

TOWN OF SILER CITY

The Siler City Board of Commissioners met in Regular Session on **Monday, October 7, 2024**, at 6:30pm in the City Hall Courtroom with Mayor Matthews presiding Commissioner Patterson gave the invocation with the recitation of the Pledge of Allegiance following. Commissioner Hauser recited the Mission Statement and Commissioner Brown 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.

ELECTED TOWN OFFICIALS ABSENT: Mayor Pro Tem Fadely excused from meeting at 6:50pm following the Closed Session.

TOWN STAFF PRESENT: Interim 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, and Town Attorney William Morgan.

AGENDA ADJUSTMENTS / APPROVAL OF AGENDA

Commissioner Hauser requested to remove 3.3 Budget Ordinance 2025.11 to New Business, Finance Director stated the Budget Ordinance could be separated to three separate Budget Ordinances, but all must be moved to Old Business.

A motion to removed 3.3 Budget Ordinance 2025.11 to New Business and separate Ordinances was made by Commissioner Hauser seconded by Commissioner Patterson, Commissioner Bray Yay, , Mayor Pro Tem Fadely Yay, Commissioner Brown Yay, Commissioner Hauser Yay, and Commissioner Patterson Yay, Commissioner Boone Nay, and Commissioner Alston Nay.

The Motion Passed 5-2.

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

A motion to approve the consent agenda which includes September 16, 2024 minutes (incorporation by reference as if fully set forth herein as Schedule A) BRIC Grant- Bloodrun Pump Station Relocation and Sewer Line Replacement Project (incorporation by reference as if fully set forth herein as Schedule B) Position Name Change for Buildings and Grounds (incorporation by reference as if fully set forth herein as Schedule D) Siler City Chamber Christmas Market and Tree Lighting Street Closure Request (incorporation by reference as if fully set forth herein as Schedule E) was made by Mayor Pro Tem Fadely seconded by Commissioner Brown and unanimously approved.

CLOSED SESSION

A motion to go into closed Session § 143-318.11 (a)(6) at 6:40pm 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 by Mayor Pro Tem Fadely seconded by Commissioner Boone and unanimously approved.

A motion to come out of Closed Session at 6:58pm was made by Mayor Pro Tem Fadely seconded by Commissioner Brown and unanimously approved.

A motion to approve the Town Manager Employment Agreement with Jack Meadows was made by Mayor Pro Tem Fadely seconded by Commissioner Brown and unanimously approved.

Mayor Donald Matthews announced that Jack Meadows is the Town Manager.

Mayor Pro Tem Requested to be excused from the remainder of the meeting, A motion to approve the request by Mayor Pro Tem Fadely to be excused of the remainder of the meeting was made by Commissioner Brown and seconded by Commissioner Boone and unanimously approved.

PUBLIC COMMENT

Jimmy Pugh: Siler City Resident: Mr. Pugh asked the Board of Commissioners for help with the mosquito problem in and around his neighborhood. Commissioner Brown mentioned that a study was completed by NCSU and found that excess pine needles on the property was causing a breeding ground for mosquitos and it was not a Town related issue.

PUBLIC HEARING

Mayor Donald Matthews Closed the Public Hearing concerning System Development Fees that was opened at the May 6, 2024 Board of Commissioners meeting.

OLD BUSINESS

Utility Merger- City of Sanford (TriRiver Water): Town Manager Jack Meadows outlined the timeline of the Utility Merger with the City of Sanford (TriRiver Water). The Town of Siler City entered into an operation and agency agreement (regarding the WWTP expansion and 2023 Appropriations Act) on November 22, 2023. In that agreement, Siler City and Sanford agreed that a utility merger is the most efficient and cost-effective way to provide Utility Services to Siler City's current and future customers. Meadows further explained the Town of Siler City had completed two studies related to water and sewer utilities, the System Development Fee in March 2024 and the Rate Study in August 2024.

A motion to approve the resolution of the Board of Commissioners of the Town of Siler City, North Carolina, Approving an Interlocal Agreement to Merge the Water and Sewer Systems

of the Town of Siler City was made by Commissioner Brown, seconded by Commissioner Boone and unanimously approved.

A motion to approve an Ordinance Adopting Water and Wastewater System Development Fees effective March 1, 2025, was made by Commissioner Boone, seconded by Commissioner Brown and unanimously approved.

A motion approving Fiscal Year 2024/2025 Fee Schedule Amendment to Water Rates Effective March 1, 2025, was made by Commissioner Boone, seconded by Commissioner Bray and unanimously approved.

Town Hall Signage: Assistant Town Manager, Kimberly Pickard provided the Board of Commissioners with the quote, and two options for the design of the message board signage for the Town Hall Courtyard. Commissioner Hauser expressed his concerns over the price of the signage and did not think it was good investment of taxpayer's funds. Commissioner Bray stated that the Board of Commissioners were given pricing of signage at a September meeting and the Board of Commissioners directed Town Staff to move forward with final design and pricing.

*A motion to approve Option B Message Board signage art was made by Commissioner Brown seconded by Commissioner Bray, Commissioner Alston, Commissioner Boone, Commissioner Brown and Commissioner Patterson Yay, Commissioner Alston Nay.
The motion passed 5-1.*

A motion to approve Ordinance Amending the 2024-2025 Fiscal Year Budget 2025.11 Sale of Surplus Property was made by Commissioner Patterson, seconded by Commissioner Brown and unanimously approved.

A motion to approve Ordinance Amending the 2024-2025 Fiscal Year Budget Amending the Budget Ordinance 2025.12 Landrus Siler Paving was made by Commissioner Brown, seconded by Commissioner Hauser and unanimously approved.

A motion to approve Ordinance Amending the 2024-2025 Fiscal Year Budget Amending the Budget Ordinance 2025.13 Key Fobs in Town Hall was made by Commissioner Bray, seconded by Commissioner Brown and unanimously approved.

*A motion to approve 2025.14 Ordinance Amending the 2024-2025 Fiscal Year Budget Amending the Budget Ordinance 2025.14 Town Hall Sign was made by Commissioner Boone seconded by Commissioner Brown, Commissioner Bray, Commissioner Alston, Commissioner Boone, Commissioner Brown and Commissioner Patterson Yay
Commissioner Hauser Nay.
The Motion Passed 5-1.*

NEW BUSINESS

200 North Chatham Ave: Town Manager Jack Meadows discussed with the Board of Commissioners the proposed use of a recent Vacant Building that is now available. Meadows explained that there are several proposed uses of the building, Welcome Center and Town of Siler City offices. Meadows explained that the property is approximately 631 square feet, and that the property owner is in the process of replacing the roof on the property. The estimated expense to the town on a yearly basis which includes, rent payment and Utilities is estimated at \$12,007.20. Meadows asked for a consensus from the Board of Commissioners to move forward with negotiations.

Meadows was given the consensus to move forward with negotiations.

MANAGERS REPORT

Town Manager, Jack Meadows Provided the Board of Commissioners that 3286 water meters have been installed, and that on October 21, 2024, a meet and greet for the Town Manager would be held from 5-6pm in Town Hall prior to the Board of Commissioners Regular Meeting, Meadows also shared the following important dates:

- October 15 (Tuesday) State of Chatham Event
- October 17 (Thursday) Community Forum District 5
- October 21 (Monday) Board of Commissioners Regular Meeting
- October 22 (Tuesday) Downtown Mainstreet Discussion
- October 24 (Thursday) Wastewater Treatment Plant Groundbreaking
- October 25 (Friday) Trunk R' Treat and Friday Night Flicks Bray Park
- October 29 (Tuesday) Affordable Housing Community Grand Opening
- December 1 (Saturday) Christmas Market and Tree Lighting
- December 5 (Thursday) Christmas Parade

GOVERNING BODY COMMENTS

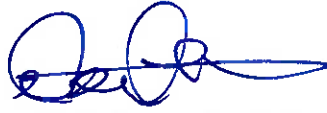
Commissioner Boone congratulated the Police Department with a job well done on National Night Out.

Commissioner Bray requested that something like a Hometown Heroes be done for citizens around Siler City that go the extra mile to help keep the Town clean or any other type of volunteer services be nominated and be recognized.

ADJOURNMENT

With no further business, the Board of Commissioners adjourned at 7:48pm.

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BOARD OF COMMISSIONERS
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Donald Matthews, Mayor

ATTEST:


Briana Avalos, Deputy Town Clerk

