

TOWN OF SILER CITY  
 BOARD OF COMMISSIONERS  
 November 6, 2023 MINUTES  
 PAGE 1 OF 5

**TOWN OF SILER CITY**

The Siler City Board of Commissioners met in Regular Session on **Monday, November 6, 2023**, at 6:30pm in the City Hall Courtroom with Mayor Price presiding. Commissioner Boone gave the invocation with the recitation of the Pledge of Allegiance following. Mayor Pro Tem Haiges recited the Town of Siler City Mission Statement and Commissioner Fadely recited the Town of Siler City Vision Statement.

**ELECTED TOWN OFFICIALS PRESENT:** Albert Alston, Cindy Bray, Norma Boone, Curtis Brown, Lewis Fadely, Bill Haiges, and Thomas "Chip" Price, and James Underwood

**TOWN STAFF PRESENT:** Town Manager Hank Raper, Town Attorney William Morgan, Public Works Director Cal Pettiford, Police Chief Mike Wagner, Jason Boyd, Garrett Kidd, Eric Plata, Erica Vargas, Human Resource Director, Nancy Darden, Planning Director Jennifer Baptiste, Budget Manager Jenifer Johnson, and Town Clerk, Kimberly Pickard.

**AGENDA ADJUSTMENTS/APPROVAL OF AGENDA**

Town Manager Hank Raper requested to remove Section 7.6 ABC Appointment Schedule J (Pages 49-54) as it was a duplicated item and requested to add Section 7.6 Airport Authority Committee as a separate handout.

***A motion to approve the agenda amendments was made by Commissioner Brown, seconded by Commissioner Fadely, and unanimously approved.***

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

**CONSENT AGENDA**

***A motion to approve the consent agenda which included the October 16, 2023 Minutes (Incorporation by reference as if fully set forth herein Schedule A), Potential Sanford Merger Budget Amendment (Incorporation by reference as if fully set forth herein as Schedule B), Interlocal Agreement with Chatham County for Planning Software (Incorporation by reference as if fully set forth herein as Schedule C) was made by Commissioner Fadely, seconded Commissioner Brown, and unanimously approved.***

**PUBLIC COMMENT**

Dean Betts: 510 Benjie Williams Road, Siler City NC 27344- Dean Betts voiced his concerns over only be given three minutes to speak whereas Mayor Price was allowed to rant and rave for over an hour about a four year term of Mayor. Mr. Betts also voiced his concerns over the amount of Wolfsped traffic not allowing him to exit his driveway.

Lee Lambert: 51 Fallenwood Court Chapel Hill NC 27516: Mr. Lambert wanted the Board of Commissioners as well as the audience to know that his stepdaughter was a horseback 4H champion.

Hardick Raval: Wanted the Board of Commissioners to know why he was hoping to be nominated to the Airport Advisory Committee.

**PUBLIC HEARING**

Proposed Charter Amendment Ordinance of Mayor's term expansion from a two-year term to a four-year term.

Mayor Price opened the Public Hearing at 6:44pm

No Speakers were present at the Public Hearing.

Prepared by Kimberly D Pickard, Town Clerk

TOWN OF SILER CITY  
BOARD OF COMMISSIONERS  
November 6, 2023 MINUTES  
PAGE 2 OF 5

Mayor Price closed the Public Hearing at 6:50pm

**OLD BUSINESS**

Parks & Recreation Committee Appointment. Town Manager Hank Raper discussed the Parks & Recreation Committee, and it is composed of five members from within and around the Siler City Community. Raper also explained the committee has two vacant positions and there has been one applicant Chad Morgan.

***A motion to appoint Chad Morgan for the first term to the Siler City Parks & Recreation Committee with an expiration of June 30, 2026 was made by Commissioner Fadely, seconded by Commissioner Boone and unanimously approved.***

ABC Board Appointment. Town Manager Hank Raper stated that the ABC Board shall consist of three (3) members appointed by the mayor with the approval of the majority of the Board of Commissioners for three-year staggered terms, as provided in G.S. 18B-700. On June 30, 2023, Margaret Martins term expired, and she was not eligible for an additional term.

The Siler City ABC Board has one vacancy for one (1) with no residential requirements as on July 1, 2023. The following individuals have shown interest in serving:

John M. "Mickey" Pore 1025 Cliftwood Drive, Siler City NC  
Christie D. Brown 2020 Staley Snow Camp Rd, Siler City NC

Commissioner Brown asked to be excused from voting.

***A motion to excuse Commissioner Brown from voting was made by Commissioner Fadely, seconded by Commissioner Brown, and unanimously approved.***

***A motion to appoint John M. Mickey Pore for the first term to the Siler City ABC Board with the expiration of June 30, 2026, was made by Commissioner Fadely, seconded by Commissioner Boone and unanimously approved.***

Downtown Advisory Appointment. Town Manager Hank Raper stated that on June 30, 2023 Denis de St. Aubin Jr's second term as a member of the Downtown Advisory Committee expired and he is not eligible to serve again at this time. Tim Booras resigned from his position on the on August 1, 2023, Bill Horner resigned from his position on June 6, 2023, and John Farnsworth resigned from his position on August 30, 2023.

The Downtown advisory committee is composed of five members from within and around the Siler City Community. The Siler City Downtown Advisory Committee will have a vacancy for one (1) with no residential requirements as of July 1, 2023. The following individuals have shown interest in serving:

Christy D. Brown 2020 Staley Snow Camp Rd Siler City, NC 27344  
Richard Szary 462 Harold Hart Rd. Siler City, NC 27344

Commissioner Brown asked to be excused from voting.

TOWN OF SILER CITY  
 BOARD OF COMMISSIONERS  
 November 6, 2023 MINUTES  
 PAGE 3 OF 5

***A motion to excuse Commissioner Brown from voting was made by Commissioner Fadely, seconded by Commissioner Alston and unanimously approved.***

***A motion to appoint Christy Brown to the Downtown Advisory Committee was made by Commissioner Fadely, seconded by Commissioner Boone and unanimously approved.***

Immigrant Advisory Committee: Town Manager Hank Raper stated that on June 30, 2023, Norma Hernandez, and Carlos Simpson's first term expired, both Hernandez and Simpson were eligible for second terms, but were not willing to serve. The members of the Immigrant Advisory Committee shall be appointed by the mayor with the approval of the Board of Commissioners. The Immigrant Advisory Board shall consist of five (5) members appointed for three -year staggered terms. There is one vacant position and the following people have shown interest in serving:

Aylin Sotelo 1200 N. Hampton Street, Siler City NC 27344

***A motion to appoint Aylin Sotelo to the Immigrant Advisory Committee to the first full term which will expire on June 30, 2026 was made by Mayor Pro Tem Haiges, seconded by Commissioner Fadely and unanimously approved.***

Planning Board Appointment: Town Manager Hank Raper discussed the Planning Board which consists of Seven (7) members, four (4) of whom must reside in the city limits and three (3) who reside within the town's extraterritorial jurisdiction. On May 18, 2023, City member Justin Bridges vacated his seat due to moving out of the city limits leaving a city Vacancy open. Garrett Franks moved out of the city limits and his vacated seat was replaced by Freddie Blakely, City Limits alternate.

On June 30, 2023, Darrell Andres term expires. Andrews is eligible for a third term, which will expire on June 30, 2026, and he is willing to serve. On June 30, 2023, Travis Pattersons term expired, Patterson is eligible for first term which will expire on June 30, 2026, and is willing to serve and on June 30, 2023, Freddie Blakely's term expired, Blakely is eligible for first term which will expires on June 30, 2026 and Blakely is not willing to serve.

Two City Limit positions will be vacant, and one city limit alternate will be vacant, and the following individuals have shown interest in serving:

Rayetta Darlene Fox 411 East Raleigh Street, Siler City NC

***A motion to appoint Rayetta Darlene Fox as the City Limits Member to the Planning board for a three year term which will expire on June 30, 2026, Reappoint Darrell Andrews as a ETJ member to the Planning Board for a third term which will expire on June 30, 2026 and reappoint Travis Patterson as City Limits Member for a first term which will expire on June 30 2026 was made by Commissioner Fadely, seconded by Commissioner Boone and unanimously approved.***

Airport Advisory Committee: Town Manager Hank Raper stated that on June 30, 2023 Barry Hines second term expired and he is not eligible for another term at this time. There are two vacant positions and the following people have shown interest in serving:

Melton Hardy-Powell 731 Wellaway Lane Siler City NC 27344

Hardick Raval, 2729 Willow Rock Lane, Apex NC 27523

Paul Harding Sr. 1767 Loan Bridge Rd, Liberty NC 27298

Prepared by Kimberly D Pickard, Town Clerk

TOWN OF SILER CITY  
BOARD OF COMMISSIONERS  
November 6, 2023 MINUTES  
PAGE 4 OF 5

***A motion to appoint Hardick Raval and Paul Harding Sr to the Airport Advisory Committee was made by Commissioner Fadely, seconded by Mayor Pro Tem Haiges and unanimously approved.***

#### **NEW BUSINESS**

Community Development Director Jack Meadows discussed the Portion of West 5<sup>th</sup> street's withdrawal from dedication request by Bhavani Kalidindi, LLC owner of Parcel 15712 who is seeking to withdraw from dedication a portion of W. 5<sup>th</sup> St. Meadows, confirmed the request is being made pursuant to NCGS § 136-96 and § 136-66.2 by requesting the Town Board to adopt a resolution that the street:

1. Is not part of the Town's thoroughfare plan;
2. Has not actually been opened and used by the public within 15 years; and
3. Is conclusively presumed to have been abandoned by the public for the purposes for which same shall have been dedicated.

Meadows confirmed to the Town Board that W. 5<sup>th</sup> Street is not designated as a minor or major thoroughfare per the Town's adopted thoroughfare plan. The subject street portion is not built in accordance with required public street standards nor maintained by the Town.

***A motion to adopt a resolution to withdraw from dedication a portion of W. 5<sup>th</sup> street was made by Commissioner Brown, seconded by Commissioner Fadely and unanimously approved.***

#### **MANAGER'S REPORT**

Town Manager Hank Raper shared the audit update email from Finance Director, John O'Keefe and shared the Siler City Fire Department's 100<sup>th</sup> Anniversary flyer which details the event, the celebration will be held on Saturday, November 18, 2023.

#### **GOVERNING BODY COMMENTS**

Commissioner Brown asked when the Siler City Christmas Parade was scheduled, Christy Brown a member of the audience replied December 7, 2023, at 7:00pm.

Commissioner Brown asked about the Loose-Leaf Pickup, Public Works Director, Cal Pettiford responded that pick up began on October 31, 2023.

Commissioner Bray asked that all be mindful of how you wash cars and water your lawns during the voluntary water restrictions because people are watching.

TOWN OF SILER CITY  
 BOARD OF COMMISSIONERS  
 November 6, 2023 MINUTES  
 PAGE 5 OF 5

**CLOSED SESSION**

*A motion to go into Closed Session § 143-318.11 (a)(3) § 143-318.11 (a)(3) To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged. General policy matters may not be discussed in a closed session and nothing herein shall be construed to permit a public body to close a meeting that otherwise would be open merely because an attorney employed or retained by the public body is a participant. The public body may consider and give instructions to an attorney concerning the handling or settlement of a claim, judicial action, mediation, arbitration, or administrative procedure. If the public body has approved or considered a settlement, other than a malpractice settlement by or on behalf of a hospital, in closed session, the terms of that settlement shall be reported to the public body and entered into its minutes as soon as possible within a reasonable time after the settlement is concluded at 7:58pm was made by Mayor Pro Tem Haiges, seconded by Commissioner Underwood, and unanimously approved.*

*A motion to come out of closed session at 8:19pm was made by Commissioner Fadely, seconded by Commissioner Brown, and unanimously approved.*


Town Attorney William Morgan and Community Development Director Jack Meadows discussed the different civil penalties, and how they are assessed to properties and asked for direction from the Board of Commissioners to ensure that they wanted to continue with the process that was in place. The current process involves attorney William Morgan negotiating any amounts up to \$10,000.00 in the event any penalties exceed that set amount, the Board of Commissioners will determine on a case-by-case basis on the next steps, Attorney William Morgan will take.

**ADJOURNMENT**

With no further business the Board of Commissioners adjourned at 8:49pm.

  
 Thomas K. Price, III, Mayor

ATTEST:

  
 Kimberly D. Pickard, Town Clerk

