

TOWN OF SILER CITY

The Siler City Board of Commissioners met in Regular Session on **Monday, December 21, 2015** at 7:00pm in City Hall Courtroom with Mayor John Grimes presiding. Mayor Grimes gave the invocation with the recitation of the Pledge of Allegiance following.

ELECTED TOWN OFFICIALS PRESENT: Cindy Bray, Larry Cheek, Mike Constantino, Lewis Fadely, John Grimes, Bill Haiges, Thomas "Chip" Price and Tony Siler.

TOWN STAFF PRESENT: Town Manager Bryan Thompson, Town Attorney William Morgan, Planning Director Jack Meadows, Police Chief Gary Tyson, Parks and Recreation Director Jessica Puckett, Finance Director Tammy Speicher, Fire Chief Scott Murphy, and Town Clerk Jenifer Everage.

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

Thompson asked to add Closed Session 143-318.11(a)(6) 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 before Old Business.

A motion to approve the agenda with the addition was made by Commissioner Siler, seconded by Commissioner Haiges and unanimously approved.

CONSENT

A motion to approve the consent agenda which includes November 16, 2015 Minutes (Incorporation by reference as if fully set forth herein Schedule A), December 7, 2015 Minutes (Incorporation by reference as if fully set forth herein Schedule B), December 10, 2015 Special Session Minutes (Incorporation by reference as if fully set forth herein Schedule C), Airport Budget Amendment 2016.7 (Incorporation by reference as if fully set forth herein Schedule D) was made by Commissioner Siler, seconded by Commissioner Constantino and unanimously approved.

PRESENTATIONS

Lance Craig with Dixon, Hughes, Goodman LLP shared the 2014/2015 Audit Report and Finance Statements.

PUBLIC COMMENT

None

PUBLIC HEARING

Rezoning Request

Mayor Grimes open the public hearing for Mellott Trucking & Supply Co., Inc requests to rezone ~29.87 acres from Residential-10-Conditional Use (R-10-C) to Agricultural-Residential (A-R). The subject property is located off of Ponderosa Road and is further identified as tax parcel # 14437 at 7:23pm. (Incorporation by reference as if fully set forth herein Schedule G)

Meadows shared the following with the Board of Commissioners:

1. The subject property is owned by Mellott Trucking & Supply Co
2. located outside the Town's Corporate Limits;
3. located within the Duke Energy Progress electric service districts; and
4. not located within a special flood hazard area.

Meadows shared the size of tract:

Subject Tract is 29.87 acres:

1 property owner

1 tax parcel

Size of surrounding tracts = Average of 5.8 acres

Meadows shared the Compatibility with Existing Comprehensive Plan: The Land Development Plan recommends:

1. Mixed use and general residential development for the subject property
2. Mixed use development goals, objectives, and strategies:
 - a. Provide adequate public facilities and services for designated growth areas.
 - b. Designate areas of the Town's planning jurisdiction as growth areas and give priority to utility extensions in those areas.
 - c. Guide new growth to designated future mixed-use development areas by making public utility extensions into those areas a top priority. The following uses are encouraged in this area: appropriate for multi-family and higher density residential with supporting service uses. If additional interchange is proposed for US 421, area may support more types of uses.
 - d. Encourage planned, mixed-use development instead of incremental, small lot development.
 - e. This designation has been applied to areas potentially suitable for a variety of office, retail, high density residential or light industrial land uses, where no dominant land use type has emerged. Public utilities may not be currently available, but extensions are technically feasible over the time horizon of the plan.
3. General residential goals, objectives, and strategies:
 - a. Promote the development of high quality housing in varying types and costs to meet the demands of all income levels and age groups.
 - b. Maintain the integrity of existing neighborhoods.
 - c. Promote walkable interconnected neighborhoods.
 - d. Permit multi-family residential development at a moderate density with good access to larger thoroughfares.
 - e. Encourage the continual development of affordable housing on individual lots.

- f. The major residential growth is expected in the southwestern and western portions of the planning region. These areas should be preserved for residential use and the extension of public water and sewer to these areas should be a top priority.
- g. It is recommended that higher residential densities be restricted to areas in which sufficient public water and sewer service is available.
- h. Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.
- i. Single-family residential density is recommended to be at a density of between 2 and 4 units per acre in the general residential category.
- j. Multi-family residential density is recommended to be no more than 6 units per acre.
- k. Preserve the existing density and scale of development in established residential neighborhoods by excluding the introduction of intensive, non-residential land uses into such neighborhoods and by avoiding the rezoning of established residential areas to a higher density.
- l. Encourage in-fill development in established residential areas. New development should meet yard and dimensional standards of the existing zone as closely as possible.
- m. Preserve the existing housing stock by vigorously enforcing the minimum housing code and providing financial assistance to rehabilitate and stabilize deteriorating housing. Prevent the conversion of residences to other land uses unless such conversion will assist in stabilizing the larger residential neighborhood or unless such conversion will preserve the unique quality or architectural significance of residences.
- n. Require that as a condition of receiving public water and/or sewer service, all new residential developments be incorporated into the Town limits.
- o. Develop a manufactured housing zoning district for manufactured housing parks with appropriate design standards.
- p. Develop a local street plan to ensure adequate street planning and internal circulation in all developing residential areas.
- q. Revise zoning and subdivision ordinance standards to promote interconnectivity of neighborhoods and use of sidewalks.
- r. Promote cluster development with usable open space and amenities.
- s. These areas are suitable for general residential development at densities supported by public utilities.

The property is served by town water and sewer. Property has approximately 60' of road frontage along Pondarosa Rd. Pondarosa Rd. is a two lane road maintained by the State with a speed limit of 55 mph.

Meadows shared the impact on landowners, immediate neighbors, and surrounding community:
The R-10-C zoning has expired. The proposed use was a 75 lot single family residential subdivision. The proposed A-R zoning allows a list of uses that range from residential to agricultural (see attached list).

Meadows shared the relationship of uses:

1. Current use of subject property is vacant.
2. Surrounding land uses include; single family residential, vacant, child day care, manufacturing, and US 421.
3. Surrounded by A-R zoning.

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Meadows shared the Planning Board recommendations from the December 14, 2015 meeting:

1. The amendment is consistent with the adopted LDP and any other officially adopted plan because the LDP recommends:
 - a. Mixed use and general residential development for the subject property
 - b. Mixed use development goals, objectives, and strategies:
 - i. Provide adequate public facilities and services for designated growth areas.
 - ii. Designate areas of the Town's planning jurisdiction as growth areas and give priority to utility extensions in those areas.
 - iii. Guide new growth to designated future mixed-use development areas by making public utility extensions into those areas a top priority. The following uses are encouraged in this area: appropriate for multi-family and higher density residential with supporting service uses. If additional interchange is proposed for US 421, area may support more types of uses.
 - iv. Encourage planned, mixed-use development instead of incremental, small lot development.
 - v. This designation has been applied to areas potentially suitable for a variety of office, retail, high density residential or light industrial land uses, where no dominant land use type has emerged. Public utilities may not be currently available, but extensions are technically feasible over the time horizon of the plan.
2. Approve the amendment:
 - a. Because of changed or changing conditions in a particular neighborhood or community as a whole.

Meadows stated that the Board shall consider the entire range of permitted, special, and conditional uses for the existing and proposed zoning district as listed in the Table of Uses.

Meadows stated that the Board of Commissioner may take the following action:

1. Hold public hearing in order to receive comments, testimony, and exhibits pertaining to the amendment.
2. See rezoning worksheet for decision or table request:
 - a. Adopt Plan Consistency Statement;
 - b. Adopt Reasonable and in the Public Interest Statement; and
 - a. Approve or deny request.

The following spoke during the public hearing:

Elizabeth Moffitt, 100 Pond Road, Siler City

Sonia Sutton, 1500 Pond Road, Siler City

David Brooks, 1414 Raleigh Road, Chapel Hill

Mayor Grimes closed the public hearing at 7:40pm.

A motion that map amendment for Mellott Trucking & Supply Co., Inc requests to rezone ~29.87 acres from Residential-10-Conditional Use (R-10-C) to Agricultural-Residential (A-R), the subject property is located off of Ponderosa Road and is further identified as tax parcel # 14437 is consistent with the adopted Land Development Plan and any other officially adopted plan because other parcels in the area are Agricultural-Residential (A-R) was made by Commissioner Price, seconded by Commissioner Constantino and unanimously approved.

Prepared by: Jenifer J Everage, Town Clerk

A motion that the map amendment Mellott Trucking & Supply Co., Inc requests to rezone ~29.87 acres from Residential-10-Conditional Use (R-10-C) to Agricultural-Residential (A-R), the subject property is located off of Ponderosa Road and is further identified as tax parcel # 14437 is reasonable and in the public interest because of changing conditions in a particular neighborhood and its consistent with the other parcels in the area was made by Commissioner Fadely, seconded by Commissioner Haiges and unanimously approved.

A motion to approve the map amendment for Mellott Trucking & Supply Co., Inc requests to rezone ~29.87 acres from Residential-10-Conditional Use (R-10-C) to Agricultural-Residential (A-R), the subject property is located off of Ponderosa Road and is further identified as tax parcel # 14437 because of the changed or changing conditions in a particular neighborhood or community as a whole was made by Commissioner Haiges, seconded by Commissioner Fadely and unanimously approved.

UDO Text Amendments

Mayor Grimes open the public hearing for proposes text amendments to §136 Definition (stockyard/livestock auction sale, motor vehicle towing) §139 Permissible Uses and Specific Exclusions (stockyard), §147 Table of Permissible Uses (stockyard/livestock auction sales, motor vehicle towing), §154 Motor vehicle towing, §274 Special provisions for certain signs (restaurant menu boards), §279 Parking requirements (sales low volume traffic, bowling alleys, indoor athletic facilities, pool halls) at 7:45pm. (Incorporation by reference as if fully set forth herein Schedule H)

Meadows stated the proposed amendments were shared with staff during various discussions. Meadows shared the draft ordinance amending Article 10, 11, 17, and 18.

Meadows shared the Land Development Plan recommends:

1. Modifying the development ordinances to be more user friendly where possible.
2. Visually define the downtown area through unified signage and landmarks.
3. Improve the appearance of commercial properties abutting major thoroughfares by providing landscaping to buffer parking lots and service areas and by controlling signs.
4. Develop flexible zoning standards which accommodate the wide variety of land uses in the CBD which will assist in the adaptive reuse of buildings as well as insure quality development through landscaping, lighting, parking, and signage standards.
5. Develop specific zoning standards for those properties abutting major highway corridors which would place more stringent controls on building setback and height, vehicular access, sign size and location, and buffering of parking and service areas.
6. Preserve the general character and intensity of the central business district by excluding land uses which require large amounts of outdoor use areas, allowing residential and mixed-use developments, and permitting common and shared off-street parking.
7. Improve the aesthetics of general commercial areas by adopting zoning regulations governing landscaping and buffering in parking and service areas.

Meadows shared the Planning Board recommendations from the December 14, 2015 meeting:

1. The amendment is consistent with the adopted LDP and any other officially adopted plan because the LDP recommends:
 - a. Modifying the development ordinances to be more user friendly where possible.
 - b. Visually define the downtown area through unified signage and landmarks.

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- c. Improve the appearance of commercial properties abutting major thoroughfares by providing landscaping to buffer parking lots and service areas and by controlling signs.
 - d. Develop flexible zoning standards which accommodate the wide variety of land uses in the CBD which will assist in the adaptive reuse of buildings as well as insure quality development through landscaping, lighting, parking, and signage standards.
 - e. Develop specific zoning standards for those properties abutting major highway corridors which would place more stringent controls on building setback and height, vehicular access, sign size and location, and buffering of parking and service areas.
 - f. Preserve the general character and intensity of the central business district by excluding land uses which require large amounts of outdoor use areas, allowing residential and mixed-use developments, and permitting common and shared off-street parking.
 - g. Improve the aesthetics of general commercial areas by adopting zoning regulations governing landscaping and buffering in parking and service areas.
2. Approve the amendment:
- a. Because of changed or changing conditions in a particular neighborhood or community as a whole.

Meadows stated that the board may take the following action:

1. Hold public hearing in order to receive comments, testimony, and exhibits pertaining to the amendment.
2. See worksheet for decision or table request:
 - a. Adopt Plan Consistency Statement
 - b. Adopt Reasonable and in the Public Interest Statement
 - c. Approve or deny request

Mayor Grimes closed the public hearing at 8:00pm.

A motion that the text amendment for proposes text amendments to §136 Definition (stockyard/livestock auction sale, motor vehicle towing) §139 Permissible Uses and Specific Exclusions (stockyard), §147 Table of Permissible Uses (stockyard/livestock auction sales, motor vehicle towing), §154 Motor vehicle towing, §274 Special provisions for certain signs (restaurant menu boards), §279 Parking requirements (sales low volume traffic, bowling alleys, indoor athletic facilities, pool halls) is consistent with the adopted Land Development Plan and any other officially adopted plan because the modification makes it more user friendly was made by Commissioner Fadely, seconded by Commissioner Price and unanimously approved.

A motion that the text amendment for proposes text amendments to §136 Definition (stockyard/livestock auction sale, motor vehicle towing) §139 Permissible Uses and Specific Exclusions (stockyard), §147 Table of Permissible Uses (stockyard/livestock auction sales, motor vehicle towing), §154 Motor vehicle towing, §274 Special provisions for certain signs (restaurant menu boards), §279 Parking requirements (sales low volume traffic, bowling alleys, indoor athletic facilities, pool halls) is reasonable and in the public interest because it meets the requirements and is more business friendly was made by Mayor Pro Tem Cheek, seconded by Commissioner Price and unanimously approved.

A motion to approve the text amendment for proposes text amendments to §136 Definition (stockyard/livestock auction sale, motor vehicle towing) §139 Permissible Uses and Specific Exclusions (stockyard), §147 Table of Permissible Uses (stockyard/livestock auction sales, motor vehicle towing), §154 Motor vehicle towing, §274 Special provisions for certain signs (restaurant menu boards), §279 Parking requirements (sales low volume traffic, bowling alleys, indoor athletic facilities, pool halls) is reasonable and in the public interest to promote and forward the purposes of the adopted Siler City Land Development Plan was made by Commissioner Haiges, seconded by Commissioner Fadely and unanimously approved.

CLOSED SESSION

At 8:07PM, a motion to go into Closed Session 143-318.11(a)(6) 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 Cheek, seconded by Commissioner Siler and unanimously approved.

Mayor Grimes asked everyone but the Town Attorney and Finance Director Tammy Speicher to leave the room.

The Board of Commissioners came out of closed session.

OLD BUSINESS

Pay Study

Thompson stated during its special meeting on December 10, 2015, the Board of Commissioners received a presentation from Springsted representative Joel Davis. The presentation offered an overview of the pay and classification analysis, its methodology and findings. Lastly, a number of recommendations were presented to the Board in consideration of the study's findings. When presented with the various recommendations for the implementation of the pay study, the Board, by consensus, directed Staff to prepare and present to the Board a financial feasibility outlook for Option 3. Included in its direction to Staff, the Board requested Staff to devise alternative implementation strategies which may include multi-year phasing and modifications to Option 3 that would enable an implementation plan that is feasible and fiscally responsible. (Incorporation by reference as if fully set forth herein Schedule I).

Thompson stated that he and Finance Director, Tammy Speicher, have developed several alternative implementation strategies, including multi-year phasing and Option 3 modifications that seek to achieve short and long-term feasibility and fiscal responsibility.

The Board of Commissioners discussed the pay study and reviewed the analysis provided by Thompson and Speicher and asked them to bring back additional information at the next meeting.

NEW BUSINESS**Amusement License**

Meadows stated that Hany M. Shreef obtained special use permit approval to operate a game room/arcade at 210 E. 11th St. from the Board of Adjustment on November 9, 2015. (Incorporation by reference as if fully set forth herein Schedule J)

Meadows shared the subject property:

1. owned by Neerja Rai and Ranjana Devi;
2. 0.94 acre
3. zoned Highway-Commercial (H-C);
4. currently vacant/commercial (former bowling alley).
5. surrounded by the following land uses; single family residential, gas sales, restaurant, retail sales, auto part salvage, and vacant
6. located inside the Corporate Limits;
7. served by Town water and sewer.
8. 220 feet of road frontage along E. 11th St (150' right-of-way, 5-lane street maintained by the State with a speed limit of 45 mph, 14,000 average daily trips)
9. 30 feet of frontage along N. 3rd Ave. (30' right-of-way, 2-lane street maintained by the Town with a speed limit of 35 mph)
10. located within Siler City fire district;
11. located within Duke Energy Progress electric service district; and
12. not located within a special flood hazard area.

Meadows stated that an existing commercial building containing 11,085 square feet is located on the property. Hours of operation are Sunday – Thursday 10am-9pm and Friday - Saturday 10am-10pm. The total cost of construction and investment is estimated at \$150,000. The business will employ 8 persons. Types of activities will include:

- 20-25 video games
- 6-8 other activity games
- Child and family friendly games such as pinball, Pac-man, Let's make a deal, video hunting, karate, racing, dance off, pick-a-prize, table hockey, skee ball, and hoop shoot.
- Those similar to a Chuck-E-Cheese or Planet Fun.
- No pool tables, gaming systems, lotteries, sweepstakes, or other outlawed/prohibited games will be onsite.

Items for sale will include magic planet t-shirts, prizes for tickets won, candy, popcorn, ice cream, nachos, cold beverages (no alcohol), pizza slices, premade sandwiches.

Meadows stated that a type C screen will be installed along the north boundary adjoining the US 64. No landscaping is proposed along the other 3 property boundary lines. Garbage carts will be requested to collect garbage (no screen proposed). The parking lot and walkways will be lighted with high pressure sodium lights provided by Duke Energy Progress for patron safety and security.

Meadows stated that the facility is designed to accommodate when fully utilized less than 100 persons. Thirty-nine parking spaces are proposed including 2 handicap spaces. The driveway aprons and vehicle accommodation areas are paved. Drive isle shall be a minimum of 24' in width. Sight distance will be maintained at all driveways.

Meadows stated that the Board may take the following action:

Consider requesting an investigation to be made under the direction of the manager regarding the compliance of the proposed arcade and the operator with all laws applicable to the operation the game room, whether state or local.

A motion to request the Town Manager to investigate the compliance of the proposed arcade and the operator with all laws applicable to the operation the game room, whether state or local was made by Commissioner Fadely , seconded by Commissioner Bray and unanimously approved.

Conditional Use Rezoning Extension

Meadows stated on May 19, 2008, the Town Board of Commissioners granted a conditional use rezoning for a seven (7) lot duplex subdivision on Dogwood Avenue (Dogwood Downs). (Incorporation by reference as if fully set forth herein Schedule K). The owner has received a total of eight (8) years of extensions:

- Four (4) years (2008-2011) from the State of North Carolina;
- Two (2) years per the UDO; and
- Two (2) years from the Town Board.

Meadows stated that Town staff received a request for an extension on December 7, 2015 (attached).The conditional use rezoning expiration date is December 31, 2015.

Meadows stated that the Town Board may grant successive extensions of up to twelve (12) months without resorting to the formal process and fees required for a new conditional use rezoning. However, the Town Board must conclude that:

- (i) the permit has not yet expired;
- (ii) the permit recipient has proceeded with due diligence and in good faith; and
- (iii) conditions have not changed so substantially as to warrant a new application.

Meadows stated that Staff recommends the following condition of extension:

1. Submit six (6) month progress report per approved CUR condition.
2. The development must meet all current requirements of the Town's Unified Development Ordinance.

Meadows stated if the Town Board grants this extension, and work is not continued, then the new expiration date shall be December 31, 2016.

Meadows stated that the Board may take the following action:

Consider the request for a twelve (12) month extension with conditions.

A motion to approve the extension for a Conditional Use Rezoning for Dogwood Avenue for a seven lot duplex subdivision Dogwood Downs for twelve months, expiring on December 31, 2016 was made by Mayor Pro Cheek, seconded by Commissioner Price and unanimously approved.

Climate Change Committee

Thompson shared the following request from Chatham County Manager Renee Paschal (Incorporation by reference as if fully set forth herein Schedule L): The Chatham County Board of Commissioners has formed a new Climate Change Advisory Committee, which will include a seat for someone representing

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your town. The Town Board could opt to have that be someone they appoint or they might decide to let you send a relevant staff person. There was no specific direction on how this position should be filled.

For your information, this committee has the following mission and duties:

Mission of the Climate Change Committee: The purpose of the Committee will be to make recommendations to the Board of Commissioners and others regarding likely climate change impacts in Chatham County and ways to adapt to and mitigate these impacts, including (a) reducing emissions of greenhouse gases (primarily CO₂) with related improvements in air quality, (b) promoting the use of renewable energy, (c) promoting carbon neutral/green building standards for new and existing buildings both public and private and (d) encouraging resilient conservation-oriented land uses and both residential and commercial land development standards that foster climate change mitigation and adaptation.

Initial Committee Activities:

A key focus of the Committee will be to make recommendations to the County about ways to: (1) reduce emissions of greenhouse gases (primarily CO₂), (2) adapt to climate changes and (3) promote educational activities that support both. Initial Committee projects and activities that have been identified include:

- Study carbon-neutral policies that have been considered and/or adopted by other local jurisdictions and businesses; --Identify the sources of energy that are now used in Chatham County; --Make recommendations to the County regarding use of the LEED building standards; --Make recommendations to the County regarding the sources of renewable energy that could be used to support County and other buildings; --Make recommendations to the County regarding energy efficiency of County-owned and other buildings and vehicles;
- Make recommendations to the County regarding possible amendments to the zoning and subdivision ordinances and building codes to improve the efficiency of residential buildings and the conservation qualities of housing developments;
- Make recommendations to the County regarding ordinance and regulatory amendments to encourage maintenance of timberland generally, greater use of trees in commercial and residential developments and discouragement of deforestation practices; --Make recommendations to foster agricultural practices that avoid unnecessary contributions to climate change; --Make recommendations to the County regarding education of the public on issues related to climate change.

There will be a total of 11 members, including the two members that will represent Siler City and Pittsboro. The county will be advertising soon for the other nine member openings and likely will make at least some appointments in December.

Thompson stated that Mayor Grimes is requesting the appointment of Ronald Dameron, 1108 US 64 West in Siler City.

A motion to appoint Ronald Dameron to the Chatham County Climate Change Advisory Committee was made by Commissioner Fadely, seconded by Commissioner Price and unanimously approved.

BOARD COMMENTS

Commissioner Constantino asked about the CIP Nursing School and the County Commissioners are considering building a new building in North Chatham. Why is it not being considered for Siler City at the CCCC Campus. And he would like to not meet on the same night as the county so we can go to the meetings.

A motion to ask the Town Manager to write a letter and express concerns to the county and CCCC concerning the location of the new nursing school was made by Mayor Pro Tem Cheek, seconded by Commissioner Haiges and unanimously approved.


CLOSED SESSION

A motion to go into Closed Session 143-318.11 a) 5) To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; or (ii) the amount of compensation and other material terms of an employment contract or proposed employment contract was made by Commissioner Haiges at 9:42pm, seconded by Mayor Pro Tem Cheek and unanimously approved.

A motion to come out of closed session was made by Commissioner Fadely, seconded by Mayor Pro Tem Cheek and unanimously approved.

ADJOURNMENT

With no further business the Board of Commissioners adjourned at 9:57 pm.



John F Grimes, Mayor

ATTEST:



Jenifer J Everage, Town Clerk

