

Town of Carrboro

301 W. Main St., Carrboro, NC 27510



Meeting Agenda - Final

Tuesday, February 17, 2026

6:00 PM

Council Chambers - Room 110

Town Council

6:00-6:15**A. POETRY READING, RESOLUTIONS, PROCLAMATIONS, AND ACKNOWLEDGEMENTS****6:15-6:20****B. TOWN MANAGER'S UPDATE****6:20-6:35****C. PUBLIC COMMENT****6:35-6:40****D. CONSENT AGENDA**

Items on the consent agenda are part of normal town business. There will be no discussion of these items unless a Council Member request to pull an item, after which the item will be removed from the Consent Agenda and considered individually. All other items not removed from the Consent Agenda will be adopted by a single motion.

1. [26-014](#) Approval of Minutes from Town Council meeting held on February 3, 2026
2. [26-017](#) Pre-authorization to Apply for 2026 NC Forest Service Urban and Community Forestry Grant

PURPOSE: This agenda item seeks approval from Town Council to apply for the 2026 Urban and Community Forestry Financial Assistance Grant. This grant is administered by the NC Forest Service.

Attachments: [A - RE Pocket Question - Approval to Apply for Urban Forestry Grant](#)
[B - CA Pocket Questions - Approval to Apply for Urban Forestry Grant](#)

3. [26-018](#) Fiscal Year 2025-26 Budget Amendment #4

PURPOSE: To approve budget, grant, and capital project ordinance amendments for Fiscal Year 2025-26.

Attachments: [Grant Ordinance FEMA Management Costs](#)
[B - Grant Ordinance Orange County Energy Efficiency Grant](#)
[C - Grant Ordinance FEMA Emergency Protective Measures](#)
[D - Grant Ordinance FEMA Emergency Protective Measures - Freightliner](#)
[E - Grant Ordinance FEMA Public Works Facility Fencing](#)
[F - Grant Ordinance FEMA Debris Removal](#)

6:40-7:10

E. GENERAL AGENDA

INFORMATION ITEMS

1. [26-016](#) Tropical Storm Chantal Recovery Update and FEMA Public Assistance Overview

PURPOSE: This agenda item provides Town Council with an update on the Town's recovery efforts following Tropical Storm Chantal and provides an overview of the FEMA Public Assistance process.

Attachments: [A - TS Chantal Public Assistance Update](#)

2. [26-020](#) Review of the Stormwater Enterprise and Stormwater Rates

PURPOSE: To provide an informational presentation on the Stormwater Enterprise. Describe the GIS data necessary to calculate accurate impervious surface calculations that are used to determine which tier properties are in for the Stormwater Utility Fee. Options for updating our GIS data will be presented along with recommendations for the next 3 years.

Attachments: [A - Review of the Stormwater Enterprise](#)
[Attachment B: Stormwater Rate and GIS Data](#)
[C - Stormwater Rate Proposal](#)

7:10-7:15

F. BOARD APPOINTMENTS

- 1. [26-022](#) Appointment to Selected Boards/Commissions

Housing & Human Services Advisory Commission

Lori Carter
Imanie Williams
Alison Gunn
Mitchell Virchick
Alessandra Guterrez-Arnold
Kristen Jarman

Climate & Environmental Advisory Commission

Darryl Carpenter
Lydia Vaughn
Alyssa Paull
Lauren Ellisberg

7:15-7:45

- G. **CLOSED SESSION 143-318.11 (A)(3) To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged. General policy matters may not be discussed in a closed session and nothing herein shall be construed to permit a public body to close a meeting that otherwise would be open merely because an attorney employed or retained by the public body is a participant. The public body may consider and give instructions to an attorney concerning the handling or settlement of a claim, judicial action, mediation, arbitration, or administrative procedure. If the public body has approved or considered a settlement, other than a malpractice settlement by or on behalf of a hospital, in closed session, the terms of that settlement shall be reported to the public body and entered into its minutes as soon as possible within a reasonable time after the settlement is concluded.**



Town of Carrboro

301 W. Main St., Carrboro,
NC 27510

Agenda Item Abstract

File Number: 26-014

Agenda Date: 2/17/2026

File Type: Consent Agenda

In Control: Town Council

Version: 1

Approval of Minutes from Town Council meeting held on February 3, 2026



Agenda Item Abstract

File Number: 26-017

Agenda Date: 2/17/2026
In Control: Town Council
Version: 1

File Type: Consent Agenda

Pre-authorization to Apply for 2026 NC Forest Service Urban and Community Forestry Grant

PURPOSE: This agenda item seeks approval from Town Council to apply for the 2026 Urban and Community Forestry Financial Assistance Grant. This grant is administered by the NC Forest Service.

DEPARTMENT: Climate Action and Finance

COUNCIL DIRECTION:

Race/Equity Climate Comprehensive Plan Other

The Urban and Community Forestry Financial Assistance Grant aligns with several of Town Council’s strategic objectives. This program would support implementation of the Comprehensive Plan as well as the Community Action Climate Plan. The Carrboro Connects Comprehensive Plan (<https://www.carrboronc.gov/DocumentCenter/View/12199/Carrboro-Connects-Plan-ADOPTED-2022-06-09-compressed?bidId=>>) was developed with the foundational themes of race and equity and climate action. Chapter 6: Green Stormwater Infrastructure, Water, and Energy, recommends Developing and Implementing a downtown street tree master plan and Seeking grant support from the State and other sources to provide local financial and technical support.

This grant will also support the implementation of the Carrboro Community Climate Action Plan (<https://www.carrboronc.gov/DocumentCenter/View/8961/Community-Climate-Action-Plan---Updated-Oct-2020>>). The Climate Action Plan recommends the Town develops a “community scale urban forestry plan” and “improve and expand the Town’s tree canopy.”

INFORMATION: This grant will fund a street tree inventory and development of Carrboro’s first Comprehensive Urban Forestry Management Plan. The street tree inventory will provide a database of species, location, size, and condition of each tree along Carrboro maintained streets and identify available planting spaces. It is essential for risk management and safety as it identifies hazardous trees and those needing pruning to protect people and property. It will allow supervisors to efficiently schedule and track tree care. The data from the inventory, as well as insights gained through community engagement, will then be used to develop a Comprehensive Urban Forestry Management Plan. This plan will set long-term, actionable goals for tree planting, maintenance and removal. It will provide data to develop adequate budget requests for Town-wide tree care and staff capacity, improve the health and resilience of the urban canopy against pests and climate change, and promote public education and encourage community support for tree planting, particularly in the Town’s urban heat islands. Completing the inventory and management plan will ensure our urban forest thrives as a critical, well-maintained asset. It will build resilience in our community by providing much needed shade to urban heat islands and address environmental justice issues related to inequities in the tree canopy.

This project will also quantify the economic, environmental and social value of the urban forest, such as air quality improvements, stormwater retention, increases in biodiversity, to our community.

FISCAL IMPACT:

There is no immediate fiscal impact associated with this item. If the Town is awarded the grant, a match of \$13,650 is required to receive up to \$47,092 in external grant funding. Town funding sufficient to cover the match requirement is already included in the FY2026 budget.

RECOMMENDATION: It is recommended that council approve staff to apply for the 2026 Urban and Community Forestry Financial Assistance Grant.



Race and Equity Pocket Questions

Title: 2026 Urban and Community Forestry Financial Assistance Grant

Purpose: *This agenda item seeks approval from council to apply for the 2026 Urban and Community Forestry Financial Assistance Grant to complete a street tree inventory and urban forestry management plan.*

Department: Town Manager's Office

1. **What are the root causes of inequity in Carrboro and/or overall as it pertains to this subject area?**

Root causes of inequity related to disparities in tree canopy coverage include income inequality, including access to financing for home ownership, as low-income families are unable to purchase housing in neighborhoods with larger yards and more trees. Disproportionate distribution of infrastructure investment has led to inequity in the tree canopy. Historical and systemic racism results in biased policies and effects low-income individuals' education, housing, financing opportunities, health, and environmental impacts.

2. **Who is experiencing community burden now? Who will experience community burden if this action is passed? Will others experience community burden if this action is NOT passed?**

No community burden will be experienced through applying for this grant.

The lack of equitable tree canopy distribution creates dangerous urban heat islands, leaving historically marginalized communities to bear a disproportionate burden of climate-related extreme heat.

3. **Who is experiencing community benefit now? Who will experience community benefit if this action is passed? Will others experience community benefit if this action is NOT passed?**

The residents of the Town of Carrboro have the potential to benefit from the program if the program is chosen for an award. No benefits will be experienced through applying for a grant. Enhancing the community's urban forestry program will build resilience in our community by providing much needed shade to urban heat islands and address environmental justice issues related to inequities in the tree canopy.



4. **What might be the unintended consequences of this action or strategy?**

Unintended consequences include the opportunity costs of this project. Town spending on climate action and resilience could instead be spent to directly benefit disadvantaged communities in other ways.

5. **What steps has your department taken to mitigate any burdens, inequities, and unintended consequences? What strategies might your department take to address these in the future? NOTE: This does not reflect a formal commitment by the Town of Carrboro.**

The finance department, specifically the grants manager, will facilitate the grant application process. Transparency and accountability will be maintained throughout the grant application process. If issues arise, the Town will address.



Climate Action Pocket Questions

Title: 2026 Urban and Community Forestry Financial Assistance Grant

Purpose: *This agenda item seeks approval from council to apply for the 2026 Urban and Community Forestry Financial Assistance Grant to complete a street tree inventory and urban forestry management plan.*

Department: Town Manager's Office

1. How will this action impact municipal or community greenhouse gas emissions?

Not applicable

2. Please explain.

Municipal or community emissions will not be affected by applying for this grant.

If awarded, this grant will reduce community greenhouse gas emissions. Trees are a powerful carbon sink, absorbing carbon dioxide from the atmosphere through photosynthesis and storing it long-term in their wood, leaves, roots, and soil, which helps mitigate climate change by reducing atmospheric carbon. It may, however, increase municipal emissions through increased use of heavy equipment and vehicles to better maintain and expand the urban forest.

3. How will this action impact the Town's environment?

If awarded, this action will impact heat islands and extreme heat, biodiversity, flooding, and air quality.

4. Please explain.

Urban forests provide essential ecological, economic, and social value by improving air quality, cooling cities (reducing heat islands), and managing stormwater runoff. They increase property values, reduce energy costs through shade, support biodiversity and improve physical and mental health.

5. How is your department planning to mitigate any climate or environmental impacts? NOTE: This does not reflect a formal commitment by the Town of Carrboro.



If awarded, the Town will supervisor consultants conducting the street tree inventory, community engagement and other aspects of the Urban Forestry Management Plan to reduce vehicle use as much as possible.



Agenda Item Abstract

File Number: 26-018

Agenda Date: 2/17/2026
In Control: Town Council
Version: 1

File Type: Consent Agenda

Fiscal Year 2025-26 Budget Amendment #4

PURPOSE: To approve budget, grant, and capital project ordinance amendments for Fiscal Year 2025-26.

DEPARTMENT: Finance

INFORMATION:

1. Climate Action
 - a. Community Climate Action Grant: The Orange County Community Climate Action Grant Program awarded the Climate Action Division \$29,145 in grant funding for FY 2025-26. Established by the Board of Orange County Commissioners in 2019, the program accelerates climate change mitigation actions in Orange County by targeting low-to-moderate income (LMI) residents by recruiting, training, and resourcing trusted community members to engage underserved neighborhoods. This amendment establishes the *Community Climate Action Grant (#29430)* in the Grant Fund and authorizes the appropriation of these funds in a manner consistent with the grantor's intent.
2. Fire & Rescue
 - a. Federal Emergency Management Agency (FEMA) Public Assistance (PA) projects / Tropical Storm Chantal Recovery: The Town applied for FEMA Public Assistance due to municipal damages and losses sustained as a result of Tropical Storm Chantal and following disaster recovery efforts. This budget amendment establishes a first phase of PA projects in five (5) grant projects to authorize the appropriation and reimbursement for eligible disaster response and recovery costs.

FISCAL IMPACT: This amendment increases the authorization of the Grant Fund by \$1,067,619. There is no impact on the General Fund.

RECOMMENDATION: The Manager recommends the Council approve the budget, grant, and capital project ordinance amendments for Fiscal Year 2025-26.

**AN ORDINANCE TO ESTABLISH THE GRANT PROJECT ORDINANCE FOR THE
MANAGEMENT COSTS PROJECT IN THE MULTI-YEAR GRANTS
ADMINISTRATION FUND**

BE IT ORDAINED by the Council of the Town of Carrboro that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the Grant Project Ordinance is hereby established and amended as follows:

SECTION I

This ordinance is to establish a budget for the Management Costs project to be funded by the Federal Emergency Management Agency (FEMA) and the NC Emergency Management Agency. This project covers FEMA-funded Category Z – Management Costs (up to 5% of total eligible FEMA/NCEM projects), including the Town’s direct and indirect administrative expenses to manage disaster-related grants and administer the FEMA Public Assistance (PA) program. Eligible costs include project development, damage assessments, documentation, compliance activities, coordination, travel, consultant services, and temporary or contracted grant support staff.

SECTION II

Revenue anticipated to be available to the Town to complete the project is as follows:

Management Costs # 50574 (FEMA Project #99999 Category Z)		Current Budget	Increase	Decrease	Revised Budget
Revenue	FEMA	-	\$33,141	-	\$33,141
Revenue	NC Emergency Management	-	\$11,047		\$11,047
Total		-	\$44,188	-	\$44,188

SECTION III

The amount appropriated for the project is as follows:

Management Costs # 50574 (FEMA Project #99999 Category Z)		Current Budget	Increase	Decrease	Revised Budget
Appropriations	Personnel & Operating Expenses	-	\$44,188	-	\$44,188
Total		-	\$44,188	-	\$44,188

SECTION IV

The Town Manager is authorized to execute contracts necessary to carry out this project, within the approved project budget and in accordance with applicable state law.

SECTION V

Within five (5) days after this ordinance is adopted, the Town Clerk shall file a copy of this ordinance with the Chief Financial Officer and Fire Chief.

This is the 17th day of February in the year 2026.

**AN ORDINANCE TO ESTABLISH THE GRANT PROJECT ORDINANCE FOR THE
ORANGE COUNTY COMMUNITY CLIMATE ACTION GRANT PROGRAM IN
THE MULTI-YEAR GRANTS ADMINISTRATION FUND**

BE IT ORDAINED by the Council of the Town of Carrboro that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the Grant Project Ordinance is hereby established and amended as follows:

SECTION I

Revenue anticipated to be available to the Town to complete the project is as follows:

Orange County Community Climate Action Grant #29430		Current Budget	Increase	Decrease	Revised Budget
Revenue	Orange County	-	\$29,145	-	\$29,145
Total		-	\$29,145	-	\$29,145

SECTION II

The amount appropriated for the project is as follows:

Orange County Community Climate Action Grant #29430		Current Budget	Increase	Decrease	Revised Budget
Appropriations	Grant Expenses	-	\$29,145	-	\$29,145
Total		-	\$29,145	-	\$29,145

SECTION III

The Town Manager is authorized to execute contracts necessary to carry out this project, within the approved project budget and in accordance with applicable state law.

SECTION IV

Within five (5) days after this ordinance is adopted, the Town Clerk shall file a copy of this ordinance with the Chief Financial Officer and Chief Sustainability Officer.

This is the 17th day of February in the year 2026.

**AN ORDINANCE TO ESTABLISH THE GRANT PROJECT ORDINANCE FOR THE
EMERGENCY PROTECTIVE MEASURES PROJECT IN THE MULTI-YEAR
GRANTS ADMINISTRATION FUND**

BE IT ORDAINED by the Council of the Town of Carrboro that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the Grant Project Ordinance is hereby established and amended as follows:

SECTION I

This ordinance is to establish a budget for the Emergency Protective Measures project to be funded by the Federal Emergency Management Agency (FEMA) and the NC Emergency Management Agency. This project covers actions undertaken by the Town before, during, and immediately following the disaster to save lives, protect public health and safety, and prevent or reduce damage to improved property. Eligible activities include Emergency Operations Center activation, first responder force account labor, traffic and access control, evacuations, and other short-term emergency measures necessary to stabilize conditions and maintain essential service levels.

SECTION II

Revenue anticipated to be available to the Town to complete the project is as follows:

Emergency Protective Measures #50571 (FEMA Project #1063134 Category B)		Current Budget	Increase	Decrease	Revised Budget
Revenue	FEMA	-	\$300,000	-	\$300,000
Revenue	NC Emergency Management	-	\$100,000	-	\$100,000
Total		-	\$400,000	-	\$400,000

SECTION III

The amount appropriated for the project is as follows:

Emergency Protective Measures #50571 (FEMA Project #1063134 Category B)		Current Budget	Increase	Decrease	Revised Budget
Appropriations	Grant Expenses	-	\$400,000	-	\$400,000
Total		-	\$400,000	-	\$400,000

SECTION IV

The Town Manager is authorized to execute contracts necessary to carry out this project, within the approved project budget and in accordance with applicable state law.

SECTION V

Within five (5) days after this ordinance is adopted, the Town Clerk shall file a copy of this ordinance with the Chief Financial Officer and Fire Chief.

This is the 17th day of February in the year 2026.

**AN ORDINANCE TO ESTABLISH THE GRANT PROJECT ORDINANCE FOR THE
EMERGENCY PROTECTIVE MEASURES-FREIGHTLINER PROJECT IN THE
MULTI-YEAR GRANTS ADMINISTRATION FUND**

BE IT ORDAINED by the Council of the Town of Carrboro that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the Grant Project Ordinance is hereby established and amended as follows:

SECTION I

This ordinance is to establish a budget for the Federal Emergency Management Agency (FEMA) Public Assistance (PA) Emergency Protective Measures–Freightliner project. This project authorizes the replacement of one Freightliner boom truck as an emergency protective measure necessary to sustain debris removal operations and restore safe public access. The vehicle was replaced shortly after the incident to ensure continuity of operations and is eligible for cost recovery.

SECTION II

Revenue anticipated to be available to the Town to complete the project is as follows:

Emergency Protective Measures– Freightliner #50573 (FEMA Project #1063695 Category B)		Current Budget	Increase	Decrease	Revised Budget
Revenue	FEMA	-	\$84,361	-	\$84,361
Revenue	NC Emergency Management	-	\$28,120	-	\$28,120
Revenue	Insurance Proceeds	-	\$110,519		\$110,519
Total		-	\$223,000	-	\$223,000

SECTION III

The amount appropriated for the project is as follows:

Emergency Protective Measures–Freightliner #50573 (FEMA Project #1063695 Category B)		Current Budget	Increase	Decrease	Revised Budget
Appropriations	Vehicles	-	\$223,000	-	\$223,000
Total		-	\$223,000	-	\$223,000

SECTION IV

The Town Manager is authorized to execute contracts necessary to carry out this project, within the approved project budget and in accordance with applicable state law.

SECTION V

Within five (5) days after this ordinance is adopted, the Town Clerk shall file a copy of this ordinance with the Chief Financial Officer and Fire Chief.

This is the 17th day of February in the year 2026.

AN ORDINANCE TO ESTABLISH THE GRANT PROJECT ORDINANCE FOR THE PUBLIC WORKS FACILITY-FENCING PROJECT IN THE MULTI-YEAR GRANTS ADMINISTRATION FUND

BE IT ORDAINED by the Council of the Town of Carrboro that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the Grant Project Ordinance is hereby established and amended as follows:

SECTION I

This ordinance is to establish the Public Works Facility-Fencing project to be funded by Federal Emergency Management Agency (FEMA) Public Assistance (PA) project in partnership with NC Emergency Management. This project provides for the replacement of the perimeter fence at the damaged Public Works facility to restore and maintain site security and operational integrity following disaster-related impacts.

SECTION II

Revenue anticipated to be available to the Town to complete the project is as follows:

Public Works Facility-Fencing #50572 (FEMA Project #1063130 Category G)		Current Budget	Increase	Decrease	Revised Budget
Revenue	FEMA	-	\$71,695	-	\$71,695
Revenue	NC Emergency Management	-	\$23,898	-	\$23,898
Total		-	\$95,593	-	\$95,593

SECTION III

The amount appropriated for the project is as follows:

Public Works Facility-Fencing #50572 (FEMA Project #1063130 Category G)		Current Budget	Increase	Decrease	Revised Budget
Appropriations	Equipment	-	\$95,593	-	\$95,593
Total		-	\$95,593	-	\$95,593

SECTION IV

The Town Manager is authorized to execute contracts necessary to carry out this project, within the approved project budget and in accordance with applicable state law.

SECTION V

Within five (5) days after this ordinance is adopted, the Town Clerk shall file a copy of this ordinance with the Chief Financial Officer and Fire Chief.

This is the 17th day of February in the year 2026.

**AN ORDINANCE TO ESTABLISH THE GRANT PROJECT ORDINANCE FOR THE
DEBRIS REMOVAL PROJECT IN THE MULTI-YEAR GRANTS ADMINISTRATION
FUND**

BE IT ORDAINED by the Council of the Town of Carrboro that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the Grant Project Ordinance is hereby established and amended as follows:

SECTION I

This ordinance is to establish a budget for the Debris Removal project to be funded by the Federal Emergency Management Agency (FEMA) and the NC Emergency Management Agency. This project authorizes funding and reimbursement for the Town to conduct systematic clearance, collection, reduction, hauling, and disposal of disaster-generated debris necessary to eliminate immediate threats to life, public health, and safety, and to restore safe access and essential community infrastructure.

SECTION II

Revenue anticipated to be available to the Town to complete the project is as follows:

Debris Removal #50570 (FEMA Project #1063132 Category A)		Current Budget	Increase	Decrease	Revised Budget
Revenue	FEMA	-	\$206,769	-	\$206,769
Revenue	NC Emergency Management	-	\$69,923	-	\$69,923
Total		-	\$275,692	-	\$275,692

SECTION III

The amount appropriated for the project is as follows:

Debris Removal #50570 (FEMA Project #1063132 Category A)		Current Budget	Increase	Decrease	Revised Budget
Appropriations	Grant Expenses	-	\$275,692	-	\$275,692

Total		-	\$275,692	-	\$275,692
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SECTION IV

The Town Manager is authorized to execute contracts necessary to carry out this project, within the approved project budget and in accordance with applicable state law.

SECTION V

Within five (5) days after this ordinance is adopted, the Town Clerk shall file a copy of this ordinance with the Chief Financial Officer and Fire Chief.

This is the 17th day of February in the year 2026.



Agenda Item Abstract

File Number: 26-016

Agenda Date: 2/17/2026
In Control: Town Council
Version: 1

File Type: Information Item

Tropical Storm Chantal Recovery Update and FEMA Public Assistance Overview

PURPOSE: This agenda item provides Town Council with an update on the Town’s recovery efforts following Tropical Storm Chantal and provides an overview of the FEMA Public Assistance process.

DEPARTMENT: Fire-Rescue Department

COUNCIL DIRECTION:

Race/Equity Climate Comprehensive Plan Other

[Place an “X” above beside which priorities this agenda item helps primarily advance. Then enter a short statement of how this agenda item relates to Council directive(s)/priorities checked above. Use Times New Roman 12pt. font]

INFORMATION: This informational item provides Town Council with an update on the Town’s recovery efforts following Tropical Storm Chantal. The update includes an overview of FEMA Public Assistance (PA) projects, major cost categories, and key interagency coordination issues. In addition, the agenda item offers an overview of the FEMA Public Assistance process, including timelines and critical decision points, to support Council awareness and inform future policy and financial considerations.

FISCAL IMPACT: There is no immediate budgetary impact associated with this item. Any necessary budget amendments will be presented for Council consideration at a future Council Business Meeting.

RECOMMENDATION: It is recommended that Council receive the staff report.



TROPICAL STORM CHANTAL RECOVERY UPDATE

Town of Carrboro - FEMA Public Assistance Overview

Purpose of Tonight's Update

- Provide a high-level recovery status update
- Summarize FEMA Public Assistance projects
- Explain timelines, risks, and next steps

Carrboro-Specific Impacts

- Damage to Public Works yard, facilities, and fencing
- Fleet and specialized vehicle losses
- Townwide emergency response and debris operations



What is FEMA Public Assistance?

- Federal cost-share program supporting disaster recovery
 - Federal Share: 75%
 - State Share: 25%
 - Town's Share: 0% (cost-shares fully covered by NCEM/FEMA)
- Reimburses eligible costs after documentation review
- Covers debris removal, emergency response, and damage to facilities, contents, and equipment

Public Assistance Timeline

- July 6–7, 2025 — Tropical Storm Chantal Incident Period
- August 5, 2025 — North Carolina State Disaster Declaration
- September 11, 2025 — FEMA Major Disaster Declaration
- October 11, 2025 — Request for Public Assistance Deadline
- November 12, 2025 – Recovery Scoping Meeting and Site Inspections
- January 11, 2025 – Damage Inventory Submission Deadline
- March 11, 2026 — Project Deadline: Categories A and B
 - 6-month time extension may be granted by NCEM
- March 11, 2027 — Project Deadline: Categories C through G
 - Up to 30-month time extension may be granted by NCEM

Categories of Work

Emergency Work

- **Category A:** Debris Removal
- **Category B:** Emergency Protective Measures

Permanent Work

- **Category D:** Water Control Facilities
- **Category E:** Buildings, Equipment, and Vehicles
- **Category G:** Parks and Other Facilities
- **Category Z:** Management Costs



Executive Snapshot

- Multiple projects active across debris, facilities, fleet, and stormwater
- Most projects currently in progress with FEMA review ongoing
- Several projects awaiting FEMA eligibility or insurance coordination

Category	Project	Status
A – Debris Removal	Debris Removal	Pending Submission
B – Emergency Protective Measures	Emergency Protective Measures	In Progress
B – Emergency Protective Measures	Freightliner	Submitted – Pending FEMA Costing
B – Emergency Protective Measures	Emergency Protective Measures	Pending Submission
D – Water Control Facilities	Stormwater Drain Damage	In Progress
E – Buildings & Equipment	PW Garage – Building Damage	In Progress
E – Buildings & Equipment	PW Yard/Garage Relocation	In Progress
E – Buildings & Equipment	Specialized Fleet Vehicle Damage	Pending Additional Information
E – Buildings & Equipment	Vehicle Damage	Pending Additional Information
E – Buildings & Equipment	PW Yard Contents & Equipment	In Progress
G – Parks & Recreation	PW Facility Fencing	Pending Award

Factors Affecting Projects

- Documentation completeness and FEMA eligibility interpretation
- Insurance coordination and coverage determinations to determine financial gaps
- Asset disposition

Key Challenges

- FEMA eligibility determinations still pending on several projects
- Insurance documentation is critical and time-sensitive
- Some costs may not be fully reimbursable
- Some projects will have extended timelines before final reimbursement

What Council Should Know

- Recovery is progressing but dependent on FEMA processes and available staffing within the FEMA Consolidated Resource Center (CRC)
- Final reimbursement totals are not yet known as FEMA requires documentation review prior to awarding dollar values
- Administrative coordination will continue long-term

Next Steps

- Continue coordination with FEMA and state partners
- Finalize documentation and insurance coordination
- Advance Public Works facility relocation planning



Closing

- Staff remain focused on recovery, compliance, and fiscal stewardship
- FEMA Public Assistance is critical to long-term recovery funding
- Council awareness supports informed future decision-making



TOWN OF CARRBORO • NC



QUESTIONS?



Agenda Item Abstract

File Number: 26-020

Agenda Date: 2/17/2026
In Control: Town Council
Version: 1

File Type: Information Item

Review of the Stormwater Enterprise and Stormwater Rates

PURPOSE: To provide an informational presentation on the Stormwater Enterprise. Describe the GIS data necessary to calculate accurate impervious surface calculations that are used to determine which tier properties are in for the Stormwater Utility Fee. Options for updating our GIS data will be presented along with recommendations for the next 3 years.

DEPARTMENT: Stormwater Utility / Public Works; IT / GIS

COUNCIL DIRECTION:

Race/Equity Climate Comprehensive Plan Other

This presentation is staff's response to Council who have requested a discussion of the stormwater enterprise and associated fees.

INFORMATION: The Town Council has expressed strong interest in engaging in a detailed conversation about the stormwater enterprise, fee amounts, and the structure used to calculate those fees. Council members are particularly focused on ensuring the approach is equitable, transparent, and sustainable for residents and businesses. Staff have prepared a presentation on current funding, support mechanisms to assist residents who are struggling with utility costs, and future considerations.

Stormwater Utility staff have worked with Town GIS staff to look at different fee types and potential rates for the Council's consideration.

FISCAL IMPACT: Undetermined at this point, with the recommendation to conduct a Utility Rate Study to be completed by 10.30.2026. If approved, acquisition of new GIS data will cost around \$16,000.

RECOMMENDATION: Staff recommend that Council receive the presentation.



REVIEW OF THE STORMWATER ENTERPRISE

February 17, 2026



TOWN OF CARRBORO • NC

Agenda

- General Concepts
- Fund Types
- Revenue Sources
- Fee History & Current Operations
- Fee Structures
- Clarifying Assumptions
- Timeline of Recommendations



General Concepts

WHAT IS STORMWATER?

When it rains or when snow melts, water runs off driveways, rooftops, streets, and sidewalks in our town. As this water moves toward nearby streams, it picks up dirt and other pollution. This mix of water and pollutants is called stormwater.

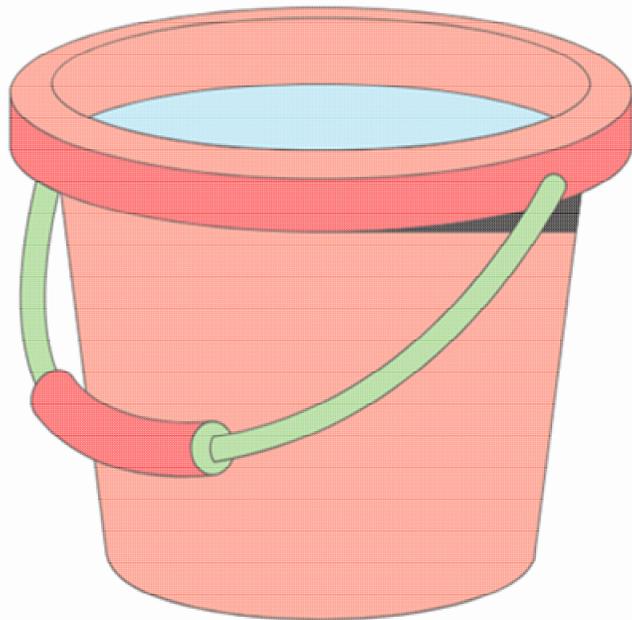
BUILT-UPON AREA (BUA)

The term "built-upon area" means impervious surfaces and partially impervious surfaces to the extent that water does not infiltrate into the subsoil.

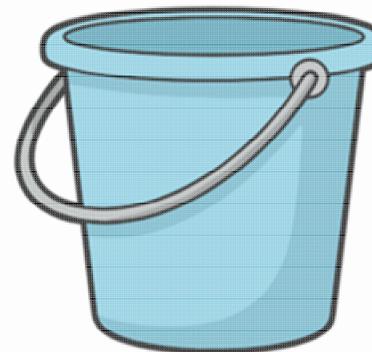
**One inch of rainfall on a 1-acre impervious parcel yields
~ 27,154 gallons of water.**

A Reminder on Fund Types

- **General Fund** supports the overall operations and priorities of the government and relies on a mix of taxes and other general revenue sources.



- **Enterprise Funds** are typically fee based and dedicated to a specific self-sustaining activity.
 - Restricted for the operation and maintenance of the activity/service
 - North Carolina General Statute § 160A-314 Authority to fix and enforce rates

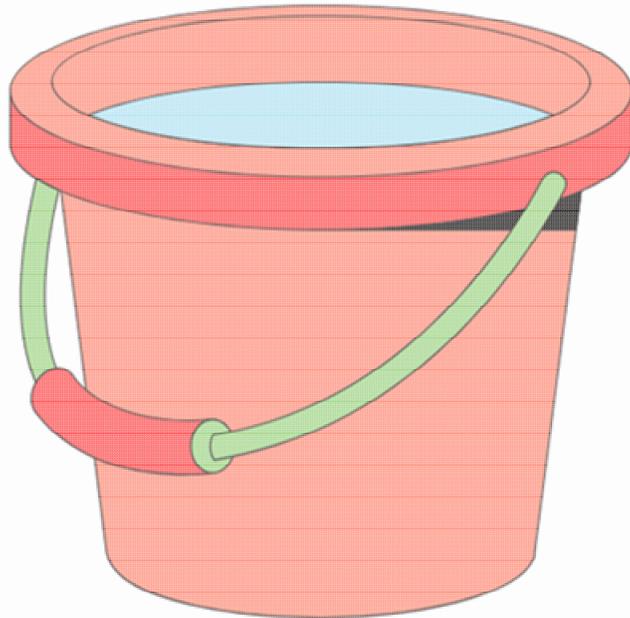


Tax Year 2025
\$483,300 Residential Fee
\$644,800 Nonresidential Fee

~\$ 1.1M in Utility Fees

A Reminder on Fund Types

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Rate	Tax Districts	Description	Amount
.6383	ORANGE	Tax	\$2,814.90
	ORANGE	Orange County Solid Waste Programs Fee	\$138.00
.5653	CARRBORO	Tax	\$2,492.97
	CARRBORO	Carrboro Residential Stormwater Fee	\$100.00
.1479	CH-CARR SCHOOL	Tax	\$652.24

Stormwater Revenue Sources

GRANTS & PARTNERSHIPS

TREND: Decreasing or limited to back funding projects

- Working with strategic partners to bring in more resources and funding
- Low level of control

SERVICE & PERMIT FEES

TREND: Increasing in line with neighboring towns

- Lessons learned from past shortfalls, and response to changes in state laws
- High level of control

STORMWATER UTILITY FEE

TREND: Many surrounding communities increasing

- Main dedicated funding source for stormwater services
- High level of control

Fee History and Operations

RESIDENTIAL UTILITY FEE HISTORY

2017 Initial utility fee (\$75)

2020* Significant fee Change (\$90)

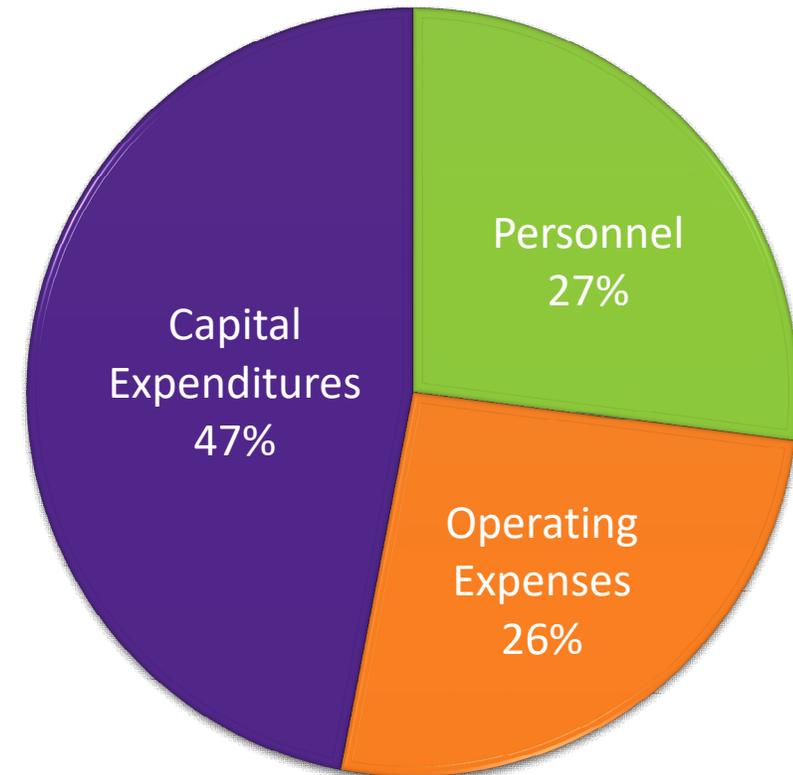
2024 Residential assistance added (\$100)

Fall 2026* Rate recommendations

Why A Rate Study:

1. Best practice
2. Important to look back (10-year cycle)
3. Assess required and evaluate optional services

WHERE DO UTILITY FEES GO



Fee History and Operations

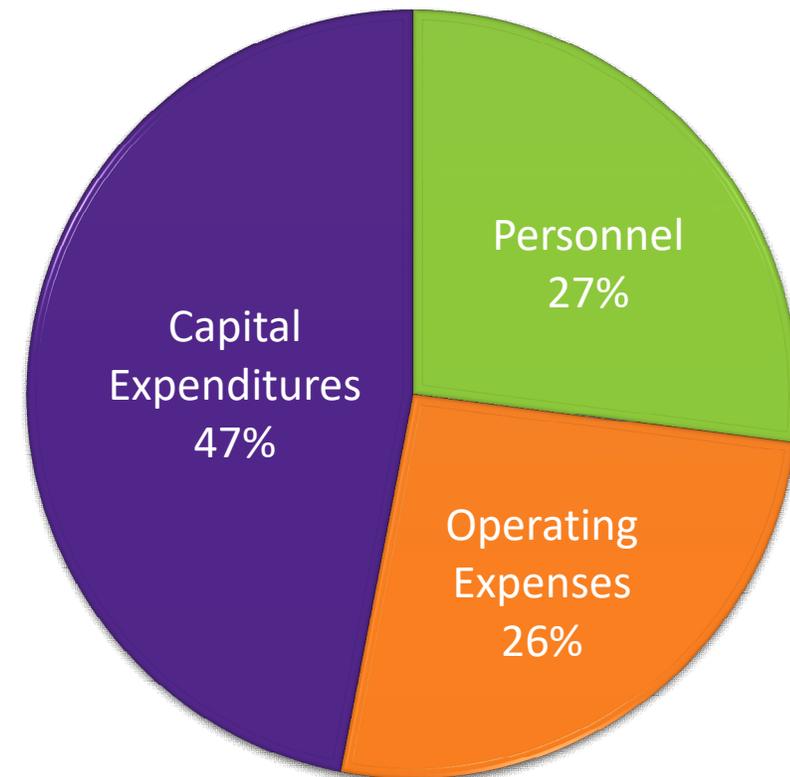
Inflation Calculator

If in (enter year)
I purchased an item for \$
then in (enter year)
that same **item would cost:** **\$98.51**
Cumulative rate of inflation: **31.3%**

Why A Rate Study:

1. Best practice
2. Important to look back (10-year cycle)
3. Assess required and evaluate optional services

WHERE DO UTILITY FEES GO





Fee Structure

CURRENT TIERED MODEL

Residential

Below 500 sq ft = \$0 / annually

Between 500 - 6000 sq ft = \$100 / annually

Above 6000 sq ft = \$200 / annually

PRO: Simple to implement

CON: Minimally progressive scale

FUTURE CONSIDERATION

Residential / Nonresidential / Both

$$\frac{\text{Total Built Upon Area}}{1 \text{ Equivalent Residential Unit}} = \text{ERU Value}$$

$$\text{ERU Value} \times \text{Stormwater Fee}$$

PRO: Easy to understand – you pave, you pay

CON: Requires up-to-date BUA information

Hypothetical ERU Structure

$$\frac{\text{Total Built Upon Area}}{1 \text{ Equivalent Residential Unit}} = \text{ERU Value}$$

$$\frac{4726 \text{ Sq ft}}{2500 \text{ Sq ft}} = 1.89$$

$$\text{ERU Value} \times \text{Stormwater Fee}$$

$$1.89 \times \$100 = \$189$$

CURRENT: \$100 / annually

CONSIDERATION: \$189 / annually

NOTE: A rate study determines:

1. The ERU based on a representative sample
2. A rate based on documented funding needs

Clarifying Assumptions

1. **ASSUMPTION:** Runoff is directed via connection to a municipal system
ACTUALITY: Many site features affect stormwater not just built-upon area (BUA)
2. **ASSUMPTION:** Many factors as to why someone purchased a large property (family size, interest rates)
ACTUALITY: Higher economic status \neq Increased BUA (and vice-versa)

Implementation costs must be reasonable, necessary, and relative to the benefits

Timeline of Recommendations

YEAR 1 - FY2026:

- Begin work to establish bill relief in FY27's budget (250 property owners or \$25,000+)
- Update stormwater permit fees
- Continue to seek grant funding with strategic partners

YEAR 2 - FY2027:

- New NPDES MS4 permit
- Complete rate study
- Revise Chapter 18 of Town Code

YEAR 3 – FY2028:

- New fee billed on July 1, 2027 / Payment by January 1, 2028
- Explore bond solutions for larger community improvements

Contact Information

Carrboro Stormwater

Phone: 919-913-2999

stormwater@carrboronc.gov

Dylan Kirk (he/him/his)

Stormwater Manager

dkirk@carrboronc.gov | P: 919-918-7341

<https://www.townofcarrboro.org/287/Stormwater>



TOWN OF CARRBORO • NC



FY 2026-27 STORMWATER UTILITY RATES AND IMPERVIOUS GIS DATA

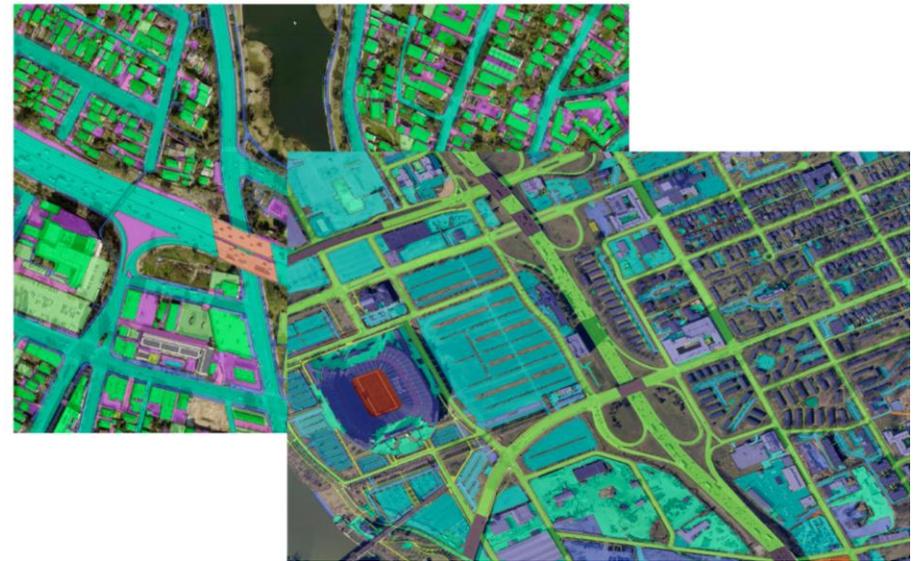
February 16, 2026



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AGENDA

- Data Needs and Opportunities – Stormwater Rates
- Considerations
- Options to Map Built Environment
- Staff Recommendations



Source: Eagleview 2025

Rate Structure

(Annual Service Charge/Fee)

Residential (1 ERU): < 6000 sf impervious area.....\$100

6000 sf impervious area or more.....\$200

Non-residential:

Tier 1 (1 ERU)..... \$100

Tier 2 (5 ERUs)..... \$500

Tier 3 (11 ERUs) \$1100

Tier 4 (17 ERUs) \$1,700

Tier 5 (25 ERUs) \$2,500

Additional Tiers (+10 ERUs)*add \$1000 from the immediately adjacent lower tier

*in 10 ERU increments, price per tier, total of 22 tiers. The largest tier has 195 ERUs. The annual fee for this tier is \$19,500. A table showing all 22 non-residential tiers is provided [here](#).

Stormwater Utility Rates

Residential Rates - Impervious

\$100 for < 6,000 ft²

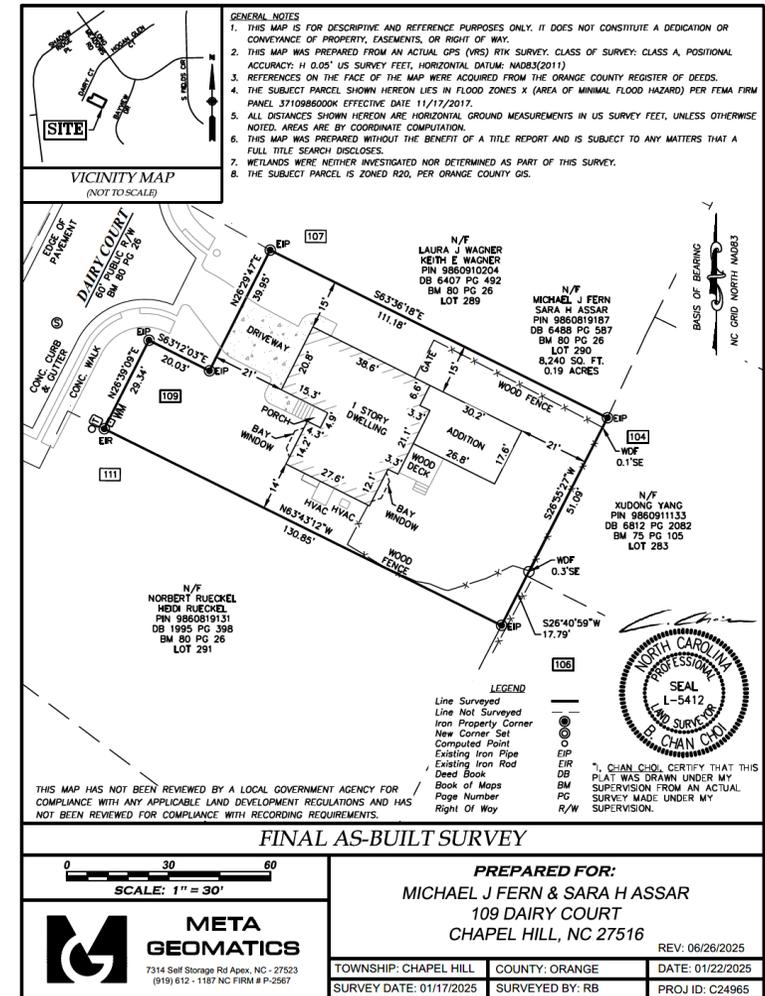
\$200 for >= 6,000 ft²

Non-Residential Rates

Fees are calculated as a function of impervious surface relative to the “Equivalent Residential Unit” (ERU) of impervious surface.

Impervious Data Needs

- Accurate GIS data needed to capture changing built environment
- Current process for capturing change relies on as-builts
 - Last townwide update was 2013
 - Remote sensing and modeling not currently used to update this data



Opportunities

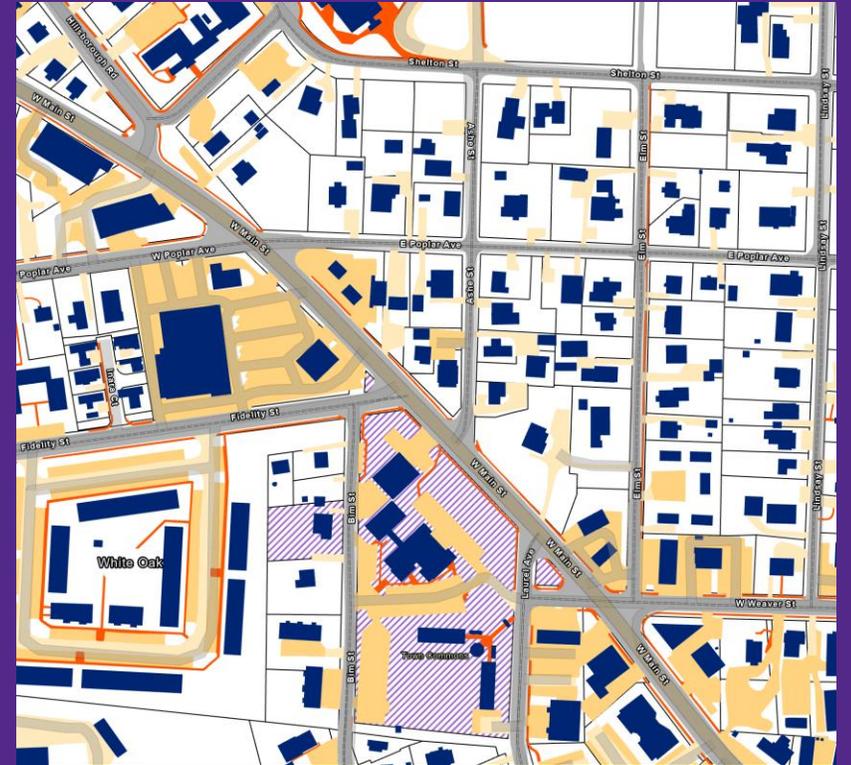
- Establish new procedures to create and maintain data, staying current and accurate
- High resolution imagery (6")
 - NC 911 Board - 2025 (3-year cycle)
 - Orange County
- NC LiDAR - 2024
- Machine learning algorithms, advanced GIS modeling



Source: Ecopia Feature Extraction 2026

Considerations

- GIS is not a survey.
- Property lines maintained by County can be inaccurate.
- Modifications to current structure may lead to appeals and subsequent staff time to investigate and reply.



Source: TOCs Impervious GIS Data 2026

Options for Mapping Built Environment

1. In-house modeling, image classification of high-resolution imagery (6") – machine learning and GeoAI
2. Contract with a vendor to supply new impervious data.
3. Collaborate with Orange County Tax Office.

Staff Recommendations

- **Year 1 - 2026**: *Quick start*: capitalize on free and current (Feb 2025) imagery and contract with vendor to produce new impervious surface model (~\$16k)
- **Year 2 - 2027**: *Collaborate* with Orange County contract that would provide updated imagery and impervious surfaces models (\$10-15k? Potentially \$0)
- **Year 3 – 2028**: *Establish* our own built environment modeling procedures using State and/or County supplied imagery or LiDAR from the State

Matt C. Simon, GISP (he/him)

GIS Administrator

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Current Rate Structure

TOC Current Structure, 2026 DRAFT Analysis						
Residential	Tier	Impervious Area	(Monthly*)	Annual Fee	# Properties	Annual Revenue
	1	500 - 5,999 ft ²	\$ 8.33	\$ 100	4,342	\$ 434,200
2	6,000 ft ² or more	\$ 16.67	\$ 200	235	\$ 47,000	
*billed annual				TOTAL	4,577	481,200

Non-residential	Tier	ERUs ¹	Sq ft Min	Sq ft Max	Annual Fee	# Properties	Total Revenue
	1	1	500	5,999	\$100	1119	\$111,900
2	5	6,000	23,999	\$500	235	\$117,500	
3	11	24,000	41,999	\$1,100	44	\$48,400	
4	17	42,000	59,999	\$1,700	27	\$45,900	
5	25	60,000	89,999	\$2,500	13	\$32,500	
6	35	90,000	119,999	\$3,500	9	\$31,500	
7	45	120,000	149,999	\$4,500	5	\$22,500	
8	55	150,000	179,999	\$5,500	3	\$16,500	
9	65	180,000	209,999	\$6,500	4	\$26,000	
10	75	210,000	239,999	\$7,500	2	\$15,000	
11	85	240,000	269,999	\$8,500	2	\$17,000	
12	95	270,000	299,999	\$9,500	5	\$47,500	
13	105	300,000	329,999	\$10,500	1	\$10,500	
14	115	330,000	359,999	\$11,500	3	\$34,500	
15	125	360,000	389,999	\$12,500	0	\$0	
16	135	390,000	419,999	\$13,500	1	\$13,500	
17	145	420,000	449,999	\$14,500	1	\$14,500	
18	155	450,000	479,999	\$15,500	0	\$0	
19	165	480,000	509,999	\$16,500	1	\$16,500	
20	175	510,000	539,999	\$17,500	0	\$0	
21	185	540,000	569,999	\$18,500	0	\$0	
22	195	570,000	599,999	\$19,500	1	\$19,500	
¹ Equivalent Residential Unit =2,800 ft ²					TOTAL	1,476	641,200
TOTAL STORMWATER FUND						\$ 1,122,400	

DRAFT ANALYSIS

DRAFT ANALYSIS

*Summaries based on a preliminary analysis of current impervious surface data and property boundaries

Potential Rate Structure

DRAFT ANALYSIS

		Potential New Rate Structure	
Residential	Tier	Impervious Area (ft ²)	# Properties
	-	0-499	160
	Tier 1	500-1,499	778
	Tier 2	1,500-2,999	1,881
	Tier 3	3,000 - 5,999	1,713
	Tier 4	6,000 ft ² or more	191
			4,723

TOC Current Structure, 2026 DRAFT Analysis						
Residential	Tier	Impervious Area	(Monthly*)	Annual Fee	# Properties	Annual Revenue
	1	500 - 5,999 ft ²	\$ 8.33	\$ 100	4,342	\$ 434,200
	2	6,000 ft ² or more	\$ 16.67	\$ 200	235	\$ 47,000
			*billed annual	TOTAL	4,577	481,200

DRAFT ANALYSIS

*Summaries based on a preliminary analysis of current impervious surface data and property boundaries



Agenda Item Abstract

File Number: 26-022

Agenda Date: 2/17/2026

File Type: Action Item

In Control: Town Council

Version: 1

Appointment to Selected Boards/Commissions

Housing & Human Services Advisory Commission

Lori Carter

Imanie Williams

Alison Gunn

Mitchell Virchick

Alessandra Guterrez-Arnold

Kristen Jarman

Climate & Environmental Advisory Commission

Darryl Carpenter

Lydia Vaughn

Alyssa Paull

Lauren Ellisberg