

## TOWN OF SILER CITY

The Siler City Board of Commissioners met in Regular Session on **Monday, October 21, 2024**, at 6:30pm in the City Hall Courtroom with Mayor Matthews presiding Commissioner Hauser gave the invocation with the recitation of the Pledge of Allegiance following. Commissioner Brown recited the Mission Statement and Commissioner Boone recited the Vision Statement.

**ELECTED TOWN OFFICIALS PRESENT:** Albert Alston, Norma Boone, Cindy Bray, Curtis Brown, Donald Matthews, Lewis Fadely, Alec Hauser and Travis Patterson.

**TOWN STAFF PRESENT:** Town Manager Jack Meadows, Finance Director John O'Keefe, Planning & Community Development Director Timothy Mack, Parks & Recreation Director Tylr Stinson, Community Planner Sara Martin, Deputy Clerk Briana Avalos, Assistant Town Manager & Town Clerk Kimberly Pickard, Town Attorney William Morgan, Public Utilities Director Chris McCorquodale, Public Works Superintendent Dillon Dispennette, Wastewater Supervisor Brittany York, Wastewater employee Marco Vega, and Wastewater Chemist Amanda Hill.

### AGENDA ADJUSTMENTS / APPROVAL OF AGENDA

Town Manager, Jack Meadows requested to add the following items to the Agenda:

- 3.3 Water Transmission System Improvements (CAM Site):
- 3.4 Loves Creek Tributary 2 \$500,000 STRAP Grant Contract
- 6.1 Ernest Ramsey Gym Ruth E. Fore Recreation Endowment Fund Budget Amendment
- 6.2 Ernest Ramsey Gym Floor Replacement Budget Amendment
- 6.3 Ernest Ramsey Gym Basketball Goals Budget Amendment

*A motion to approve the adjustments to the agenda was made by Mayor Pro Tem and seconded by Commissioner Brown and unanimously approved.*

*A motion to approve the agenda as amended was made by Mayor Pro Tem Fadely and seconded by Commissioner Brown and unanimously approved.*

*A motion to approve the consent agenda which includes October 7, 2024 Minutes (incorporation by reference as if fully set forth hear in as Schedule A) Parallel Taxiway and Apron Expansion (incorporation by reference as if fully set forth hear in as Schedule B) Water Transmission System Improvements ( incorporation by reference as if fully set forth hear in as Schedule H) Loves Creek Tributary 2 \$500,00 STRAP Grant Contract (incorporation by reference as if fully set forth hear in as Schedule I) was made by Mayor Pro Tem and seconded by Commissioner Brown and unanimously approved.*

### PRESENTATIONS

The Boys and Girls Club Executive Director, Joy Roberts provided a presentation regarding their upcoming programs.

## PUBLIC HEARING

### Community Development Block Grant (CDBG)

Mayor Donald Matthews opened the Public Hearing at 6:42pm.

Community Development Planner Sara Martin along with Insight Planning Representative discussed with the Board of Commissioners the overview of the CDBG program, and how the scoring process takes place.

Mayor Pro Tem Fadely closed the Public Hearing at 6:50pm.

*A motion to approve the Community Development Block Grant (CDBG) Neighborhood Revitalization application was made by Mayor Pro Tem Fadely and seconded by Commissioner Brown and unanimously approved.*

## NEW BUSINESS

Ernest Ramsey Gym Ruth. E Fore Recreation Endowment Fund Budget Amendment: Town Manager Jack Meadows discussed with the Board of Commissioners the budget ordinance for the proposed amount \$34,250.00.

*A motion to approve the Budget Amendment for Ernest Ramsey Gym Ruth E. Fore Recreation Endowment Fund was made by Mayor Pro Tem Fadely*

*A motion to approve the Budget Amendment for Ernest Ramsey Gym Floor Replacement Budget Amendment was made by Mayor Pro Tem Fadely and seconded by Commissioner Boone, Mayor Pro Tem Fadely, Yay, Commissioner Brown Yay, Commissioner Bray Yay, Commissioner Alston Yay, Commissioner Patterson Yay, and Commissioner Hauser Nay.*

*The Motion Passed 6-1.*

*A motion to approve the Budget Amendment for Ernest Ramsey Gym Basketball Goals was made by Mayor Pro Tem Fadely and seconded by Commissioner Boone and unanimously approved.*

## OLD BUSINESS

200 N. Chatham Ave: Town Manager discussed with the Board of Commissioners the Budget Ordinance for the proposed Welcome Center and Town of Siler City offices. Meadows explained the lease agreement that was provided for the Board of Commissioners.

*A motion to approve the Budget Amendment for 200 N. Chatham Ave was made by Mayor Pro Tem Fadely and seconded by Commissioner Boone and unanimously approved.*

*A motion to approve the Lease Agreement for the 200 N. Chatham Ave was made by Mayor Pro Tem Fadely and seconded by Commissioner Boone and unanimously approved.*

Downtown Streetscape Masterplan Implementation Update: Town Manager Jack Meadows briefly discussed the 6-month update of the approved Masterplan. Community Planner Sara Martin stepped in to introduce some ideas she has for the Board of Commissioners. Martin discussed the \$30,000 grant.

Sara Martin proposed to implement 3 Wi-Fi connections due to the concerns of many of the downtown businesses. Martin explained that Spectrum did a test run on Wi-Fi availability and it was strong. Commissioner Bray questioned if Brightspeed would offer the same service for downtown. Sara explained Spectrum would be the only provider with stronger connection to implement on this project. Commissioner Hauser expressed his recommendation on having a Customer Service line for any internet connection emergency to downtown businesses.

The Board of Commissioners provided Town Staff with a consensus to move forward with inviting Innovate Chatham to discuss downtown Wi-Fi needs.

Community Planner Sara Martin explained removing the No Left Turn sign on Birch St. Mayor Pro Tem Fadely recommended to investigate removing the 2 additional signs on Raleigh St and S. Chatham. Sara explained that the Department of Transportation is wanting to look into the traffic lights, removing them and replacing them with 4-way stops. Martin explained that they are willing to do as such and the Town would only be responsible for repaving streets if necessary. Mayor Pro Tem recommended Sara to get an easement to improve parking for businesses and customers.

The Board of Commissioners provided Town staff with a consensus to work with the NCDOT to remove No Left Turn Signage in the event the study being completed by the NCDOT allows the removal.

Sara Martin introduced that the Town has been awarded \$60,000 for NC Raise Grant Program. Martin explained that NCDOT is requesting guidance from the Town on the priority for the intersections that would become of. Sara discussed that the intersections provided would be N. Second and Raleigh, N. Second and W. Third Streets.

The Board of Commissioners provided Town staff with a consensus to work with the NCDOT to replace traffic lights with stop signs at the following Chatham Ave intersections 4<sup>th</sup> Street, 3<sup>rd</sup> Street, 2<sup>nd</sup> Street, and Beaver Street in the event the study being completed by the NCDOT allows the removal.

Mayor Donald Matthews requested to have No Parking Signs installed in the alley ways to prevent any blocking between W. Raleigh Street and W. Beaver Street.

The Board of Commissioners requested gave Town Staff a consensus to explore parking lot improvement options on lots that are currently owned by the Town paying specific attention to the requirement of curb and gutter and obtaining alternate bids for gravel or asphalt.

Commissioner Bray requested Town Staff to research lighting options to upgrade the lighting downtown, possibly with new poles as well burying the lines underground.

Paul Braxton Gym: Town Manager Jack Meadows presented the Board of Commissioners with the latest report concerning the Paul Braxton Gym and that the last report confirmed no asbestos to be present. The next option for the Board of Commissioners is to determine if the Gym is to be torn down or repaired.

The Board of Commissioners gave Town Staff consensus to submit bid request to contractors for the demolition of Paul Braxton Gym with alternative bid processes that include complete demolition and demolition including keeping salvageable materials.

### MANAGERS REPORT

Interim Town Manager, Jack Meadows provided the Board of Commissioners that an RFP was put out for solid waste services. Meadows provided a handout with street sign examples to change with the street name and Town logo. Meadows highlighted the mosquito issue from the 10-7-2024 Board meeting. Meadows stated residents should contact local pest control for the issue. Assistant Town Manager Kimberly Pickard discusses with the Board of Commissioners regarding the eligible candidates for the upcoming Hometown Heroes recognition. Pickard informs the Board of Commissioners the new planters that were installed at the Police Department, Town Hall, and two more to be planted at Ramsey Gym.

Town Manager Jack Meadows shared the following important dates:

- October 22 (Tuesday) Downtown Mainstreet Discussion
- October 24 (Thursday) Housing and Development Summit Breakfast
- October 24 (Thursday) Wastewater Treatment Plant Project Groundbreaking
- October 25 (Friday) Trunk R' Treat & Friday Night Flicks
- October 29 (Tuesday) Affordable Housing Community Grand Opening

### TOWN ATTORNEY INFORMATION

NONE.

### GOVERNING BODY COMMENTS

Commissioner Hauser discussed the concerns he has received for the bathrooms not being accessible at Washington Park. Commissioner Hauser questions if there is a way to not permanently lock the bathrooms and asked if the Police could surveillance the area before locking up. Mayor Pro Tem and Town Manager Jack Meadows assured that the Police Department is looking into implementing security camera and security locking system for the bathrooms.

### CLOSED SESSION

*A motion to go into closed Session § 143-318.11 (a)(6) at 7:40pm to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee. General personnel policy issues may not be considered in a closed session. A public body may not consider the qualifications, competence, performance, character, fitness, appointment, or removal of a member of the public body or another body and may not consider or fill a vacancy among its own membership except in an open meeting. Final action making an appointment or discharge or removal by a public body having final authority for the appointment or discharge, or removal shall be taken in an open meeting was made my Commissioner Brown seconded by Commissioner Boone and unanimously approved.*

*A motion to go out of closed session was made by Mayor Pro Tem Fadely seconded by Commissioner Brown and unanimously approved at 8:32pm.*

*A motion to classify and label positions appropriately by the job the employee performs was made my Mayor Pro Tem Fadely seconded by Commissioner Brown and unanimously approved.*

### ADJOURNMENT

With no further business, the Board of Commissioners adjourned at 8:35pm.

  
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 Donald Matthews, Mayor

ATTEST:

  
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 Briana Avalos, Deputy Town Clerk

