

CENTRAL PINES REGIONAL COUNCIL

BOARD OF DELEGATES MEETING AGENDA

Wednesday, April 22, 2026 | 6:00 – 8:00 pm
Central Pines Conference Room & Virtual
Chair Byron McAllister Presiding

Delegates & Alternates Attending:

Fallon Brewington, Aberdeen
Sheveil Harmon, Angier
Terry Mahaffey, Apex
Donald Andrews, Broadway
Danny Nowell, Carrboro
Amanda Robertson, Chatham County
Michelle Burton, Durham County
Kristopher Vorren, Fuquay-Varina
Kathleen Ferguson, Hillsborough
Robb English, Hillsborough (A)
Chris Deshazor, Holly Springs
Kirk Smith, Lee County
Katy Garcia, Micro
Jean Hamilton, Orange County (A)
Barb Ficklin, Pinehurst (A)
Stacy Johnson, Princeton
Mitchell Silver, Raleigh
Ronnie Currin, Rolesville
Byron McAllister, Selma
Amy West Whitley, Selma (A)

Susan Evans, Wake County
Ben Clapsaddle, Wake Forest
Rick Hutchinson, Whispering Pines
Doris Riley, Wilson's Mills
Shannon Baxter, Zebulon

CPRC Staff Attending:

Grace Berry, Lead for NC Fellow
Jenny Halsey, Assistant Executive
Director
Alana Keegan, Local Government
Services Director
Carolyn Pennington, Regional
Ombudsman
Hannah Schuette, Management
Analyst
Beth Seidel, Clerk to the Board
Hope Tally, Chief Finance Officer
Lindsay Whitson, Community &
Economic Development Director
Lee Worsley, Executive Director

1. Call to Order

- a. Call to Order
Byron McAllister, Chair
- b. Roll Call
Beth Seidel, Clerk to the Board
- c. Declaration of Quorum
Byron McAllister, Chair

Chair Byron McAllister called the meeting to order at 6:03 pm and reviewed the process for hybrid meetings. Beth Seidel, Clerk to the Board, completed the Roll Call and it was determined there was a quorum present at the meeting.

- d. Get to Know CPRC
Byron McAllister, Chair

Chair McAllister shared that in 1963, the then Research Triangle Regional Planning Commission received a federal grant from the Urban Renewal Administration of the Housing and Home Finance Agency, under the Urban Planning Program. The grant helped the Planning Commission produce a set of Urban Land Use Maps. The original maps for Raleigh, a portion of Durham, Cary, and Chapel Hill are on the county and hang permanently in the CPRC offices. The rest of the maps are part of the Central Pines Pines Preserves Library and demonstrate a rich part of our region's history.

2. Review of Agenda

a. Review of Agenda

Byron McAllister, Chair

Potential Action: Chair McAllister will approve

Chair McAllister reviewed the agenda and declared that the agenda was approved.

3. Presentations & Recognition

a. Recognition of New Board of Delegates Members

Presenter: Byron McAllister, Chair

Potential Action: None – Information Only

New Delegates and Alternates join the Central Pines Regional Council Board of Delegates yearly because of elections and local government appointment processes. Normally, in January, the Board welcomes these new Board members to the Board of Delegates and asks each new Board member and Alternate to introduce themselves. Since we weren't able to introduce new members at the January meeting (due to weather cancellation), we will recognize new members at the April meeting.

Incoming Board Members and Alternates include:

- Fallon Brewington, Town of Aberdeen
- Terry Mahaffey, Apex, Delegate
- Lynne West Green, Broadway, Alternate
- Danny Nowell, Carrboro, Delegate
- Barbara M. Foushee, Carrboro, Alternate
- Sarika Bansal, Cary, Delegate
- Bella Huang, Cary, Alternate
- Ruth Anderson, Clayton, Delegate
- Jody McLeod, Clayton, Alternate
- Javiera Caballero, Durham, Delegate (*Executive Committee*)
- Matt Kopac, Durham, Alternate (*Executive Committee*)
- Kristopher Vorren, Fuquay-Varina, Delegate
- Robb English, Hillsborough, Alternate

- Sarah Larson, Holly Springs, Alternate (*Executive Committee*)
- LaWanda Neal, Kenly, Alternate
- Steve Evans, Knightdale, Delegate
- Jessica Day, Knightdale, Alternate
- Kevin Worley, Micro, Alternate
- Vicki Scroggins-Johnson, Morrisville, Delegate
- Ashit Patel, Morrisville, Alternate
- Sally Greene, Orange County, Delegate (*Executive Committee*)
- Jimmy Garner, Pine Level, Alternate
- Rachel Dysart, Pinebluff, Delegate
- Kevin Fitzpatrick, Pinehurst, Delegate
- John Bonitz, Pittsboro, Delegate (*Executive Committee*)
- Mike Holmes, Princeton, Alternate
- Cameron Dockery, Robbins, Delegate
- Cynthia Bray, Siler City, Delegate
- Norma Boone, Siler City, Alternate
- Bridgette Cotton, Taylortown, Delegate
- Sidney Gaddy, Taylortown, Alternate
- Ben Clapsaddle, Wake Forest, Delegate
- Faith Cross, Wake Forest, Alternate
- Braxton Honeycutt, Wendell, Alternate
- Chris Slyman, Whispering Pines, Alternate
- Doris Riley, Wilson's Mills, Delegate

Chair McAllister welcomed the new Delegates and Alternate Delegates and asked those who were present to introduce themselves.

- b. CPRC 2026-2029 Strategic Plan
Presenter: Lee Worsley, Executive Director
Potential Action: Place on Consent Agenda

Executive Director Lee Worsley presented the 2026-2029 Strategic Plan to the Board of Delegates. They were asked to review and approve the draft Central Pines Strategic Plan. This will be the second iteration of the Central Pines Strategic Plan. The Executive Committee met at a retreat in November 2025 to provide high-level guidance on the organization's strategic direction. That guidance has been utilized to develop goals and to finalize Strategic Focus areas for the 2026-2029 Central Pines Strategic Plan. The Executive Committee met in March to review the draft Strategic Plan and did not suggest any changes, and agreed that the plan should be advanced to the full Board of Delegates for consideration.

The Strategic Plan is a critical document that will guide resource allocation and work prioritization for Central Pines and its staff members over the next three years. The Strategic Plan will serve as

a guidance document for developing the Central Pines budget each year.

The Annual Work Program is part of the Strategic Plan. The Work Program will allocate staff hours across Strategic Plan Goals, Strategies and ongoing projects to show how the plan can be implemented and where capacity gaps exist.

Lee Worsley, Executive Director, Jenny Halsey, Deputy Executive Director and Alana Keegan, Local Government Services Director have been the primary leads on the development of the Strategic Plan. However all members of CPRC's Strategic Leadership Team have also been heavily involved in goal development and several all staff meetings have been utilized to get input used in the Plan's construction.

Delegate Ronnie Currin asked Mr. Worsley to expand on the grant writing portion. Mr. Worsley shared that this would include increasing number of local governments who participate. We believe we can provide more grant administration and beef that up. Alana Keegan also shared that we currently have 16 member governments participating in the Grant Assistance Program.

Delegate Terry Mahaffey asked what the statutory requirements of the organization are and how that relates to the strategic plan. Mr. Worsley shared that statutorily we are established under GS 160-A, which means we are given the ability to provide any local government services. The only prohibition is that we don't have ordinance authority or impose region-wide taxes. Our sweet spot is in providing data and impact information to assist local governments in lobbying. We have a state association that employs a lobbyist, as well as a regional legislative priority list.

Chair Byron McAllister clarified that the Executive Committee didn't want the staff to get too far in the weeds of the day-to-day carrying out of the programs. They want the Regional Council to act as the connective tissue and resource between communities and other levels of government.

4. Public Hearing

- a. Central Pines Regional Council Fiscal Year 2026-2027 Recommended Budget

Presenter: Lee Worsley, Executive Director

Potential Action: Receive the Recommended Budget Presentation from Executive Director; Open Public Hearing.

Prior to the board meeting, the Executive Director sent his

recommended budget to members and alternates of the Board of Delegates and the managers of CPRC's member governments. At this evening's meeting, the Executive Director gave highlights of the recommended budget and asked the Board to hold the required public hearing.

Recommended Budget

The recommended budget for FY 2026-2027 is \$36,388,094. Within this budget is the Triangle West TPO budget. This represents a 0.08% increase from the 2025-2026 recommended budget, however the CPRC-only budget (not including the Triangle West TPO budget) is reduced by \$1,533,462.

Dues

Dues this year are \$0.44 per capita up to 400,000 population and \$0.20 per capita for each resident above 400,00 population. County members pay for the unincorporated population, as well as the Aging Match for the Area Agency on Aging program. The Executive Director has recommended that the dues cap increase by 50,000 each year until it goes away. This year, it is increasing from 350,000 to 400,000.

Member Investment

Member dues (aka Member investment) are CPRC's sole source of discretionary funding, making them disproportionately critical to the full range of services the regional council provides. We receive \$976,000 in dues. Every \$1 of member investment leverages an additional \$37.26 in federal, state, private, and programmatic sources. These funds are used for:

- Required local matching funds
- Rebuilding fund balance
- Flexible staff time
- Contingency

Strategic Plan

July 1, 2026 marks the launch of CPRC's 2026-2029 Central Pines Strategic Plan, built on our existing mission and vision organized around five new strategic focus areas: 1) Thriving People & Communities, 2) Connected Places, 3) Prosperous & Sustainable Region, 4) Regional Excellence & Innovation, and 5) Organizational Excellence.

Ombudsman Services

Mr. Worsley spoke specifically about the need for more regional ombudsmen with the growing aging population. He will be releasing a supplemental piece on this topic.

Triangle West TPO

The Triangle West Transportation Planning Organization budget is \$6,342,628. They separately adopt a budget with their Board.

New Positions & Position Changes

CPRC

- Planner I – Clean Cities/Clean Fuels Programs
- Rehabilitation Specialist – Housing
- Planner II – Member Assistance

Triangle West TPO

- Transportation Modeler
- MPO Planner
- Principal Planner

Position Changes

- Regional Data Strategist
- Transportation Program Manager

Salary & Benefits

- Cost of Living: 2.2%
- Merit Increase: 3% (CPRC Employees only)
- Health Insurance: 6% increase in health insurance premiums (NCHIP)

Indirect Rate

Funding for all administrative functions and essential organization-wide items including our facility lease, computers, office equipment, finance support, administrative support, HR support, executive support, audit, and legal costs. The indirect rate is calculated against each program's salary and fringe benefit costs. In FY 2026-2027, the combined indirect rate and fringe benefit rate are decreasing, making every grant dollar more productive.

Chair McAllister opened the Public Hearing at 7:14 pm. Delegate Sheveil Harmon (Angier) said she appreciated all the hard work. Delegate Terry Mahaffey (Apex) asked about the Fund Balance and what the plan/goal is for the Fund Balance. Mr. Worsley responded that this organization has had a negative fund balance for at least 20 years. We have a plan and have talked to the Executive Committee about a Fund Balance Policy to help build the Fund Balance back. Where this affects us most is when it comes to thinking about a big investment in something such as the Connected Region Plan. Our fund balance has never been a concern to the LGC.

Delegate Shannon Baxter (Zebulon) recommended building resiliency in the Fund Balance Policy regarding employment stability.

The public hearing was closed at 7:23 pm. There were no suggested changes.

The input received from tonight's meeting will be discussed. The Board of Delegates will consider adoption of the Budget Resolution during the May 27th meeting. Mr. Worsley noted that there will be changes to the budget, and those changes will be noted in the budget presented in May.

5. CPRC Program/Service Spotlight

a. Home Repair & Weatherization Highlight

Presenter: Lindsay Whitson, Community & Economic Development Director (for Hunter Fillers, Housing Program Manager)

Potential Action: None – Information Only

This item provides an overview of Central Pines Regional Council's home repair and weatherization programs and their impact across the region. These programs help eligible residents—often older adults, people with disabilities, and low-income households—make critical home repairs and improve energy efficiency, such as fixing roofs, addressing safety issues, and reducing utility costs. Staff will also share an update on a recent \$10.9 million grant from the North Carolina Department of Environmental Quality, funded through the federal Infrastructure Investment and Jobs Act, which will expand services to reach more households.

This is relevant to Board members because it highlights the direct, day-to-day impact of these programs in their communities and demonstrates how regional collaboration brings in outside funding to support local needs. Funding comes from a mix of local, state, and federal sources, including the North Carolina Housing Trust Fund, the U.S. Department of Housing and Urban Development (through the North Carolina Housing Finance Agency), and the U.S. Department of Energy (through the North Carolina Department of Environmental Quality).

This item is being presented to keep the Board informed about current housing efforts, introduce new funding opportunities, and provide an update on ongoing and future work led by Housing Program Manager Hunter Fillers.

Delegate Jean Hamilton (Orange County) asked how Orange County could get connected with this program. She also asked if they were working with the community colleges on the workforce part of this project. Ms. Whitson responded that CPRC previously administered Orange County's Urgent Repair Program, however, they now do this in-house. The state is responsible for developing the workforce component through the IJA dollars.

Delegate Kirk Smith (Lee County) asked how we paid for the staff time for those counties outside the region. Ms. Whitson stated that this is done through cooperation between regions. The boundary of the 15 counties was drawn by the state.

Delegate Terry Mahaffey (Apex) mentioned that Apex has local funds and works with Preserving Homes. He asked if it would be better for them to go through Central Pines or keep it at the local level. Ms. Whitson said it would be best to go through it at the local level because there can be a lot of red tape, and they are receiving local dollars versus HUD dollars.

6. Business

7. Consent Agenda

- a. Draft Minutes: October 22, 2025
- b. CPRC 2026-2029 Strategic Plan, Resolution #2026-04-01

Action: Adoption of Consent Agenda
Motion: Delegate Ronnie Currin
Second: Delegate Terry Mahaffey
Vote: Approved unanimously by roll call

8. Items Removed from Consent Agenda

9. Chair's Report

- a. Chair's Report
Presenter: Byron McAllister, Chair
Potential Action: None – Information Only

The Chair asked Amanda Robertson (Chatham County) to share some information about flock cameras. Ms. Robertson shared that residents at risk of having data shared through flock cameras. Chatham County Commissioners asked their staff to create a policy around this and asked them to cancel the contract that the sheriff had signed for flock cameras. Many communities in the region are looking into this technology and the concerns that go along with it.

Kathleen Ferguson (Hillsborough) shared that they cancelled their contract because of data use and accountability. The rationale was that the company could override the board vote. They felt that accountability rested with the board and not the company.

Chair McAllister shared that Legislature is back in session with the top item being budget. The property tax discussion is a big topic of conversation.

Sheveil Harmon (Angier) shared that there is a disconnect between the municipalities and the state. Intentional and consistent communication is very important.

Susan Evans (Wake County) said the state association is asking everyone to pass a resolution against the constitutional amendment, against any restrictive policies that would restrict their ability to set their own tax limit.

Donald Andrews (Broadway) shared that on behalf of the League, Metro Mayors, and NC Mayors Association, a letter has been drafted to send to all legislators about property tax. Individual municipalities are encouraged to adopt a resolution and get it to their local elected officials and to the County Association and League.

Kirk Smith (Lee County) shared that they recently passed a resolution, as did Chatham County.

Chair McAllister shared that other issues on the legislative list are involuntary commitment reform, data centers and energy reform, teacher, state worker, and law enforcement pay.

The Chair encouraged new members to come in person and meet all the other members. He commended the CPRC staff on the work on the budget.

10. Executive Director's Report

a. Executive Director's Report

Presenter: Lee Worsley, Executive Director

Potential Action: None – Information Only

Lee Worsley shared the Executive Director's report with the Board, including printed and digital versions. Mr. Worsley welcomed all the new members and offered to do a one-on-one orientation if anyone missed the ones that were scheduled.

IT Support

We will be transitioning to a new IT provider in the new fiscal year. The Town of Cary helped us modernize our IT, but they can no longer provide IT support to CPRC. Mr. Worsley thanked them for all their support in getting our IT up to speed. Starting July 1, the Town of Morrisville will be providing IT support.

Sanford Housing Authority

We have begun conversations with the City of Sanford and the Sanford Housing Authority about providing management-related services to the Housing Authority. They are without an Executive Director right now. Mr.

Worsley will communicate more as that progresses. There could potentially be some news coverage and he wanted the Board to be aware.

Town of Micro Audits

The Town of Micro approved their audit for FY 24-25, which means they are now all caught up on their audits. Mr. Worsley shared his appreciation for the support from the Board in Micro. Delegate Katy Garcia (Micro) shared that they were deeply grateful for their assistance.

Grant Updates

CPRC is the recipient of \$200k in advancing workforce mobility initiative. We are one of 10 grantees for this award, selected from a pool of more than 400 applicants. This is led by Education Design Lab, powered by Walmart. We will be using the funding to research and prototype skills-based credentialing frameworks for high opportunity local government roles.

CPRC also received two congressionally directed grants: 1) \$1.3M critical home repair, 2) \$500k regional housing capacity infrastructure initiative, submitted by both Congresswoman Foushee and Congresswoman Ross.

Mr. Worsley thanked staff for their help with developing the budget.

11. Other Business

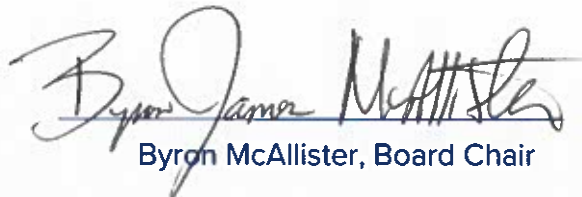
a. Other Business

Presenter: Byron McAllister, Chair

12. Adjournment

With there being nothing further, Chair McAllister adjourned the meeting at 8:08 pm.

Duly adopted this 27th day of May while in regular session.


Byron McAllister, Board Chair

ATTEST:



A handwritten signature in black ink, reading "Beth Seidel", is written over a horizontal blue line.

Beth Seidel, Clerk to the Board
Central Pines Regional Council