

TOWN OF SILER CITY

The Siler City Town Board of Commissioners met in budget workshop session on **Thursday, March 29, 2018** at 6:30 p.m. in the Courtroom with Mayor John Grimes presiding. Mayor Grimes gave the invocation with the recitation of the Pledge of Allegiance following.

ELECTED OFFICIALS PRESENT: Cindy Bray, Larry Cheek, Michael Constantino, John Grimes and Chip Price

ELECTED OFFICIALS ABSENT: Lewis Fadely, Bill Haiges, and Tony Siler

TOWN STAFF PRESENT: Town Manager Bryan Thompson, Town Attorney William Morgan, HR Director Nancy Darden, Parks and Recreation Director Joseph Keel, and Town Clerk Jenifer Johnson.

AGENDA ADJUSTMENTS/ APPROVAL OF AGENDA

Thompson asked to add closed session § 143-318.11 (a)(6) Permitted Purposes. - It is the policy of this State that closed sessions shall be held only when required to permit a public body to act in the public interest as permitted in this section. A public body may hold a closed session and exclude the public only when a closed session is required: 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.

A motion to approve the agenda as amended was made by Commissioner Constantino, seconded by Commissioner Price and unanimously approved.

OLD BUSINESS

Parks and Recreation Facilities Discussion

Keel stated that a goal for the Parks and Recreation Department is to run all operations out of a Recreation Center and house all parks and recreation staff in the Recreation Center. This meaning, the need to either build a new recreation center or find a building with a good location and size to become the Recreation Center. An opportunity has been brought to staff regarding the Chatham Trades property being on the market. The property has ideal location being across from the Bray Park Sports Complex and bordering Loves Creek Greenway. The buildings have ideal size with 11,600 square feet. Staff has been contacted by Shawn Poe, Barry Hayes and Kenneth McPherson about how this building would be ideal for the Siler City Parks and Recreation Department.

Keel stated he and Bryan Thompson took a tour of the Chatham Trades office and storage building on March 19th. Staff sees great potential for the building housing the Parks and Recreation offices and becoming the Recreation Center. The office building is 8,000 square feet with 6 offices and a large room off the back, which would be ideal for offering additional programs and activities. The building is equipped with a new heating and air conditioning unit as well. The storage building behind the office building is 3,600 square feet and equipped with heating and air condition. The storage building would allow Parks and Recreation to store all their maintenance equipment and free up space at the Public Works garage. Parks and Recreation staff is requesting \$16,000 for FY-19 to build a new storage facility at Bray Park Sports Complex. If the Parks and Recreation Department operated out of the Chatham Trades building then the new storage facility wouldn't be needed.

Keel stated that Staff recommends a full commercial inspection of the buildings. Scott Harris Reality estimates \$900 for the inspection. In addition to the inspection, staff recommends installing new flooring throughout the office space and estimates that cost at \$8,000. The Chatham Trades Board of Directors have offered to lease the building to the Town of Siler City with an option to buy the building after the 10 year lease is up. Asking price for the lease option is \$4.00 to \$4.50 a square foot per year, for 10 years. Given the square footage, the lease payments would range between \$46,400 and \$52,200 a year. The Chatham Trades Board of Directors are discussing exact numbers and will report to town staff after they decide. After the 10 year lease us up, Chatham Trades would sell the property to the Town of Siler City for \$1.

Keel stated that Chatham Trades is looking to move into their new building on July 1st, 2018. Important note about this opportunity is there will be no tax revenue lost with the purchase of this property due to Chatham Trades being a non-profit organization and not paying local taxes to the Town of Siler City since 1985. This property would enhance the Parks and Recreation Department's programs and lead to countless possibilities.

A consensus of the Board of Commissioners was to have Staff compare prices to new construction.

CLOSED SESSION

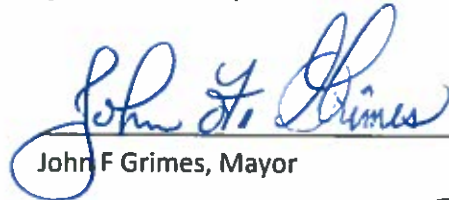
A motion to go into closed session § 143-318.11 (a) (6) Closed sessions To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee was made by Commissioner Constantino, seconded by Commissioner Price and unanimously.

A motion to excuse Commissioner Bray at 8:00pm was made by Commissioner Price, seconded by Mayor Pro Tem Cheek and unanimously approved.

A motion to come out of closed session at 9:34pm was made by Commissioner Price, seconded by Mayor Pro Tem Cheek and unanimously.

ADJOURNMENT

With no further business, the Board of Commissioners adjourned at 9:35pm.



John F Grimes, Mayor

ATTEST:



Jenifer K Johnson, Town Clerk

