

CENTRAL PINES REGIONAL COUNCIL

BOARD OF DELEGATES MEETING MINUTES

Wednesday, August 26, 2026 | 6:00 – 8:00 pm

Central Pines Conference Room & Virtual

Chair Susan Evans Presiding

Delegates & Alternates Attending:

Fallon Brewington, Aberdeen
Sheveil Harmon, Angier
Terry Mahaffey, Apex
Donald Andrews, Broadway
Danny Nowell, Carrboro
Amanda Robertson, Chatham County
Kris Vorren, Fuquay-Varina
Elmo Vance, Garner
Kathleen Ferguson, Hillsborough
Chris Deshazor, Holly Springs
Steve Evans, Knightdale
Ashit Patel, Morrisville
Sally Greene, Orange County
Stacy Johnson, Princeton
Mitchell Silver, Raleigh
Ronnie Currin, Rolesville
Rebecca Wyhof Salmon, Sanford
Byron McAllister, Selma
Ann Petersen, Southern Pines
Susan Evans, Wake County
Joe DeLoach, Wendell
Rick Hutchinson, Whispering Pines
Doris Riley, Wilson's Mills

CPRC Staff Attending:

Grace Berry, Management Analyst
Jenny Halsey, Deputy Executive Director
Jenisha Henneghan, Area Agency on
Aging Director
Alana Keegan, Local Government
Services Director
Carolyn Pennington, Regional
Ombudsman
Ashley Price, Area Agency on Aging
Assistant Director
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

Guests

Doug Plachcinski, Triangle West TPO
Executive Director

1. Call to Order

- a. Call to Order
- b. Roll Call
- c. Declaration of Quorum

Chair Susan Evans called the meeting to order at 6:05 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

Chair Evans shared that in 1971, the Research Triangle Regional Planning Commission, the predecessor to the Central Pines Regional Council, produced The Research Triangle Region of North Carolina Economic Indicators. Regional Planning Commission staff compiled this book with a federal grant from the Department of Housing and Urban Development. It documented economic indicators from both the public and private sectors. It's important to note that in 1971, our organization served Wake, Durham, and Orange counties only, so this publication only covers that area.

2. Review of Agenda

a. Review of Agenda

Chair Evans reviewed and approved the agenda as presented.

3. Presentations & Recognition

a. Recognition of Past Chair Byron McAllister

Chair Evans recognized CPRC Past Chair Byron McAllister, Mayor, Town of Selma. She shared words of thanks for his service to the Board and presented him with a token of appreciation.

4. Public Hearing



5. CPRC Program/Service Spotlight

a. CPRC Program Overview & Year in Review

Alana Keegan, CPRC Local Government Services Director, gave an overview of the Central Pines Regional Council programs and highlighted several from each of the newly identified strategic focus areas. Central Pines administers about 109 programs, and Ms. Keegan gave highlights of a few of these programs in each of the focus areas. The [Year in Review document](#) can be found on the Central Pines website.

Board Members were very complimentary of the work that's being done at Central Pines.

6. Business

7. Consent Agenda

- a. Draft Minutes: May 2026
- b. TWTPPO item, Resolution #2026-08-01

Clerk to the Board Beth Seidel noted a few minor changes that were made to the minutes.

Action: Adoption of Consent Agenda as presented

Motion: Delegate Kathleen Ferguson

Second: Delegate Amanda Robertson

Vote: Approved unanimously by roll call

8. Items Removed from Consent Agenda

9. Chair's Report

Chair Evans welcomed members back from summer break and expressed optimism for the year ahead. She discussed a tax-related constitutional



amendment that will appear on the November ballot and encouraged members to help residents understand its implications, noting that elected officials have a responsibility to explain the measure clearly.

10. Executive Director's Report

Executive Director Lee Worsley mentioned that there is already a limit to property tax rates in effect in North Carolina.

Mr. Worsley thanked Past Chair Byron McAllister for his service over the past year and support of CPRC staff and the organization. Building on the earlier Program Overview, he invited ideas to help ensure CPRC's work aligns with local governments' needs and priorities. He emphasized that CPRC serves as an extension of their staff, belongs to its members, and depends on active regional participation.

CPRC is seeking a current delegate or alternate to serve on the Foreign Trade Zone Board. Interested members should contact Beth Seidel. Questions about the FTZ Board may be directed to Delegate Rebecca Salmon.

The third annual Local Government Career Expo will be held this Saturday, August 29, from 1:00 to 4:00 p.m. at the McKimmon Center in Raleigh. More than 800 job seekers and 20 employers are registered to attend.

Staff recently completed technical assistance to help Whispering Pines select its next village manager and have begun supporting Archer Lodge's strategic planning process.

The Pines Preserves Library, which houses CPRC's archives, is nearly complete, and materials will be available for checkout. Delegate Kathleen Ferguson asked about plans to digitize the collection; those plans are still being developed.



11. Around the Region

Chair Evans opened the floor for members to share anything that's going on in their community.

Raleigh

Data centers have been a hot topic across the country. They had an application for an annexation to build a data center. Had over 100 people sign up to speak. The applicant withdrew their application. Some have called for a moratorium. The City had a presentation from IT to understand data centers. That presentation is available and can be shared.

Holly Springs

Many towns are in moratoriums for data centers. Holly Springs has asked CPRC to come present on data centers at their next meeting. They also have a transparency portal that has some good information. Delegate Deshazor wondered if it's possible to have something like this that's centralized. Alana Keegan shared that we do have a resource on our website but will communicate that better. We also have a data center working group that is working on template ordinance language.

Chatham County

They are also working with CPRC on data centers, and coordinating with planning board. Chatham County is facing a pipeline that goes from Siler City to Moncure. The County is being sued by a data center company that wants to put a data center in along the pipeline. Delegate Amanda Robertson encouraged Board Members to make sure you have language in your ordinances that address such instances.

Wake County

Data centers were a major topic of conversation at the State Association of County Commissioners meeting. Chair Evans shared that Mike Turner from Loudoun County, VA is a great resource for data centers who spoke at the 2026 CPRC Regional Day. Wake County has spent the last 4 months learning about hospital administration and mergers, regarding the Wake Med hospital. It is almost



impossible for a smaller locally owned hospital to have long term liability in our current environment.

Hillsborough

Delegate Kathleen Ferguson recognized CPRC for engaging on their housing assistance. They have been very impressed with the work that's been done so far.

Sanford

Sanford, Lee County, Broadway worked on ordinance regulations on how they approach data centers. Sanford had a great economic development opportunity land in Lee County. Steris announced a \$600M project located in their community. These companies aren't just looking at boundaries; they are looking at the region.

Rolesville

Delegate Ronnie Currin shared that they will be getting a new emergency center. This will be the first hospital in their town.

Fuquay-Varina

Delegate Kris Vorren shared that they are working on an innovation transfer to transfer water. In the last budget, a moratorium was passed. This is something to keep on your radar, especially past the Cape Fear River Basin. They were fortunate enough to get language inserted into the budget that any transfers in progress are exempt.

12. Other Business

13. Adjournment

With there being nothing further, Chair Evans adjourned the meeting at 7:31 pm.

Duly adopted this 28th day of October while in regular session.




Susan P. Evans, Board Chair

ATTEST:


Beth Seidel, Clerk to the Board
Central Pines Regional Council