

CENTRAL PINES REGIONAL COUNCIL

BOARD OF DELEGATES MEETING MINUTES

Wednesday, May 27, 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
Amanda Robertson, Chatham County
Elmo Vance, Garner
Kathleen Ferguson, Hillsborough
Chris Deshazor, Holly Springs
Butch Lawter, Johnston County
LaWanda Neal, Kenly
Katy Garcia, Micro
Sally Greene, Orange County
Kevin Fitzpatrick, Pinehurst
Barb Ficklin, Pinehurst (A)
Stacy Johnston, Princeton
Mitchell Silver, Raleigh
Ronnie Currin, Rolesville
Rebecca Wyhof Salmon, Sanford
Byron McAllister, Selma
Amy West Whitley, Selma (A)
Norma Boone, Siler City
Ann Petersen, Southern Pines

Nadine Moody, Taylortown
Susan Evans, Wake County
Joe DeLoach, Wendell
Braxton Honeycutt, Wendell (A)
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
Jenisha Henneghan, Area Agency on
Aging Director
Alana Keegan, Local Government
Services Director
Doug Plachcinski, TWTPO Executive
Director
Hannah Schuette, Management
Analyst
Beth Seidel, Clerk to the Board
Hope Tally, Chief Finance Officer
Lee Worsley, Executive Director

A = Alternate

1. Call to Order 6:00 pm

- 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 6:00 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 April 1974 the Triangle J Council of Governments produced a "North Carolina Region J Inventory and Atlas." He passed around the document that lives in the Pine Preserves Library. The Atlas listed topics such as Regional History, Population, Housing, and Economic Data. It also included Government Financial Data and a Zoning and Subdivision Survey.

Regional data and information are interesting and very helpful as local governments consider growth and other decisions. That is why it is important that this Board recently adopted a Strategic Plan that directs CPRC staff to continue investing in its data center and the Connected Region Clearinghouse. Through these efforts, regional data like this should soon be at the fingertips of our local government members in an easy-to-access digital format.

2. Review of Agenda

- a. Review of Agenda
Byron McAllister, Chair
Potential Action: Chair McAllister will approve

There were several items that were added to the agenda, which included:

- 2026-2027 CPRC Officer Nominating Committee Report (under Business)
- Revised Budget Resolution #2026-05-02
- New Project Budget Resolution #2026-05-09
- Switching items 3 and 6

Chair McAllister reviewed the agenda and declared that the agenda was approved with the aforementioned changes.

3. Presentations & Recognition

- a. Recognition of CPRC Board Clerk, Beth Seidel
Presenter: Alana Keegan, Local Government Services Director
Potential Action: Place on Consent Agenda

Beth Seidel has served as Board Clerk to the Board of Delegates since 2023, providing vital and appreciated services to ensure the governing board and organization can operate efficiently and make critical decisions in a timely manner, comply with all state regulations and

ensure transparency, and act as a trusted resource for elected officials and board members across the region. In accordance with County and Municipal Clerk Weeks taking place in the month of May, CPRC would like to recognize Beth for her diligence, enthusiasm, and continued professionalism as Board Clerk.

Executive Director Lee Worsley and Chair Byron McAllister also thanked Ms. Seidel for her service to the Board.

4. Public Hearing

5. CPRC Program/Service Spotlight

a. CPRC's Public Workforce Initiative

Presenter: Alana Keegan, Local Government Services Director

Potential Action: None – Information Only

Over the past few years, Central Pines Regional Council (CPRC) has led a regional public workforce initiative focused on addressing local government workforce challenges related to recruitment, retention, and talent pipeline development. Using data gathered through surveys conducted by CPRC and RTI International, the initiative has supported several regional efforts, including the creation of a compensation and benefits consortium, the Local Government (LOGO) Career Expo, and ongoing work to identify workforce needs and opportunities to strengthen local government workplaces.

This work directly benefits local governments across the region and provides opportunities for member organizations to participate through both fee-based and no-cost programs and services. New grant funding awarded in 2026 will also create pilot mini-grant opportunities for local governments to assess and address workforce needs. Through partnerships with organizations such as United Way of the Triangle and the Raleigh Innovation Team, CPRC continues to expand this work and will help convene regional leaders later this year to explore the future of work in local government. The presentation provided board members with a high-level overview of progress, current efforts, and opportunities that may benefit their communities and organizations.

Alana Keegan, CPRC Local Government Services Director, led the Board in a group activity on the challenges they see as the biggest priority in workforce.

6. Business

a. Consideration of Central Pines Regional Council FY 2026-2027 Budget

Presenter: Lee Worsley, Executive Director

Potential Action: Place on Consent Agenda

On April 15, 2026, Central Pines Executive Director Lee Worsley submitted the Fiscal Year 2026-27 Recommended Budget to members and alternates of the Board of Delegates and the managers of CPRC's member governments.

The Executive Director presented the Recommended Budget during the April 22, 2026 meeting, and the Board held the required Public Hearing. No members of the public spoke during the Public Hearing, and the Board did not request any changes to the Budget.

Since the presentation of the Recommended Budget, several changes have been made to the budget document to reflect additional information received since the April 22nd meeting.

One significant change coming in Fiscal Year 2026-2027 is the implementation of CPRC's new financial system. As a result, the CPRC will be able to start moving multi-year projects from the yearly Budget Resolution to individual Project-Related Budget Resolutions. The Recommended Budget for the Board's consideration includes five project-specific Budget Resolutions for new multi-year fiscal-year projects beginning July 1, 2026. These include:

- Chatham County Urgent Repair Program (URP) 2026 Project totaling \$165,000
- Lee County Urgent Repair Program (URP) 2026 Project totaling \$33,000
- Wake County Urgent Repair Program (URP) Project totaling \$165,000
- Infrastructure Investment and Jobs Act Weatherization Grant totaling \$10,707,519
- US Housing and Urban Development Lead Grant totaling \$1,583,300
- Triangle West TPO totaling \$5,735,308

Since these projects can now be set up as Project Resolutions in our new Finance System, the Fiscal Year 2026-2027 portions of these projects have been moved out of the primary CPRC FY 2026-2027 Budget Resolution. These shifts are the primary reason why the total budget in CPRC's primary Budget Resolution has gone from the \$36,388,094 presented on April 22nd to \$34,672,554.

The new Finance System will enable CPRC to enter an entire multi-year project into the system, which is a significant improvement for staff and our finance team. The ability to track a Central Pines Regional Council Board of Delegates Meeting Agenda Cover Sheet project's total will reduce estimates and manual year-over-year tracking, which many of

our project directors had to do with the old system.

It's important to note that our ability to afford a new system of this sophistication, while maintaining our indirect rate at the same percentage, is a direct example of how focusing regionalization opportunities within Central Pines lowers costs for all programs and enables us to provide higher-level service internally to our programs.

Triangle West TPO Executive Director Doug Plachcinski gave an overview of the Triangle West TPO Budget. Mr. Plachcinski also mentioned that they were working on their Strategic Plan.

Delegate Kathleen Ferguson (Hillsborough) recommended that Triangle West TPO incorporate the Connected Region effort into their Strategic Plan.

Delegate Ronnie Currin (Rolesville) recommended that these resolutions be placed on the Consent Agenda.

- b. 2026-2027 CPRC Nominating Committee Report
Presenter: Butch Lawter, Nominating Committee Chair
Potential Action: Consider recommendations of Nominating Committee, solicit any nominations from the floor, vote on FY 26-27 Board Officers

Nominating Committee Chair Butch Lawter presented the Board of Delegates with the slate of officers for the 2026-2027 fiscal year. The slate is as follows:

- Chair: Susan Evans
- First Vice Chair: Sheveil Harmon
- Second Vice Chair: Chris Deshazor
- Secretary/Treasurer: Katy Garcia

Delegate Donald Andrews (Broadway) recommended this item be placed on the Consent Agenda.

7. Consent Agenda

- a. Draft Minutes: April 22, 2026
- b. Recognition of CPRC Board Clerk, Beth Seidel, Resolution #2026-05-01
- c. FY 2026-2027 CPRC Recommended Budget, Resolution #2026-05-02
- d. Project Resolution – Lee Co. URP 2026, Resolution #2026-05-03
- e. Project Resolution – Chatham Co. URP 2026, Resolution #2026-05-04
- f. Project Resolution – Infrastructure Investment & Jobs Act Grant, Resolution #2026-05-05
- g. Project Resolution – Wake Co. URP 2026, Resolution #2026-05-06
- h. Project Resolution – HUD Lead Grant, Resolution #2026-05-07

- i. Pay & Class Resolution, Resolution #2026-05-08
- j. Project Resolution – TWTPPO Project Prioritization Pilot Program, Resolution #2026-05-09

Action: Adoption of Consent Agenda

Motion: Delegate Sheveil Harmon

Second: Delegate Ann Petersen

Vote: Approved unanimously by roll call

8. Items Removed from Consent Agenda

9. Around the Region

10. Chair's Report

a. Chair's Report

Presenter: Byron McAllister, Chair

Potential Action: None – Information Only

The Chair shared that he recently visited Washington DC to chat about economic development. The federal government is very excited about data centers in our communities. The Chair encouraged everyone to keep their ears to the ground on this topic.

Chair McAllister mentioned that he and Executive Director Lee Worsley had a good conversation about the budget and how intertwined Triangle West TPO and Central Pines are with the LPA. In our meetings going forward, we need to discuss how we interact and engage with Triangle West TPO, especially over the next six months.

11. 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. He mentioned that they recently visited the General Assembly, but they weren't able to visit with many representatives. There was some good conversation that was had, and Mr. Worsley thanked Delegate Ferguson for attending as well.

Mr. Worsley made the Board aware that the Town of Benson reached out about some assistance in finding an interim Town Manager, and Mr. Worsley was able to provide some possibilities.

Mr. Worsley thanked the Board for adopting the Strategic Plan at the April meeting. Now the hard work begins by assigning owners to

strategies and goals in the next three years. This also includes determining Key Performance Indicators (KPIs).

Earlier today at the Manager's Meeting, the property tax debate was discussed, and how Central Pines could be of assistance on this topic. A survey was sent out on this topic to Managers, but Alana Keegan will send this to the Board as well.

Mr. Worsley thanked Chair Byron McAllister for his leadership over the past year. He will be formally recognized at the August meeting.

12. Other Business

a. Other Business

Presenter: Byron McAllister, Chair

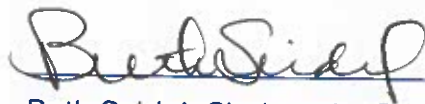
13. Adjournment

With there being nothing further, Chair McAllister adjourned the meeting at 7:41 pm.

Duly adopted this 26th day of August while in regular session.


Susan Evans, Board Chair

ATTEST:


Beth Seidel, Clerk to the Board
Central Pines Regional Council