

TOWN OF SILER CITY

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

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

ELECTED TOWN OFFICIALS ABSENT: Lewis Fadely

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

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

Manager Thompson requested the addition of a Consent Agenda, move 2016 Fire Department Officers from New Business to the Consent Agenda, and Environmental Enhancement Grant Update under Old Business.

A motion to approve the agenda with additions was made by Mayor Pro Tem Cheek, seconded by Commissioner Price and unanimously approved.

CONSENT AGENDA

A motion to approve the consent agenda which includes the 2016 Fire Department Officers (Incorporated by reference as if fully set forth herein Schedule N) was made by Commissioner Haiges, seconded by Mayor Pro Tem Cheek and unanimously approved.

ORGANIZATIONAL ITEMS

Thompson shared the following organizational items (Incorporated by reference as if fully set forth herein Schedule A) with the Board of Commissioners.

Oath of Office

District Court Judge Joseph M Buckner administered the oath of office for the following newly re-elected officials: John F Grimes – Mayor, Thomas "Chip" Price – At-Large Commissioner, Larry Cheek – District 2 Commissioner, Michael F Constantino – District 3 Commissioner, Bill Haiges – District 4 Commissioner. (Incorporated by reference as if fully set forth herein Schedule B)

Elect Mayor Pro Tem

Mayor Grimes asked for nominations for Mayor Pro Tem. (Incorporated by reference as if fully set forth herein Schedule C)

A motion to nominate Larry Cheek as Mayor Pro Tem was made by Commissioner Siler, seconded by Commissioner Bray and unanimously approved.

Calendars

Thompson shared the 2016 Town of Siler City Calendars which included the following: Board of Commissioners Regular Meetings, Board of Commissioner Budget Meetings, Planning Board Meetings, Airport Authority Meetings, and the Holiday Schedule (Incorporated by reference as if fully set forth herein Schedule D) with the Board of Commissioners.

A motion to approve the 2016 Town of Siler City Calendars was made by Mayor Pro Tem Cheek, seconded by Commissioner Price and unanimously approved.

Ethics Training

Thompson stated that North Carolina law requires the governing boards of cities, counties, local boards of education, unified governments, sanitary districts, and consolidated city-counties to adopt local codes of ethics, and requires the members of these boards to receive ethics training after each election or re-election to office. (Incorporated by reference as if fully set forth herein Schedule E) Thompson stated that the Board of Commissioner may attend the NC School of Government Ethics for Local Elected Officials Live and On Demand Webinar on Wednesday, May 18, 2016 - 10:00am to 12:00noon. Thompson stated if any newly elected officials can't make this date; please let the Town Clerk know.

Legislative Agenda

Thompson shared the Legislative Agenda completed by the North Carolina League of Municipalities (Incorporated by reference as if fully set forth herein Schedule F). Thompson stated this was an informational item and no action is required.

Triangle J Council of Governments Board Appointments

Thompson stated that Triangle J Council of Governments (TJCOG) is requesting the confirmation/appointment of your Delegate and Alternate Delegate to the TJCOG Board. Thompson shared a memo outlining this request along with a tip sheet for appointing delegates and alternates, meeting dates for 2016, and the current TJCOG Board of Delegates roster. (Incorporated by reference as if fully set forth herein Schedule G) Thompson stated the current delegate is Commissioner Fadely and the alternate delegate is Commissioner Haiges.

A motion to appoint Commissioner Fadely as Delegate and Commissioner Haiges as Alternate Delegate to the Triangle J Council of Governments Board was made by Mayor Pro Tem Cheek seconded by Commissioner Bray and unanimously approved.

PRESENTATIONS

Waste Management – Recycling – Chip Dodd

Chip Dodd, representative of the Town of Siler City's solid waste collection and disposal contractor Waste Management shared information with the Board of Commissioners concerning difficulties that Waste Management is having with contaminated recycling content in Siler City. (Incorporated by reference as if fully set forth herein Schedule H) Such contamination includes food waste, banned items, plastic bags, as well as recycled items being contained in plastic bags and garbage bags. Dodd has met with Terry Green, Public Works and Utilities Direct and Bryan Thompson, Town Manager, to discuss this issue. Dodd stated that this issue is pervasive and not isolated to Siler City. However, the intensity of this problem is pronounced in Siler City relative to other service areas. Dodd is working with the Town to engineer an education campaign to draw greater attention to the appropriate materials and methods for the disposal of recycling waste. It is the hopes of Waste Management and the Town, that this effort will have a positive impact in reducing the amount of contamination. In addition, Dodd has informed Green and Thompson that contaminated recycling loads have been rejected by recycling locations, requiring such loads to be rerouted to the landfill for disposal. These instances have resulted in additional costs. Waste Management has instructed Green and Thompson that future costs for contaminated loads will be billed to the Town. Thompson stated that no action is required by the Board of Commissioners.

OLD BUSINESS

Lower Reservoir Refinancing

Speicher shared the following documents with the Board of Commissioners: Board Resolution to approve 2016 Installment Financing, Draft Installment Financing Contract-2016 (referenced in Board Resolution), and Draft Deed of Trust-2016 (referenced in Board Resolution). (Incorporated by reference as if fully set forth herein Schedule I) Speicher stated that both the Siler City Reservoir loans were approved at the Local Government Commission (LGC) on December 1, 2015. Speicher stated that Attorney Paul Jacobson with Sands Anderson and Ted Cole of Davenport & Company were present to answer any questions.

A motion to approve the 2016 Installment Financing Resolution as presented was made by Commissioner Constantino, seconded by Commissioner Haiges and unanimously approved.

Estimated Cost of Issuance Budget

Speicher shared a revised Estimated Cost of Issuance Budget prepared by Ty Wellford with Davenport & Co as well as the original estimated. (Incorporated by reference as if fully set forth herein Schedule J) The estimated cost of the refunding per the original agreement with Davenport and Company was \$100,000 per loan. The new Estimated Cost of Issuance Budget shows the cost to be \$75,000 per loan. Speicher stated due to the diligence on the part of Davenport the cost of issuance has decreased by \$25,000 per loan for a total savings on cost of issuance of \$50,000. Speicher stated that Davenport initially estimated their fee to be \$45,000. They are requesting, due to the unforeseen complexity of the two refunding's, an increase in their fee to \$60,000 (\$30,000 per loan). The increase is already calculated in the estimated costs and included in the bottom line. The savings of \$50,000 on the refunding is primarily due to their efforts. Speicher stated it is the recommendation of the Finance Office that the increase be approved.

A motion to approve the increase the fee to Davenport & Company by \$15,000 for both loans was made by Commissioner Price, seconded by Commissioner Siler and unanimously approved.

Welcome To Signs

Meadows stated that the current "Welcome To" signs were approved and installed on US 64 at the municipal limits back in 2012 recognizing the Jordan Matthews High girls' basketball state championship. The signs are green with white lettering. A maximum installation of 3 years for any dated sign message is the NCDOT standard (see attached standard practice for "Welcome To" signs). The expiration of the current sign would be 2015. (Incorporated by reference as if fully set forth herein Schedule K)

Meadows stated that the Town recently was awarded 2015 Small Town of the Year by the NC Rural Center. During a previous Town Board meeting, a consensus was made on installing a new sign recognizing the recent award. Per NCDOT, the JM sign will need to be removed because of the date but the Town is allowed 2 slogans not to exceed 3 lines of copy in total. The total cost (fabrication, erection, etc.) of each sign on US 64 is \$350 (total of \$700). All costs are the responsibility of the Town.

A motion to approve the slogan "NC Rural Center Award 2015 Small Town of the Year" and the Welcome to signs resolution was made by Mayor Pro Tem Cheek, seconded by Commissioner Bray and unanimously approved.

Tree Inspections

Thompson stated earlier in the year, Terry Green, Public Works and Utilities Director, informed the Board of Commissioners of the degenerative state of at least one of the two oak trees fronting City Hall. (Incorporated by reference as if fully set forth herein Schedule L) Evidence of ongoing damage is observable and have manifested with the continued breaking and falling of tree limbs, large and small. When presented to the Board, at that time, the Board agreed that if the trees where in poor repair and cause reasonable concern for the interest of the Town and the preservation of the health and safety of the general public, that the trees should be removed.

Thompson stated since that initial discussion with the Board, Green commissioned a hazard assessment of the two trees to be conducted by a certified arborist/tree risk assessor. The findings of the assessment are found in a report. Thompson offered a brief overview of the findings, and the recommendation of Staff with respect to the subject trees.

Assessment Findings Summary:"Tree 1" – Oak Tree Standing on the Right facing City Hall

On a scoring system of 12 (the higher the number the greater the risk hazard), this tree was scored at a 7. The arborist suggests in the report that this tree is possibly salvageable, but with care and a special maintenance schedule.

"Tree 2" – Oak Tree Standing on the Left facing City Hall

On a scoring system of 12, this tree was scored at an 8. The assessment finds that this tree is in a state of irreversible decline and warrants removal.

Regulatory Considerations:

The Town of Siler City Unified Development Ordinance (UDO) does speak to the retention of trees that meet a certain standard. The two trees in question do meet such standards. However, several exemptions exist that enable the removal of these trees without violation to such regulations. Such exemptions include: being located within the Central Business District; removal of trees that are dead, dying, diseased, or damaged; removal of trees that pose a risk to the public health, safety, and welfare to the property; and tree removal to protect utilities. Thompson shared language from the Town's UDO.

Staff Recommendation:

In consideration of the arborist assessment's findings, Staff recommends the removal of both trees. Though Tree 1 may potentially be preserved, it will only remain in relative safe condition with a continued maintenance program. The allocation of additional dollars to perform ongoing special maintenance to this tree does not guarantee substantive longevity of the tree and the tree would continue to posse a known liability to the Town. In addition, the removal of Tree 2 without removing Tree 1, would appear to run contrary to the originating intent for the creation of balance and a semblance of symmetry established by the existence of both trees on either side of the walkway leading to the front steps of City Hall. The consensus of the Board of Commissioners is to remove both oak trees from the front of City Hall.

Environmental Enhancement Grant Update

Meadows updated the Board of Commissioners on the Environmental Enhancement Grant for the former Boling Chair property. The consensus of the Board of Commissioners was to move forward with the grant application.

NEW BUSINESS

Affordable Housing

Thompson stated at the November Joint Elected Officials meeting, hosted by the Chatham EDC, focused attention on the availability of affordable housing within the County and its respective incorporated jurisdictions. The Chatham County Board of Commissioners expressed interest in engaging Pittsboro and Siler City as partners in an effort to explore this general issue as a means to identify efforts that can improve access to and availability of affordable housing.

Thompson shared materials with the Board of Commissioners. (Incorporated by reference as if fully set forth herein Schedule M) Thompson stated at this time, the County seeks input from Siler City to determine the extent to which the Town is interested in partnering in this effort. The County Manager and the managers of Pittsboro and Siler City are planned to meet on December 9th to further discuss this matter. The Board of Commissioners discussed affordable housing.

DEPARTMENT REPORTS

The following Department Reports were presented to the Board of Commissioners: Building Inspections (Incorporated by reference as if fully set forth herein Schedule N), Finance (Incorporated by reference as if fully set forth herein Schedule O), Fire (Incorporated by reference as if fully set forth herein Schedule P), Parks and Recreation (Incorporated by reference as if fully set forth herein Schedule Q), Planning and Community Development (Incorporated by reference as if fully set forth herein Schedule R), Police (Incorporated by reference as if fully set forth herein Schedule S), Public Works (Incorporated by reference as if fully set forth herein Schedule T).

MANAGER REPORT

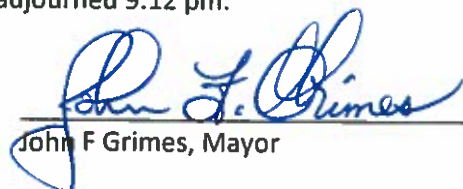
Thompson updated the Board of Commissioners on the following projects: Airport Ribbon Cutting, Special meeting, budget workshop, employee Christmas lunch, and department budgets.

BOARD COMMENTS

Commissioner Bray asked staff to research gift ideas for the Town employees and Commissioner Haiges asked the Board of Commissioner to send a letter to the Chatham County Commissioners concerning the zoning around advance manufacturing site.

ADJOURNMENT

With no further business the Board of Commissioners adjourned 9:12 pm.


John F Grimes, Mayor

ATTEST:


Jenifer J Everage, Town Clerk

Prepared by: Jenifer J Everage, Town Clerk

