



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.

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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

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

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	

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					
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	

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

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

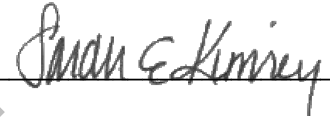
Budget Adjustment Report

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: _____



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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	-1,947,723.00	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

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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:

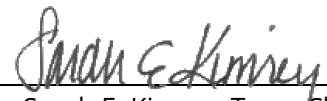
- (a) Goal: Adopt local laws, regulations, and policies that help to achieve sustainable and equitable outcomes.
- (b) Strategy: Develop and adopt policies that help accomplish town goals.
- (c) Action: Regularly review and update town policies as new information is garnered and achievements are met.

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.

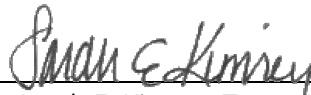
NOW, THEREFORE, the Hillsborough Board of Commissioners ordains:

- 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

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



A handwritten signature in black ink, reading "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	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: 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. Kimrey*

DRAFT



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.

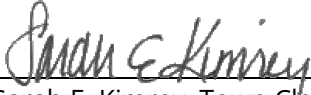
The foregoing ordinance, having been submitted to a vote, received the following vote and was duly adopted this 22nd day of June in the year 2026.

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.

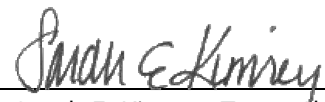
NOW, THEREFORE, the Hillsborough Board of Commissioners ordains:

- 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