

For Date Range: 08/10/2026 - 08/10/2026

Account Number	Account Name			Original Budget	Budget Adjustments	Current Budget
Adjustment Number	Adjustment Description	Packet Number	Post Date		Amount	
Budget Code: 2026-2027 - Budget 2026-2027 Fiscal: 2026-2027						
Fund: 10 - GENERAL						
Expense						
Department: 4000 - DISASTER						
10-10-4000-5300324	SUPPLIES - DISASTER			10,000.00	-10,000.00	0.00
BA0000492	Chantal - PW Rental Facility	GLPKT04510	08/10/2026		-10,000.00	
10-10-4000-5300363	RENTAL - BUILDING			0.00	10,583.00	10,583.00
BA0000492	Chantal - PW Rental Facility	GLPKT04510	08/10/2026		10,583.00	
Department 4000 Total:				10,000.00	583.00	10,583.00
Department: 5600 - STREETS						
10-10-5600-5300110	TELEPHONE/INTERNET			2,220.00	1,140.00	3,360.00
BA0000491	Correct PW cell stipends for Community Svcs...	GLPKT04475	08/10/2026		1,140.00	
Department 5600 Total:				2,220.00	1,140.00	3,360.00
Department: 5800 - SOLID WASTE						
10-10-5800-5300110	TELEPHONE/INTERNET			2,160.00	1,620.00	3,780.00
BA0000491	Correct PW cell stipends for Community Svcs...	GLPKT04475	08/10/2026		1,620.00	
Department 5800 Total:				2,160.00	1,620.00	3,780.00
Department: 6610 - INFORMATION TECHNOLOGY						
10-10-6610-5300113	LICENSE FEES			188,200.00	20,000.00	208,200.00
BA0000480	Cover DudeSolutions/Utility Cloud for FY27	GLPKT04309	08/10/2026		20,000.00	
Department 6610 Total:				188,200.00	20,000.00	208,200.00
Department: 6900 - SPECIAL APPROPRIATIONS						
10-60-6900-5300570	MISCELLANEOUS			285,000.00	2,100.00	287,100.00
BA0000488	A250 Volunteer T-Shirts	GLPKT04343	08/10/2026		600.00	
BA0000490	Coverage of OCSO for A250 Deputies	GLPKT04351	08/10/2026		1,500.00	
Department 6900 Total:				285,000.00	2,100.00	287,100.00
Department: 9990 - CONTINGENCY						
10-00-9990-5300000	CONTINGENCY			450,000.00	-25,443.00	424,557.00
BA0000480	Cover DudeSolutions/Utility Cloud for FY27	GLPKT04309	08/10/2026		-20,000.00	
BA0000488	A250 Volunteer T-Shirts	GLPKT04343	08/10/2026		-600.00	
BA0000490	Coverage of OCSO for A250 Deputies	GLPKT04351	08/10/2026		-1,500.00	
BA0000491	Correct PW cell stipends for Community Svcs...	GLPKT04475	08/10/2026		-2,760.00	
BA0000492	Chantal - PW Rental Facility	GLPKT04510	08/10/2026		-583.00	
Department 9990 Total:				450,000.00	-25,443.00	424,557.00
Expense Total:				937,580.00	0.00	937,580.00
Fund 10 Total:				937,580.00	0.00	937,580.00
Fund: 30 - WATER/SEWER						
Expense						
Department: 7240 - BILLING AND COLLECTIONS						
30-80-7240-5300113	LICENSE FEES			50,740.00	-2,500.00	48,240.00
BA0000493	Letter Opener for Billing & Collections	GLPKT04563	08/10/2026		-2,500.00	
30-80-7240-5300330	SUPPLIES - DEPARTMENTAL			250.00	2,500.00	2,750.00
BA0000493	Letter Opener for Billing & Collections	GLPKT04563	08/10/2026		2,500.00	
Department 7240 Total:				50,990.00	0.00	50,990.00
Department: 8120 - WATER TREATMENT PLANT						
30-80-8120-5300158	MAINT - EQUIPMENT			100,200.00	-989.00	99,211.00
BA0000494	A-Z Equipment Rentals Invoice	GLPKT04567	08/10/2026		-989.00	

Budget Adjustment Report

For Date Range: 08/10/2026 - 08/10/2026

Account Number	Account Name			Original Budget	Budget Adjustments	Current Budget
Adjustment Number	Adjustment Description	Packet Number	Post Date		Amount	
30-80-8120-5300351	RENTAL - EQUIPMENT			0.00	989.00	989.00
BA0000494	A-Z Equipment Rentals Invoice	GLPKT04567	08/10/2026		989.00	
30-80-8120-5300443	CS - GENERATOR LOAD TESTING			9,610.00	69.00	9,679.00
BA0000482	WTP generator load testing quote received ...	GLPKT04314	08/10/2026		69.00	
30-80-8120-5300494	CS - PUMP STA MONITORING			1,800.00	80.00	1,880.00
BA0000483	Mission equipment (consolidated invoice) pe...	GLPKT04316	08/10/2026		80.00	
Department 8120 Total:				111,610.00	149.00	111,759.00
Department: 8200 - WASTEWATER COLLECTION						
30-80-8200-5300310	GASOLINE			23,400.00	600.00	24,000.00
BA0000481	WWC gasoline coverage FY27	GLPKT04313	08/10/2026		600.00	
Department 8200 Total:				23,400.00	600.00	24,000.00
Department: 8220 - WASTEWATER TREATMENT PLANT						
30-80-8220-5300413	CS - DI WATER SYSTEM SERVICE			4,840.00	170.00	5,010.00
BA0000489	Maintenance contract coverage	GLPKT04344	08/10/2026		170.00	
Department 8220 Total:				4,840.00	170.00	5,010.00
Department: 9990 - CONTINGENCY						
30-80-9990-5300000	CONTINGENCY			400,000.00	-919.00	399,081.00
BA0000481	WWC gasoline coverage FY27	GLPKT04313	08/10/2026		-600.00	
BA0000482	WTP generator load testing quote received ...	GLPKT04314	08/10/2026		-69.00	
BA0000483	Mission equipment (consolidated invoice) pe...	GLPKT04316	08/10/2026		-80.00	
BA0000489	Maintenance contract coverage	GLPKT04344	08/10/2026		-170.00	
Department 9990 Total:				400,000.00	-919.00	399,081.00
Expense Total:				590,840.00	0.00	590,840.00
Fund 30 Total:				590,840.00	0.00	590,840.00
Fund: 69 - UTILITIES CAPITAL IMPROVEMENTS						
Expense						
Department: 8100 - PROJECTS (W&S\SW) MULTI-YEAR						
69-00-8100-5300570	MISCELLANEOUS			407,335.00	3,000.00	410,335.00
BA0000495	Adron Thompson Reno	GLPKT04582	08/10/2026		3,000.00	
69-00-8100-5700720	CONSTRUCTION			20,200,263.70	-3,000.00	20,197,263.70
BA0000495	Adron Thompson Reno	GLPKT04582	08/10/2026		-3,000.00	
Department 8100 Total:				20,607,598.70	0.00	20,607,598.70
Expense Total:				20,607,598.70	0.00	20,607,598.70
Fund 69 Total:				20,607,598.70	0.00	20,607,598.70
Budget Code 2026-2027 Total:				22,136,018.70	0.00	22,136,018.70

Description

Fund Summary

Description	Fund	Original Budget	Budget Adjustments	Current Budget
Budget Code: 2026-2027 - Budget 2026-2027		Fiscal: 2026-2027		
	10	937,580.00	0.00	937,580.00
	30	590,840.00	0.00	590,840.00
	69	20,607,598.70	0.00	20,607,598.70
Budget Code 2026-2027 Total:		22,136,018.70	0.00	22,136,018.70



Agenda Abstract

BOARD OF COMMISSIONERS

Meeting Date: Aug. 10, 2026
Department: Community Services
Agenda Section: Consent
Public hearing: No
Date of public hearing: N/A

PRESENTER/INFORMATION CONTACT

Engineering Services Manager Bryant Green, PE

ITEM TO BE CONSIDERED

Subject: Water and Sewer Extension Contract for the Orange County Crisis Diversion Facility

Attachments:

Draft Water and Sewer Extension Contract

Summary:

The Orange County Crisis Diversion Facility is a new dedicated mental health facility constructed by Orange County with common areas, sixteen patient rooms, and an outdoor courtyard for patients located on Waterstone Drive. This facility will develop a lot previously entitled under the Waterstone South rezoning. The development will include a public road extension, public water and sewer line extensions, and new stormwater infrastructure.

The facility will offer mental health services in a hospital setting and will require the extension of new water and sewer infrastructure to serve the lot. Water, sewer, and street infrastructure for the lot adjacent to the facility is included in the attached Water and Sewer Extension Contract and will be installed by Orange County's contractor.

Financial impacts:

Upon acceptance, the town will assume ownership of approximately 711' of 8" water main with appurtenances, three fire hydrants, 567' of 8" public gravity sewer main, and six new manholes. The maintenance of these assets can be incorporated into the town's current operations. The capacity requested is 2,400 gallons per day. Asset statistics and capacity will be finalized when the permit application is approved.

Staff recommendation and comments:

Staff supports this project that will discharge to the Elizabeth Brady sewer basins.

Action requested:

Authorize the town manager or designee to sign the attached Water and Sewer Extension Contract.

ORANGE COUNTY
NORTH CAROLINA

TOWN OF HILLSBOROUGH
WATER/SEWER EXTENSION CONTRACT

THIS WATER/SEWER EXTENSION CONTRACT (WSEC) is entered into this ___ day of _____, 2026 by and between Orange County, North Carolina (hereinafter the "DEVELOPER") and the Town of Hillsborough, a North Carolina municipal corporation (hereinafter the "Town"):

WHEREAS, the DEVELOPER proposes to extend the Town's water and sewer system (hereinafter the "Work, or Improvements") to serve its **Orange County Crisis Diversion Facility** project (hereinafter the "Project"); and

WHEREAS, the Work for the Project is more specifically identified in the appendices of this Contract; and

WHEREAS, DEVELOPER has agreed to pay certain costs associated with the proposed Work; and

WHEREAS, at its meeting held _____, the Town Board of Commissioners authorized the proposed water main extension subject to execution of this WSEC and compliance with its terms.

NOW, THEREFORE, the DEVELOPER and the Town, and the successors, and assigns of each of them agree:

(1) Subject to DEVELOPER's compliance with the terms and conditions set forth herein, and subject to DEVELOPER obtaining all necessary approvals from the State of North Carolina or any other agency or authority with jurisdiction over the Work, the Town will permit the connection of Improvements constructed for the above-referenced Project to the Town's water and sewer systems.

- a) The Town reserves the right to refuse to allow connection to or use of the Town water and/or sewer system (i) when such connection would cause the Town's system or the operation thereof to be in violation of any applicable state or federal requirement; or (ii) for reasons not known or foreseen by the Town at the time this contract was executed that would create a clear and present danger to the public health or safety. Reasons for refusal to allow connection shall include, but not be limited to, lack of water supply or lack of capacity of one or more components of the water or sewer system.
- b) The Town's authorization to connect to the Town's water and sewer system, including any capacity reservations noted, under this Contract shall expire if (i) substantial (i.e. more than token) construction of the project has not begun within one year from the date upon which this contract was executed; (ii) after construction begins, construction ceases for a continuous period of more than one year (unless a result of an action by the Town); or (iii) the extension to be constructed pursuant to this contract has not been connected to the Town's system in accordance with the requirements set forth herein within two years from the date upon which this contract was executed, unless extended by writing before the expiration.

(2) Nothing in this Contract shall be construed as constituting express or implied approval of the Project by the Town under any applicable Town zoning, subdivision, or other land use ordinance.

(3) The DEVELOPER agrees to comply with or satisfy the following terms and conditions as well as those set forth in Appendix A and acknowledges that the Town's authorization to connect the proposed extension to the Town's system is specifically contingent upon compliance with and satisfaction of the same. If these conditions are not met, this Contract will be rendered null and void and the DEVELOPER will need to re-negotiate a new Contract for extension of service from the Town.

A. General Conditions:

1. Unless otherwise explicitly and specifically stated, DEVELOPER shall bear the costs and expenses of all obligations and duties created by this Contract, including without limitation, engineering and legal fees incurred by the Town in connection with the proposed extension. The Town will invoice the Developer for such costs incurred, and payment is due within 30 days.
2. The Town will permit the use of the extension to the Town's water or sewer system only after the Improvements have been successfully tested, all the conditions set forth in Sections B, C, and D and any costs billed per A(1) and Section E, and any additional conditions appended hereto, have been satisfied.
3. The Town shall own and maintain the Improvements constructed under this contract after they are accepted by the Town Board of Commissioners and until such time as the Improvements have been accepted by the Town Board, the DEVELOPER remains responsible for all maintenance and repairs to the Improvements. The DEVELOPER shall not be responsible for maintenance and repairs to the Improvements once the Improvements are accepted by the Town Board of Commissioners.
4. The DEVELOPER shall warrant all materials and workmanship of the Improvements pursuant to the Post-Construction Conditions of this Contract. Should defects in workmanship or materials be discovered in work done pursuant to this contract by or for the DEVELOPER during the warranty period, the DEVELOPER shall be responsible to see that all such defects are promptly corrected at the DEVELOPER's expense and written evidence of such, such as a stamped/sealed certification by the DEVELOPER'S engineer per paragraph A.12 above, is provided to the Town.
5. The Town may make or authorize extensions or connections to or from any of the Improvements constructed pursuant to this Contract without permission of the DEVELOPER.
6. Water and sewer service shall meet all minimum State and Town standards. The Town makes no warranty as to any water quality, quantity or pressure to be provided.
7. This Contract may be assigned by the DEVELOPER, but such successor or assignee shall obtain no rights hereunder until after it has provided the Town with a written acknowledgment of the assignee's assumption of all DEVELOPER's obligations and responsibilities under this Contract.

8. This Contract is specific to the Project named above and described in Appendix A as approved by the Town Utilities Department and the Board of Commissioners. Any change or alteration in the approved intended use, i.e., residential, and commercial development, or configuration of the approved Improvements of such Project by the DEVELOPER or successor or assignee shall, absent the written consent of the Town, void this Contract.
9. DEVELOPER shall employ a licensed North Carolina engineering firm and engineer to prepare the design and to provide construction administration services throughout the entire Project. DEVELOPER shall provide for third-party construction observation services for the duration of the construction through the Town's acceptance of the Project.
10. The words "line" or "lines" shall include "main or "mains" unless the contract otherwise requires. "Sewer" means "sanitary sewer."
11. This Contract shall be deemed made in and shall be construed in accordance with the law of North Carolina.

B. Pre-Construction Conditions

1. The DEVELOPER and its engineer shall discuss the capacity needs of the Project with the Town early in the Project's conceptual phases. Water and sewer capacity allocated to the Project will be noted in Appendix A and any changes in Project scope requiring more or less than the allocated amount will require an amendment to this Contract. For large Projects, the Town may require the DEVELOPER to conduct its own capacity analysis using a licensed North Carolina Professional Engineer utilizing information provided by the Town.
 - a) If results of the capacity analysis determine off-site improvements to the Town's existing system (conveyance or treatment) are needed to accommodate the Project and the DEVELOPER decides to proceed with the Project, the Town will negotiate any cost-share of such off-site improvements with the DEVELOPER, and the terms reached as a result of the negotiations will be included in Appendix A.
2. The DEVELOPER shall engage a licensed North Carolina Professional Engineer to prepare plans and specifications for the construction of water improvements and/or sanitary sewer improvements to serve the Project. The Project shall not rely solely on the Town's Standard Utility Specifications, which may not cover all methods of construction or administrative matters (e.g., shoring, trenching, backfill, pipe laying, handling rock or hazardous wastes, bypass pumping, temporary water service, general and special conditions, site security, payment and change processes, geotechnical or other investigations, etc.).
3. The DEVELOPER shall secure formal approval of the water and sewer construction plans and specifications by the following agencies or authorities (and any other government agencies which may have jurisdiction over one or more elements of the Project), and provide approvals of such to the Town:

- Town Utilities Department
 - North Carolina Department of Environmental Quality (if the Project entails any site infrastructure that is considered private, the plans and permit applications shall clearly delineate such and two applications may be required)
 - North Carolina Department of Transportation
4. The DEVELOPER shall secure and record all required easements for the Work. The Town will provide a boilerplate easement document for utilization.
 5. The DEVELOPER shall schedule a pre-construction meeting to include the Town Utilities Department, the Town Planning Department, the Contractor, major Subcontractors, and other pertinent stakeholders prior to commencement of the Work and at this time will provide the Town a list of contacts for the Project.
 6. The DEVELOPER shall instruct its contractor to submit to its engineer all material and shop drawing submittals and for its engineer to share all approved submittals with the Town.
 7. The DEVELOPER shall pay all fees for the Improvements due to the Town prior to construction of the Improvements.
 8. The Town will not accept new pumping stations except under extraordinary circumstances. If the Town accepts a pumping station in the Project design, the DEVELOPER shall pay the Town's Perpetual Maintenance Fees for such Improvements as required by the Town Code.
 9. The DEVELOPER shall ensure that its engineer, surveyor, and contractor receive a copy of the final approved permits, plans and specifications for the Project and is aware of the Town's Utility Specifications, Standard Details and As-Built Digital Submittal Requirements prior to construction commencement, as applicable to each.
 10. The DEVELOPER shall meet all conditions outlined in Appendices B, C, and D

C. Construction Conditions:

1. Unless otherwise provided in this Contract, all construction shall be in accordance with Town and State policy, standards, and specifications at the time of construction commencement.
 - a) The Town shall approve the size and type of material for all water and sewer lines.
 - b) The Town shall select an independent, competent and experienced Inspector for construction observation of the water and sewer Improvements for the Project, the cost of which inspector shall be borne by the DEVELOPER. The Town may also, at its sole discretion, utilize Town staff to observe the installation of water and sewer Improvements. The Developer will reimburse the Town for the use of Town staff for inspections at the

prevailing rate for inspections in the Town's fee schedule. Such Inspector shall have at least five years' experience in observing water and sewer main construction. Inspection by the Town does not consist of or imply supervision. The role of the Town's inspection staff is not to oversee construction of the Project, but only to (i) witness the installation of critical items of importance to the Town and (ii) periodically check on the Project's progress.

- c) All work on the extension of water or sewer lines shall be subject to inspection by the Town, and no Work may be covered up until such inspection has occurred or the Town is confident an Inspector observed the Work. If any Work is covered up prior to inspection, the town may require such Work to be uncovered or exposed for inspection at the DEVELOPER'S expense. If, in the judgment of the Town, there is a demonstrated lack of competent supervision by a Contractor, the Town may halt work until approved supervision is obtained and the work done in accordance with town specifications and requirements; or provide constant inspection by Town personnel **at the expense of the Developer**.
- d) The Town will require acceptance testing to determine whether the Work complies with State and Town standards and specifications. All such testing shall be at the DEVELOPER's expense, and a Town representative must be present when testing occurs unless declined or delegated in writing. The DEVELOPER or its Contractor must provide the Town at least 48 hours advance notice of any testing. The Contractor or third-party Inspector shall document the testing of each segment in detail (type of test, date, test conditions and results, pass/fail) on legible forms. Contractor or third-party construction observer's failure to document a test will require retesting and a retesting fee for each instance thereafter.
- e) The Inspector selected by the Town pursuant to subparagraph (b) above shall be onsite each day that "meaningful work" is performed on the Project and shall prepare daily logs which shall be submitted weekly to the Town. Daily logs shall include a general description of the work performed that day, weather conditions, equipment used, number of crew, any installation observations, or concerns, and who they were communicated to, and associated photos with a photo log. The Inspector shall routinely communicate with the Town on progress and issues that arise.
 - i. Meaningful work means the installation of water or sewer infrastructure and appurtenances that will become part of the public system of the town, installation of water or sewer services, making taps to existing Town water or sewer mains, testing (including flushing and chlorinating of water mains) of water or sewer systems for acceptance, testing of soils for compaction around water and sewer systems, pouring thrust blocking, constructing pumping stations, tanks or other water and sewer features.
- f) The Inspector shall consult with the Town and the DEVELOPER's engineer on any significant field changes. The DEVELOPER's engineer shall gain approval in writing from

the Town's Utilities Director or delegated staff prior to making such changes. Changes shall be reflected on the record drawings.

- i. Significant change may include but not be limited to adding or deleting or changing the alignment or grade of infrastructure; moving hydrants, manholes, valves or backflow prevention device locations; adding additional services; changing pipe sizes or materials; adding couplings; or making other changes that will affect the layout or operation of the system as designed and approved.
- g) All Work on the Improvements shall be performed by a contractor licensed to perform this type of Work in North Carolina.
- h) DEVELOPER shall have their construction contractor coordinate with the Town on tie-in plans and water shutdowns at least one week in advance. Contractor shall be responsible to notification to customers of water disruptions.
- i) Town shall operate any existing system features (i.e., valves, hydrants) to accommodate Work by contractor, unless permission for others to operate such features is granted by the town in writing. Unauthorized operation of hydrants or valves or other system components by DEVELOPER or its contractor (or subcontractor) without prior approval of town constitutes tampering and theft and will result in the Town assessing \$2,500 per occurrence. Should DEVELOPER fail to pay an assessment imposed pursuant to this paragraph or if tampering occurs more than once on the Project, the Town may stop work on the Project until the assessment is paid, or some other arrangement is made to satisfy the Town that no further tampering will occur. Repeat instances of tampering may result in the Town nullifying this Contract.
- j) DEVELOPER shall report any instances of sewer bypass or overflow, or any instance of water system issues, caused by the Work.
- k) DEVELOPER shall ensure contractor checks and confirms line and grade throughout installation of future public gravity sewers to ensure proper slope and alignment per plan. Failure to comply with minimum slope shall result in the removal and replacement of such sewers mains at proper grade, at DEVELOPER's cost.
- l) DEVELOPER shall provide proof of approved product submittals to the Town prior to construction commencement.
- m) DEVELOPER shall provide a copy of this WSEC to its water and sewer contractor and submit proof to the Town of same.
- n) DEVELOPER shall require its contractor to provide 48-hours' notice to the Town in advance for any taps and acceptance testing.

- o) DEVELOPER shall require that its water and sewer contractor have its field superintendent onsite during all construction of the Improvements. The field superintendent and a secondary field contact shall be identified at the preconstruction meeting.
 - p) The DEVELOPER shall ensure that the water and sewer contractor maintain field records of the Work as it progresses and shall have a registered land surveyor collect and seal as accurate, the location and survey attributes for all water and sewer features as required by the Town according to its As-Built Digital Submittal Requirements. Any missing information to meet the requirements shall be collected at the DEVELOPER expense and prior to Town acceptance of the system.
 - q) The DEVELOPER shall prepare and submit final as-built drawings of the Work which are sealed by a North Carolina registered Professional Engineer.
2. The DEVELOPER shall bear the total cost of all water and sewer construction for the Project and all costs to extend water and sewer service to the Project unless otherwise stated in writing signed by the Town. The Town shall invoice the DEVELOPER each month, on or before the tenth day of the month, for the independent Inspector's services rendered the previous month, and the DEVELOPER shall pay the invoiced amount on or before the last day of the month in which the invoice was received. The Town shall invoice the DEVELOPER routinely for all inspection costs associated with inspections provided by Town staff.

D. Post-Construction Conditions:

The following stages shall be completed after construction of the Project:

- 1. Prior to use of the Project for any reason the Town shall have performed a pre-acceptance inspection and received from the DEVELOPER and approved:
 - a) sewer smoke testing and televising reports as required by the Town specifications,
 - b) copies of all acceptance testing performed on the Improvements, including any testing of backflow prevention devices; fats, oils and grease interceptors or separators; fire flow or apparatus testing (as it relates to affecting the public water system); sewer manhole vacuum testing; sewer and water main pressure and leakage testing; mandrel testing; geotechnical compaction testing if utilized; and bacteriological testing of any water mains,
 - c) two printed copies (1 full D-size and 1 half-size) and one electronic PDF copy of the sealed as-built drawings (full as-built drawings should be presented unless the Town agrees to accept a series of partial as-built drawings),
 - d) a full CAD version of the final as-built drawings including all necessary X-references and font files to make a complete view of the data in Autodesk's AutoCad 2020 or other Autodesk CAD viewer software,

- e) a contractor's notarized affidavit that the drawings accurately represent the as-built improvements,
- f) the completed Engineering Certifications executed by the Professional Engineer of record indicating that work has been performed in substantial compliance with the approved plans and specifications and that the state has received such certifications and approved them (final certification should be provided unless the Town agrees to accept a series of partial certifications and then a final certification), and,
- g) evidence the noted deficiencies, including any noted from the sewer televising and smoke testing, have been corrected by the DEVELOPER'S contractor and approved by the town, unless the Town has provided written permission for specific minor deficiencies not affecting the operation of the system to be corrected before acceptance of the system per Item D(2)(g).

2. Prior to the Town accepting the system for ownership, the Developer shall:

- a) provide a Contractor's Affidavit and Release of Liens from all subcontractors and materialmen,
- b) provide digital data as required by the Town's As-Built Digital Submittal Requirements,
 - i. the digital data will be quality checked by the Town's surveying firm (typically 10% of the system). Additional time shall be accounted for this effort in DEVELOPER's schedule,
 - ii. the data shall be corrected at the DEVELOPER's expense if significant discrepancies exist between the survey data exist from the quality check,
 - iii. The charges for the Town to perform the quality check and input the data into the town GIS system will be billed to the DEVELOPER.
- c) convey to the Town and record or cause to have recorded in the Orange County Registry all deeds of easement and plats showing all water and/or sewer easements required to serve the Project,
- d) provide an engineer-certified Statement of Value per bid line item of the final cost of the water and sewer Improvements,
- e) have submitted all daily field reports and other pertinent Project records as requested such as approved submittals, Requests for Information, Field Work Orders and Change Orders,
- f) ensure all Engineering Certifications are final,

- g) All Town punch list items are completed and signed off upon.
 - h) provide developer completed state Change of Ownership forms to transfer the state-permitted water and sewer Improvements that are to become public to the Town (the Town will execute its portion and submit to the state upon Town Board of Commissioners acceptance),
 - i) formally dedicate to the Town by letter all physical Improvements constructed to serve the project that is the subject of this contract, which Improvements shall become part of the Town water and sewer system upon acceptance by the Town Board of Commissioners and will thereafter be owned and maintained by the Town, with exception of the warranty conditions, and
 - j) present a warranty in the name of the Town of Hillsborough for a minimum period of two years from the date of Town Board of Commissioner acceptance of the construction for the Project or phase of Project. The method of securing the warranty shall be by Maintenance Bond or Letter of Credit from a viable surety with a rating of AA or above, or other form of security in a form acceptable to the Town. The security amount will be 25% of the total cost of the Improvements as certified in the Statement of Value prepared by a North Carolina licensed engineer.
3. It shall be the DEVELOPER's responsibility to request release of the warranty at a point not earlier than two years from the date of acceptance of the system by the Town. The warranty shall remain in effect until such time as all four of the following conditions are satisfied:
- a) Town staff have evaluated the system for the end-of-warranty release and provided documented comments of defects to be corrected,
 - b) DEVELOPER has performed end-of-warranty sewer smoke testing and televising (CCTV) and provided such to the Town for review in accordance with the Town's specifications,
 - c) DEVELOPER has corrected any defects noted by the Town staff in its evaluation of the system and the Town has verified this, and
 - d) The Town has returned or noted cancellation of the warranty security instrument.

E. Fees:

1. All fees and charges to be paid pursuant to this Contract shall be calculated in accordance with the Town's fee schedule in effect when the fees and charges are paid, or if not in the fee schedule, as outlined in this section. Fees typically are adopted as part of the Town's budget process each year with an effective date of July 1 and are subject to change.
2. DEVELOPER's construction of Improvements pursuant to this Contract shall not relieve DEVELOPER of the obligation to pay applicable fees under the Town's water and sewer ordinances and policies in effect at the time the fees are paid, and this Section E, except as amended by Appendix

A.

3. DEVELOPER's construction of Improvements pursuant to this Contract does not affect the Town's policy with respect to the fees to be paid to the Town by property owners other than DEVELOPER for connection to the improvements constructed by DEVELOPER pursuant to this Contract. Nor shall DEVELOPER have any right to collect fees from persons connecting onto or extending the improvements constructed under this Contract.
4. The following fees will be applicable to the Project:
 - a) Water and sewer system development, engineering review, inspection and meter fees as applicable and published in the fee schedule referenced in Section A(1) and herein.
 - b) Perpetual Maintenance Fees for any approved pumping station per town code calculations.
 - c) Tampering fees as outlined in Item C(1)(i).
 - d) DEVELOPER shall ensure its water and sewer contractor is prepared for acceptance testing by pre-testing items in advance. Reinspection fee for each recurring trip for previously failed tests, a call for testing that requires the Inspector to wait more than 30 minutes or observation by the Inspector that the items are not ready to be tested, or no timely notification of cancellation (4 hours in advance) of testing will be charged to DEVELOPER at \$300 per trip plus .25/linear foot (lf) over 1,000 feet of main tested. Reinspection of service taps (including sewer cleanout, meter box, curb stop), mainline valves, hydrants, manholes, air release valves, and other singular items will be \$50 each.
 - e) DEVELOPER shall ensure the construction is conducted in an orderly and organized fashion and that the Town's resources are efficiently utilized. Repeated and duplicative effort by the Town on a project will require reimbursement from the Developer for staff time and travel in accordance with Section 14-68 of the Town Code of Ordinances.
 - f) Construction water for the Project will not be obtained from the Town's water system unless through rental of a hydrant meter, installation of a construction meter (for home building), or through bulk water purchase from the Town's Water Treatment Plant in accordance with policies and rates in place at the time of rental.
 - g) DEVELOPER shall reimburse the Town for review of sewer CCTV at \$1.00/lf. CCTV that is submitted not in accordance with the Town CCTV specifications will be immediately rejected with a one-time charge of \$100.

[SIGNATURE PAGE FOLLOWS]

IN TESTIMONY WHEREOF, the parties hereto have executed this Contract in duplicate originals, as of the day and year first above written.

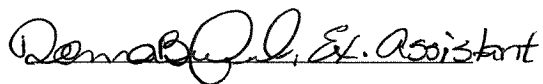
ORANGE COUNTY, NC

TOWN OF HILLSBOROUGH

By: 
Signatory Title County Manager

By: _____
Eric J. Peterson
Town Manager

ATTEST:


Ex. Assistant

ATTEST:

Town Clerk
Sarah Kimrey

This Contract is approved to as form:

Town Attorney

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

Dave McCole, Finance Director

List of Appendices:

- Appendix A – DESCRIPTION OF WORK
- Appendix B – MEANINGFUL WORK
- Appendix C – ASBUILT REQUIREMENTS
- Appendix D – PRE-ACCEPTANCE INSPECTIONS

**ORANGE COUNTY CRISIS DIVERSION FACILITY
TOWN OF HILLSBOROUGH WATER/SEWER EXTENSION CONTRACT
APPENDIX A**

Orange County, North Carolina agrees to satisfy the following conditions in addition to those set forth in this WATER/SEWER EXTENSION CONTRACT before the Town will permit the connection, operation and future ownership of improvements constructed for the above referenced Project to the Town water and sewer system:

1. The Project has reserved, for the period stated in WSEC paragraph 1(B), 2,400 gpd.
2. The Project consists of the extension of public water and sanitary sewer infrastructure, including associated appurtenances, to provide utility service to the overall site.
3. Public water and sanitary sewer facilities for the project may include, approximately 711 linear feet of 8-inch water main, 3 fire hydrants, approximately 567 linear feet of 8-inch sanitary sewer (including 65 linear feet of 8-inch PVC and 502 linear feet of 8-inch ductile iron pipe), 6 sanitary sewer manholes, and all appurtenances necessary for a complete and operational system as designed by Timmons Group. Actual facilities to be constructed will be depicted in the issued construction plans and state permit application(s).



Agenda Abstract

BOARD OF COMMISSIONERS

Meeting Date: Aug. 10, 2026
Department: IT Division
Agenda Section: Consent
Public hearing: No
Date of public hearing: N/A

PRESENTER/INFORMATION CONTACT

IT Division Manager, Chris Johnston

ITEM TO BE CONSIDERED

Subject: Memorandum of Understanding with the North Carolina Department of Information Technology – Cloudflare Web Application Firewall Service

Attachments:

Cloudflare MOU

Summary:

The Enterprise Security and Risk Management Office provide cyber resources and services to state agencies and local and tribal government entities in North Carolina.

The Board of Commissioners approved deployment of NCDIT SecureNC tools related to Tanium after editing the MOU to better reflect the board's wishes that Hillsborough-generated data are not to be used to train AI models, and that any reports about Hillsborough data used in NCDIT reports be anonymized.

The IT Division would like to continue working with NCDIT through the SecureNC initiative by utilizing the other free tool, a layer 7 web filter through Cloudflare. Additional information about the tool can be found at [Web Application Firewall | NCDIT IT Services](#)

A similar MOU has been generated and edited by NCDIT, the IT Division, and the town attorney. The MOU has been approved by the town attorney and is ready for approval. There is no cost to the town, and this partnership is similar in relation to a previously approved MOU with Tanium.

Financial impacts:

None to the town – the tool is provided by NCDIT free to municipalities.

Staff recommendation and comments:

Staff recommends that we implement the Cloudflare Web Application Firewall in tandem with the Tanium rollout.

Action requested:

Authorize the town manager or designee to sign the attached MOU allowing the IT Division to work with NCDIT and Cloudflare.

MEMORANDUM OF UNDERSTANDING

between

NC DIT

and

Town of Hillsborough

CLOUDFLARE WEB APPLICATION FIREWALL (WAF) SERVICE

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Purpose

This Memorandum of Understanding (MOU) is entered by and between the North Carolina Department of Information Technology (NCDIT) and Town of Hillsborough (“Customer”) (hereafter referred to as “Parties”), effective upon the date of signature by NCDIT to document the understandings, obligations, and agreements of the Parties regarding service delivery, administration, and support of the NCDIT Cloudflare WAF Service. In addition, this agreement delineates the roles and responsibilities of the service Customer and the NCDIT Digital Solutions Team.

Service Description

Web application firewall protection is important for protecting state assets exposed to the wider internet. It is a highly recommended component for any public-facing web application because, as a protocol Layer 7 defense in the OSI model, it restricts public inbound traffic’s would-be attack vectors on infrastructure to Cloudflare’s IP ranges.

WAF typically protects web applications from attacks such as:

- Cross-site forgery
- Cross-site-scripting (XSS)
- File inclusion
- SQL injection

NCDIT Roles and Responsibilities

NCDIT will provide support with the following defined roles and responsibilities:

- Serve as the primary point-of-contact for the Customer on all Cloudflare WAF-related service requests. Customer shall also have the ability to engage directly with Cloudflare enterprise support for incident response and critical issues, where applicable under the State’s enterprise agreement.
- Engage resources from Cloudflare as needed in support of the Customer, including support ticket remediation and training opportunities. Nothing herein shall restrict Customer from direct communication with Cloudflare where such access is available.
- NCDIT support will be available:
 - Dedicated ServiceNow catalog item
https://ncgov.servicenowservices.com/sp_dit?id=sc_cat_item&sys_id=2fac cbb21be7d11499510f6fe54bcb13
 - Contact Mac Clark, NCDIT Service Owner for Cloudflare, by email at mac.clark@nc.gov or by phone 252-714-0076.
- Provide requested support as a super administrator.
 - NCDIT super administrator will not make changes to the Customer’s account without written Customer approval.

- NCDIT super administrator shall notify the Customer's administrators of personnel changes regarding access to the Customer's Cloudflare account.
- Provision and configure log push jobs within the Customer's account for ingestion within the NCDIT's Enterprise Security & Risk Management Office Security Information and Event Monitoring (SIEM) instance.
 - This will be for security event traffic reviews.
- NCDIT warrants that services shall be carried out according to industry standards in a professional workmanlike manner by qualified personnel.

Customer Roles and Responsibilities

Customer will be responsible for the following defined roles and responsibilities:

- Establish a primary and backup administrator for the Customer's Cloudflare account.
 - These individuals will be responsible for the day-to-day operations in Cloudflare but will have the support of NCDIT/Cloudflare Enterprise.
- Grant access to the NCDIT super administrator on the account.
 - Enabling NCDIT super administrator allows NCDIT the ability to manage NCDIT member access, maintain Cloudflare account, and provide technical support.
- Enable two factor authentication on the account.
- The Parties acknowledge that Customer is responsible for configuration and day-to-day management of WAF rules, except where NCDIT acts pursuant to written direction or in emergency response scenarios.

Term and Termination

Underlying Agreement.

Customer acknowledges that NCDIT maintains an existing enterprise agreement with Cloudflare under which the Cloudflare services described in this MOU are made available to Customer.

NCDIT Non-Renewal or Termination.

In the event NCDIT elects not to renew or terminates its enterprise agreement with Cloudflare, NCDIT will provide Cloudflare with one-hundred eighty (180) days advance written notice, consistent with the requirements of that agreement. NCDIT will, to the extent able, notify Customer of such action in a timely manner to allow Customer to make necessary transition plans.

Customer Termination.

Should Customer elect to discontinue participation in the Cloudflare enterprise tenant, Customer agrees to provide NCDIT with ten (10) days advance written notice.

Data Handling Upon Termination.

Upon termination of participation, NCDIT agrees that Customer information stored within the enterprise tenant on behalf of Customer shall be erased, destroyed, and rendered unrecoverable, consistent with applicable policy and contractual obligations. Customer may elect to retain its individual Cloudflare account and configurations but will no longer receive enterprise entitlements originating from the NCDIT contract.

Effect and Modification

This agreement supersedes any and all prior understandings and agreements between the Parties with respect to the subject matter hereof, and it may be modified or amended only by a writing signed by authorized representatives of both Parties.

Other Provisions/Severability/Entire Agreement

Nothing in this MOU is intended to conflict with current federal or state laws or regulations, or any governing policies of NCDIT or the Customer. If any term of this MOU is found by any court or other legal authority or is agreed by the Parties to be in conflict with any law or regulation governing its subject, the conflicting term shall be considered null and void. The remaining terms and conditions of this MOU shall remain in full force and effect. Waiver of any breach of this MOU shall not be a waiver of any subsequent breach nor shall it be a waiver of the underlying obligation.

Liability and Indemnification

Nothing herein shall be construed as a waiver of the sovereign immunity of the State of North Carolina or the assumption by the State of any liability contrary to the laws and statutes of North Carolina. Each Party shall be responsible for its own liabilities and neither Party shall seek indemnification from the other. This MOU shall inure to the benefit of and be binding upon the parties hereto and their respective successors in the event of governmental reorganization pursuant to N.C.G.S. § 143A-6.

Dispute Resolution

The Parties agree that it is their mutual best interest to resolve disputes informally and amicably. If representatives of the Parties are unable to resolve any dispute after reasonable negotiation, such issue shall be escalated to the respective legal counsel of the Parties, and then, if necessary, to the heads of the respective agencies. If the dispute still remains unresolved, then either Party may seek resolution using the mechanism set out in law.

Security Requirements

Subject to applicable law and this MOU, both parties agree to comply with all applicable Statewide security policies as published at <https://it.nc.gov/programs/cybersecurity-risk-management/esrmo-initiatives/statewide-information-security-policies>, including the applicable sections of the Statewide Information Security Manual <https://it.nc.gov/resources/cybersecurity-risk-management/initiatives/information-security-policies#StatewideInformationSecurityManual-1379>. Each Party shall notify the other of any specific security requirements or policies concerning the other party systems, applications, or data in connection with the services provided herein. Each Party agrees that it will not take any action that would compromise the integrity or effectiveness of the other's systems, network, security measures or data, and the Parties agree that should either determine that such compromise has occurred, other may take such timely action to remedy the problem as it may determine in its reasonable judgment is required and will provide prompt notification to the other in accordance with the terms of the Service Level Agreement found on the [NCDIT Web Application Firewall Webpage](#).

Customer Data and Usage

Any information entered, loaded, and stored within NCDIT's SIEM instance is the property of the Customer. Customer Data consists of configuration settings created by the Customer within the Cloudflare dashboard, associated analytics or metadata generated by Cloudflare in the normal course of service operation, and any firewall event or HTTP traffic information displayed within the Cloudflare dashboard environment. Customer data shall be stored in the United States. NCDIT does not export or retain Customer Data outside of the Cloudflare administrative interface except as required to provide support or comply with applicable law. Access to Customer's Confidential Information shall be restricted to the NCDIT's Digital Solutions or ESRMO Security Operations engaged in the use permitted under this MOU. Access to Customer Data is limited to designated NCDIT super-administrators for the sole purpose of service administration, configuration assistance, and troubleshooting. NCDIT personnel may view Customer configurations, DNS records, and dashboard-displayed analytics only as they exist within Cloudflare. NCDIT does not store, archive, or otherwise retain this information independently.

NCDIT shall not use Customer Data for monitoring unrelated Customer activity, data analytics, research, or any purpose beyond service support and administration as described in this MOU.

Unauthorized access or disclosure of non-public data is considered a breach. The Customer requires NCDIT to notify of unauthorized access or disclosure, or when any data compromise is confirmed, or when a security incident occurs, as soon as possible and without unreasonable delay, but in no event not later than five (5) business days after the breach is confirmed. If NCDIT is responsible for the loss, NCDIT shall bear all costs associated with the investigation, notification, response, and recovery from the breach. The breach must be communicated to the Customer's Cloudflare administrators.

The Parties acknowledge that Customer retains primary responsibility for configuration of WAF rules and policies. NCDIT shall not be responsible for security incidents arising from Customer-directed configurations, except to the extent caused by NCDIT's negligence or unauthorized actions. Conversely, NCDIT shall be responsible for actions taken by its personnel in a super administrative capacity that materially impact Customer security posture.

Confidentiality

As a result of this MOU, each Party is likely to have access to information or records of the other Party that are exempt from disclosure under applicable law. Such information shall be deemed "Confidential Information." Each Party shall maintain all Confidential Information of the other Party in strictest confidence and will not at any time use, publish, reproduce, or disclose any Confidential Information, except to the extent necessary to carry out the Party's duties under this MOU or as expressly authorized in writing by the other Party. Nothing in this paragraph is intended to prevent either Party from compliance with any order issued by a North Carolina state or federal court.

Public Records Request

In the event that a subpoena or other legal process in any way concerning the Customer data or software is served upon NCDIT, then NCDIT agrees to notify the Customer promptly following receipt of such subpoena or other legal process and to cooperate with the Customer in any lawful effort by the Customer to contest the legal validity of such subpoena or other legal process. In the event that a subpoena or other legal process in any way concerning the NCDIT data or software is served upon the Customer, then the Customer agrees to notify NCDIT promptly following receipt of such subpoena or other legal process and to cooperate with NCDIT in any lawful effort by NCDIT to contest the legal validity of such subpoena or other legal process.

Both Parties are subject to the North Carolina Public Records Act (the "Act") at North Carolina General Statutes (N.C.G.S.) 132-1 et seq. The Parties further acknowledge that any information that is not otherwise protected by law is a public record under North Carolina law and may be released and disclosed pursuant to the Act, and that any such release or disclosure shall not in any way constitute a breach of this MOU. In the event NCDIT receives a request for disclosure of Confidential Information which the Customer has specifically marked "Confidential" or "Proprietary", NCDIT shall give the Customer written notice of such request (the "Notice of Request for Disclosure"). In the event the Customer has a reasonable basis for contending that the disclosure of such Confidential Information is not required by the Act, Customer shall within ten (10) days after receipt of the Notice of Request for Disclosure notify NCDIT in writing of its objection to disclosure and the basis therefore. In accordance with the North Carolina electronic data-processing records law N.C.G.S. §132-6-1, all software and documentation are subject to potential public inspection and examination.

Performance and Limitations on Resources

NCDIT shall provide services under this MOU in accordance with the applicable Service Level Agreement (SLA). The applicable SLA shall be provided to Customer and is hereby incorporated by reference. In the event of a natural disaster, other emergency, or any event outside the reasonable control of NCDIT that results in abnormal availability or constraint on NCDIT resources, the Customer shall have no priority or greater right of access to available resources of NCDIT than any other customer or source. In such event, notwithstanding any other provision of this MOU, NCDIT may implement emergency procedures to allocate available resources and services as it may determine necessary or practicable in its reasonable judgement, and any failure or delay of performance during such period shall be excused.

Costs

There will be no costs associated with the services provided by the NCDIT Cloudflare account.

Customer is permitted to add their own Cloudflare add-on services not covered by NCDIT, but the costs incurred for these services will be billed directly from Cloudflare to the Customer's account.

Assignment or Subcontracting

No assignment of the MOU or components of the MOU can occur.

NCDIT shall not subcontract any of the work contemplated under this MOU.

Transition of Service

Upon termination of this MOU, Customer retains its Web Application Firewall account, and all rights to its continued use shall survive the expiration of this Agreement. NCDIT shall provide reasonable transition assistance, including knowledge transfer and documentation, to support Customer's continued operation of the WAF service upon termination.

Signature Page

WHEREFORE, intending to be bound hereby, this Memorandum of Understanding is executed by the undersigned authorized representatives of each Party, effective as of the date of execution of all Parties hereto.

Town of Hillsborough

(Signature of CIO)

(Printed Name and Title)

(Date Signed)

Department of Information Technology

(Signature of SCIO or Designee)

(Printed Name and Title)

(Date Signed)



Agenda Abstract

BOARD OF COMMISSIONERS

Meeting Date: Aug. 10, 2026
Department: Administrative Services
Agenda Section: Regular
Public hearing: No
Date of public hearing: N/A

PRESENTER/INFORMATION CONTACT

Administrative Services Director Jen Della Valle

ITEM TO BE CONSIDERED

Subject: Fiscal Year 2026 Strategic Plan Annual Report and Proposed Fiscal Year 2028-30 Strategic Plan Process

Attachments:

FY26 Annual Report

Summary:

FY26 Annual Report

The town has completed the third year of plan implementation after the board adopted the [FY24-26 Strategic Plan](#) in June 2023. The strategic plan outlines the town's direction and serves as an action-oriented road map that aligns the town's resources with priorities.

Last year, the board approved extending the strategic plan by another year so staff could focus on Tropical Storm Chantal efforts (adjusted timeframe of FY24-FY27). Developing the next strategic plan last fiscal year would have had significant operational impacts on all our departments. Rather than compressing the plan development timeframe, the board approved adding an additional year to the current strategic plan, with development of the next version of the strategic plan occurring in FY27.

This is our final update for the Fiscal Year 2026 plan year, providing an opportunity to discuss action on initiatives that were identified for the past fiscal year. The annual report attached includes the status of the FY26 initiatives, across each focus area.

FY28-30 Strategic Plan

Staff will share the proposed plan for developing the FY28-30 Strategic Plan this fiscal year. This will be an opportunity for the board to ask questions and provide feedback.

Financial impacts:

No financial impacts at this time.

Staff recommendation and comments:

N/A

Action requested:

Receive year-end report and plan for FY28-30 Strategic Plan and provide feedback.



TOWN OF HILLSBOROUGH

STRATEGIC PLAN



FY26 ANNUAL REPORT

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Elements of the PLAN

Vision

A statement that describes what organizational success will look like in the future.

Mission

A statement that outlines the organization's purpose.

Values

The set of core beliefs that will determine the approach to realizing the town's vision.

Focus Areas

Main categories that the town will focus on in the 3-year strategic plan window.

Strategic Objectives

A set of desired outcomes and promises that will align the town with its vision over the long-term.

Initiatives

Identifies specific action items to implement in the next 1-3 years to move the organization towards its goals.

PURPOSE

A strategic plan is a management tool that helps an organization align its leadership, resources, and operations to advance a set of goals. It also serves to establish priorities for policy initiatives, budgeting and staffing decisions, and capital investments to create outcomes that are important to the community.

The Town of Hillsborough has limited resources yet faces endless needs, opportunities, and distractions that compete for the use of these resources. The purpose of this strategic plan is to serve as an action-oriented road map that strategically aligns available resources with priorities, which is critical to the effective and efficient delivery of government services.

This strategic plan was drafted after years of collaboration among members of the Board of Commissioners and leadership from the town's departments and divisions.

STRATEGY MAP

VISION STATEMENT

We envision Hillsborough as a prosperous town, filled with vitality, fostering a strong sense of community, celebrating its unique heritage and small-town character.

MISSION STATEMENT

We are stewards of the public trust who exist to make the Vision for Hillsborough a reality. We manage and provide the infrastructure, resources, and services that enhance the quality of life for the living beings and land within our town.

VALUES

As we strive to achieve our goals, we commit to maintaining these core values:

- Vibrancy
- Equity & Inclusion
- Forward Thinking
- Public Service

FOCUS AREAS



VALUES

VIBRANCY

A vibrant Hillsborough is one that is lively and active. We see this manifest in cultural art events, recreation, and how people know each other and are connected by physical and social networks. The community can find ways to participate and connect from both inside and outside their homes. The people, physical environment, and business community are core to this vibrant atmosphere.

EQUITY & INCLUSION

Hillsborough is a place where every resident can thrive, where everyone who lives and works here feels they belong. We will strive to support policies, plans, and actions that are administered fairly to build a Hillsborough where people of all races, ethnicities, gender identifications, sexes, sexual orientations, abilities, and incomes want to live, can afford to live, and will be treated with dignity and respect.

FORWARD THINKING

We think and make decisions that can persist over generations for a sustainable Hillsborough, acknowledging that economic, environmental and social issues are interrelated. This community has a unique sense of place encapsulated by both Hillsborough's long and treasured history and where it meets change and looks to the future. We have an obligation to be fiscally, environmentally, and culturally wise in order to plan for the long term and be resilient to climate change and unforeseen events. We strive to foster a culture of innovation and creativity in town operations.

PUBLIC SERVICE

The town of Hillsborough is here to serve. We are committed to good and ethical governance. We are responsible stewards of community tax dollars put to use for the public good. We strive to ensure each resident, visitor, business, and employee are safe as they live, work, and play in Hillsborough, and this sense of safety should extend beyond the physical environment to foster a community where the people are free from worry regarding whether who they are has bearing on how they are treated.



FOCUS AREA 1

SUSTAINABILITY





Optimize the built environment in a way that aligns with smart growth principles.

- **Initiative 1.1** — Overhaul the Unified Development Ordinance and Zoning Map to reflect current development trends and patterns to incorporate sustainability, environmental and climate best practices, economic resiliency measures, and equity in development and redevelopment as well as meet water and sewer system-wide needs. (Fiscal Year 2026)

Staff has received the first draft of the new, condensed zoning district map as well as the first full draft of the fully rewritten ordinance. Staff is in the process of reviewing and providing first round of staff comments on the first full draft, which will include incorporating any state law changes from the last legislative session (parking minimums, etc.). Staff expect a draft to be ready for public review in late 2026 or early 2027.

- **Initiative 1.2** — Update the Future Land Use Map to simplify land use categories and express current preferred future land use and growth patterns (Fiscal Year 2026).

This is on hold pending outcomes of the draft zoning map in conjunction with Unified Development Ordinance rewrite and coordination with Orange County on updating the Central Orange Coordinated Area Land Use Plan. An FY28 budget request is being drafted for a consultant to assist staff in aligning the Future Land Use Map with an updated Central Orange plan as well as the Comprehensive Sustainability Plan.

Intensify efforts to meet 2030 and 2050 clean energy goals, reducing overall energy consumption and increasing the use of clean energy for town operations.

- **Initiative 2.1** — Assess renewable energy generation potential for solar photovoltaics and wind energy projects on town-owned properties and identify priority sites for planning and implementation (Fiscal Years 2024-26).

The solar feasibility study being conducted is nearly complete. The final report is anticipated for late summer 2026. Facilities that were evaluated include the Water Treatment Plant, Wastewater Treatment Plan, Adron F. Thompson Water/Sewer Facility, Highway 86 North Facility and the Town Hall Annex.

- **Initiative 2.2** — Investigate opportunities and incorporate to the greatest extent possible sustainability and climate initiatives in facility development including geothermal, solar, weatherization and green infrastructure (Fiscal Years 2024-26).

This is an ongoing item. Sustainability and climate initiatives are evaluated for every public space project. Green infrastructure is being incorporated into the Rainey Avenue sidewalk design, Mayo Park parking lot, Wastewater Treatment Plant and skate spot. Facility improvements will be reassigned to the Administrative Services Department following the recent reorganization.

- **Initiative 2.4** — Evaluate the town's vehicle fleet to determine right-sizing and transition to electric vehicle potential. Transition the town's vehicle fleet to zero emission alternatives on a schedule consistent with vehicle lifecycles and market availability. Advance the schedule of this transition as feasible (Fiscal Years 2024-26).

Fleet Maintenance only had one hybrid vehicle repair during the entire year. It was on a police vehicle, and the failure point was consistent with



non-hybrid vehicles. Overall, the decision to purchase hybrid vehicles has been successful. The hybrid vehicles averaged 19 mpg, compared to 8 mpg for non-hybrid patrol cars.

- **Initiative 2.5** — Ensure electric vehicle charging infrastructure is appropriately provided to support the town's vehicle transition (Fiscal Year 2025).

This is on hold until we begin transitioning to an electric fleet.

- **Initiative 2.6** — Work with regional partners to expand the number of electric vehicle charging stations in the town to support readiness and encourage widespread adoption, especially in key places like Gold Park and the Town Hall Campus (Fiscal Years 2025-26).

External grant funding is in short supply for sustainability and climate initiatives, so there is no update on progress this year.

Protect and enhance natural resources.

- **Initiative 3.1** — Develop and adopt a tree inventory for town-owned and town-maintained properties (Fiscal Year 2026).

This item is on hold until the transition to ArcGIS Pro and online is complete. Staff training on these ESRI products has begun.



- **Initiative 3.2** — Develop and adopt a tree preservation policy for town-owned and town-maintained properties (Fiscal Year 2025-2026).

This initiative will be started once the tree inventory is complete.

- **Initiative 3.5** — Investigate options to develop incentives for developers to incorporate sustainable environmental best practices for managed natural areas and landscapes (Fiscal Years 2025-26).

Incentives will be included in the Unified Development Ordinance rewrite. Language has been shared with the consultants to incorporate it in the draft.

- **Initiative 3.7** — Continue implementing watershed improvement projects under the interim alternative implementation approach for compliance with the Falls Lake Stage 1 Existing Development Rule for Stormwater (Fiscal Years 2024-26).

Due to the ongoing drought, the compost blanket project for the Mayo Park parking lot has been put on hold. The project is expected to move forward this fall, assuming drought conditions improve. Staff continued to meet with local consultants regarding flood mitigation and other watershed improvement projects. Staff are considering a proposal by the consultant team to conduct preliminary investigations. Staff expect to have the team under contract for this initial phase early in the new fiscal year. The dam removal project on the Eno Mountain Road is the top priority.



FOCUS AREA 2

CONNECTED COMMUNITY





Advance a multi-modal network that reduces single-occupancy vehicles and links Hillsborough residents to key places and each other.

- **Initiative 1.2** — Contribute annual budget allocations to expand public art and amenities and public spaces (Fiscal Years 2024-26).

In the FY26 budget, \$2,500 was included as a continuation item for public art. Staff believe it would be helpful to allow these funds to accrue, as what is budgeted was not sufficient to purchase permanent art. These funds are typically used to support art projects like the Dorothy N. Johnson Community Center mosaic mural, expected to be installed in Summer 2026. If the town board wants to continue purchasing permanent public art from Uproar festival, funds will need to be added in the FY28 budget.



- **Initiative 1.3** — Ridgewalk feasibility study is complete. If directed by the board, design and engineering for the section from downtown to Collins Ridge will proceed (Fiscal Years 2024-25).

Feasibility study is complete and a preferred alignment has been identified. Staff is ready to start engineering on Ridgewalk but have decided it is best to wait until the train station site plan is reviewed by North Carolina Railroad so that the two projects are aligned and staged for construction correctly. Engineering involves applying for permits, which are generally good for about two years. Staff will need to know the timeline for the train station construction before applying for and paying for Ridgewalk permits.



FOCUS AREA 3

ECONOMIC VITALITY





ECONOMIC VITALITY

Develop public projects, policies and marketing related to economic system goals.

- **Initiative 1.1** — Conduct a downtown parking study to develop and adopt a long-range parking plan (Fiscal Year 2026).

The town board adopted the finalized Hillsborough Parking Study analysis. Parking study implementation projects were prioritized based on budget and staff time needed. Initial contacts being made with Orange County to start some of the joint implementation projects in FY27.



- **Initiative 1.2** — Complete Train Station Development Master Plan (Fiscal Years 2026).
Uses and development scenarios continue to be contemplated internally, but no updates at this time.
- **Initiative 1.3** — Invest in wayfinding and interpretive signage programs (Fiscal Years 2024-26).
Added interpretive sign on Riverwalk about native plants, biodiversity and invasive species removal. Replaced nine panels on existing wayfinding signs that deteriorated from age. Added a wayfinding destination sign at the Calvin Street entrance to Riverwalk.
- **Initiative 1.4** — Market and brand Hillsborough through town website and social media as a great place to live, work and do business by engaging in partnerships to highlight success stories and incentive opportunities (Fiscal Years 2024-26).
This is an ongoing effort between Planning and Communications divisions with partnerships through Tourism. Annual “BEST OF” Chapel Hill Magazine ad placed in July/August issue featuring Hillsborough business winners.

Develop partnerships and programming that provide jobs, employment education, workforce development and training.

- **Initiative 2.1** — Identify and analyze current labor market and skills gaps and needs through partnership, contract or town-led study (Fiscal Year 2025).
Re-evaluate goal and relevance with town board for FY27 and beyond. Coordination with Chamber of Commerce on the development of a “Entrepreneurial Center” on the second floor of its building to foster startups, as an identified need for business growth.
- **Initiative 2.2** — Engage with the local business community through periodic small business workshops hosted by town or in conjunction with economic development partners (Fiscal Years 2024-26).
Hosted the Chamber of Commerce’s Central Carolina Women in Business group in the Board Meeting Room for “Making your books make sense for your CPA” workshop in February. No further updates in the final quarter of the year.

Create equitable economic opportunities for all residents.

- **Initiative 3.1** — Translate business documents and forms into other relevant languages and set up a system for staff to be able to communicate in other languages with residents (Fiscal Year 2026).

This initiative was transferred to the Communications Division. The town contracted with a language service vendor to assist customers who would prefer to communicate in a language other than English. Contracting with document accessibility vendor for PDF translation services put on hold to better determine whether it meets accessibility requirements. Staff still need to explore moving business forms onto payments platform and the language access there.

- **Initiative 3.2** — Work with local and regional partners to identify and promote woman and Black, Indigenous and People of Color (BIPOC) owned businesses through marketing success stories and tracking contractual partnerships with the town (Fiscal Years 2024-26).

No updates. Re-evaluate or update goal based on relevant state legislation. Consider whether to accomplish goal by breaking it into smaller pieces for FY27 and beyond.

Preservation of naturally occurring affordable housing.

- **Initiative 4.2** — Develop local action plan (Fiscal Year 2026).

Draft report and initial recommendations have been received and will be presented to the town board at the August work session.



Develop policies and invest in projects that contribute to meeting identified affordable housing needs in town.

- **Initiative 5.2** — Support changes to town code and state law to provide new funding sources and reduce administrative barriers for affordable housing creation (Fiscal Years 2024-26).

No updates. This is a continuous item.

- **Initiative 5.3** — Prioritize surplus of town-owned land for creation of affordable housing and strategically acquire additional land or financial participation from new development for affordable housing (Fiscal Years 2024-26).

No updates. This is a continuous item.

Performance Measures

- Completed downtown parking study.
- Preliminary masterplan layout of Train Station Development Master Plan done, with the final plan on hold.
- Thirty-two social media and/or website story highlights promoted in collaboration with Communications Division or local news media outlets.
- Two small business workshops were held with workforce development partners, one in the fall and one in the spring.
- No business documents and forms translated into other languages.



FOCUS AREA 4

COMMUNITY SAFETY





COMMUNITY SAFETY

Ensure that all people are safe and feel safe throughout town.

- **Initiative 1.3** — Restart the police citizens academy program (Fiscal Year 2026).

The 2026 Community Police Academy was held from May 5 to June 15. The academy had a great turnout and received positive reviews. Staff is discussing holding another academy in FY27.



Community Police Academy participants learn about policing in Hillsborough.

Reinforce resiliency in town operations by implementing emergency preparedness strategies.

- **Initiative 2.1** — Complete refresh of the Emergency Operations Plan (Fiscal Year 2026).

The Emergency Operations Plan is nearing completion. The remaining tasks is to finalize forms and guides that are aligned with the plan and the town's Emergency Operations Center structure.

- **Initiative 2.2** — Establish quarterly management check-ins (Fiscal Years 2024-26).

The Emergency Management Team continues to meet regularly, discussing topics such as emergency planning efforts, status of after-action review items and winter weather and hurricane season kickoffs. The team is now meeting every other month.

- **Initiative 2.4** — Establish Emergency Operations Centers (Fiscal Year 2026).

This item is complete. The town activated the Emergency Operations Center on March 16 due to strong winds and tornado warnings forecasted.



Assistant Chief of Police Andy Simmons leads Hurricane Season Kickoff to help staff prepare for severe weather.

Performance Measures

- Community Survey question "How safe do you feel in Hillsborough overall?" — 90% of respondents feel "very safe" or "safe."
- Community Survey question "How satisfied are you with town's efforts to prevent crime?" — 75% of respondents were "very satisfied" or "satisfied."
- Community Survey question "How satisfied are you with visibility of police in neighborhoods?" — 75% of respondents were "very satisfied" or "satisfied."
- Applicable National Incident Management System and Incident Command Structure training — 64% of employees have completed NIMS 100 training.



FOCUS AREA 5

SERVICE EXCELLENCE





SERVICE EXCELLENCE

Provide quality municipal services through operational excellence and a culture of innovation.

- **Initiative 1.2** — Develop a utilities asset management plan that helps identify risk of failure (Fiscal Year 2026).
Utilities will transition to town's work order and asset management software. Before importing data to the new system, work will need to be done to clean up the mapping. In the meantime, staff is trending main breaks and leaks visually in ArcGIS and using staff knowledge on where leak detection should be performed. Utilities performs asset management tasks, just not in a comprehensive document or program. Growth is overriding general replacement goals in the Capital Improvement Plan for the next several years.

Promote inclusive community engagement in town services, programs, and projects.

- **Initiative 3.1** — Assess representation on appointed boards and boost recruitment efforts for underrepresented groups and areas (Fiscal Year 2026).

This initiative is expected to be continued in FY27. The focus will be assessing geographic representation across appointed boards and developing strategies to boost membership in areas lacking representation.



Embed racial equity throughout the organization and in the services provided to the community.

- **Initiative 4.1** — Develop, adopt and implement a racial equity plan (Fiscal Years 2024-26).

This initiative has been placed on hold while staff monitors the status of House Bill 171 – Equality in State Agencies/Prohibition on State Agencies/Prohibition on Diversity, Equity and Inclusion.

- Community Survey statement “Overall quality of services provided by the town” — 88.9% of respondents selected “satisfied” or “very satisfied.”
- Percentage of geographic areas with appointed board representation — Map was completed and updated but is not broken out by geographic areas.
- Alignment of appointed board representation with community demographics (data from last fiscal year)
 - 61% of board membership are males compared to 46.6% in population.
 - 45-64 age group represents 42% of board membership compared to 31% of the population.
- Percentage of employees completing Racial Equity Institute's Groundwater training – Training is no longer being provided to employees.
- 58% of performance evaluations were completed on time, by Aug. 15. Tropical Storm Chantal caused several delays.
- 0.99 sewer breaks for 100 miles of collection pipe (101 miles total; 1 sewer break).
- 25.3 leaks per 100 miles of distribution pipe (38 water main leaks).
- 1.19% of gravity sewer mains were inspected by CCTV camera.
- 14.5% of gravity sewer mains were cleaned by water jetting.
- Asset depreciation metric from Environmental Finance Center dashboard — 40%, based on FY2025 Audit.



Agenda Abstract

BOARD OF COMMISSIONERS

Meeting Date: Aug. 10, 2026
Department: Administrative Services
Agenda Section: Regular
Public hearing: No
Date of public hearing: N/A

PRESENTER/INFORMATION CONTACT

Town Manager Eric Peterson

ITEM TO BE CONSIDERED

Subject: Hot topics for work session Aug. 24, 2026

Attachments:

None

Summary:

Possible topics for the upcoming Aug. 24, 2026 works session include:

- Code enforcement demolition ordinances – 613 Buttonwood Drive and 380 Cornelius Street
- Housing Strategy draft (tentative)

Financial impacts:

None

Staff recommendation and comments:

None

Action requested:

None