

TOWN OF SILER CITY

The Siler City Board of Commissioners met in Work Session on **Monday, April 4, 2022**, at 6:00pm in Multipurpose at the Wrenn Memorial Library with Mayor Pro Tem Price presiding.

ELECTED TOWN OFFICIALS PRESENT: Norma Boone, Cindy Bray, Curtis Brown, Lewis Fadely, Bill Haiges, Thomas “Chip” Price, and Tony Siler

TOWN STAFF PRESENT: Interim Town Manager William Zell, Attorney William Morgan, and Town Clerk Jenifer Johnson

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

A motion to approve the work session agenda as presented was made by Commissioner Haiges, seconded by Commissioner Brown, and unanimously approved.

A motion to go into closed session §143-318.11(4), to discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body, including agreement on a tentative list of economic development incentives that may be offered by the public body in negotiations, or to discuss matters relating to military installation closure or realignment, any action approving the signing of an economic development contract or commitment, or the action authorizing the payment of economic development expenditures, shall be taken in an open session at 6:03pm was made by Commissioner Haiges and seconded by Commissioner Siler, and unanimously approved.

A motion to come out of closed session at 6:36pm was made by Commissioner Fadely, seconded by Commissioner Haiges, and unanimously approved.

ADJOURNMENT

With no further business the Board of Commissioners the adjourned the workshop meeting at 6:37pm.

The Siler City Board of Commissioners met in Regular Session on **Monday, April 4, 2022**, at 6:38pm in Multipurpose at the Wrenn Memorial Library with Mayor Pro Tem Price presiding. Commissioner Siler gave the invocation with the recitation of the Pledge of Allegiance following. Commissioner Haiges recited the Town of Siler City Mission Statement and Commissioner Price recited the Town of Siler City Vision Statement.

ELECTED TOWN OFFICIALS PRESENT: Norma Boone, Cindy Bray, Curtis Brown, Lewis Fadely, Bill Haiges, Thomas “Chip” Price, and Tony Siler

TOWN STAFF PRESENT: Interim Town Manager William Zell, Attorney William Morgan, Finance Director Tina Stroupe, Public Works Director Chris McCorquodale, HR Director Nancy Darden, Police Chief Mike Wagner, Planning Director Jack Meadows, and Town Clerk Jenifer Johnson

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

A motion to approve the regular agenda as presented was made by Commissioner Brown, seconded by Commissioner Bray, and unanimously approved.

CONSENT

A motion to approve the consent agenda which includes the February 28, 2022 Special Minutes (Incorporation by reference as if fully set forth herein Schedule A), March 7, 2022 Regular Meeting

Prepared by Jenifer K Johnson, Town Clerk

Minutes (Incorporation by reference as if fully set forth herein Schedule B), March 10, 2022 Special Meeting Minutes (Incorporation by reference as if fully set forth herein Schedule C), March 17, 2022 Special Meeting Minutes (Incorporation by reference as if fully set forth herein Schedule D), March 21, 2022 Regular Meeting Minutes Services (Incorporation by reference as if fully set forth herein Schedule E) was made by Commissioner Haiges, seconded by Commissioner Boone, and unanimously approved.

PUBLIC COMMENT

Gail Matthews, 1308 Alston Avenue, Siler City, NC 27344

I'm coming to you tonight to tell you that concerned citizens of this town are planning a forum for the 2022 election. She would like everyone to attend and invite your constituents that are working with you to attend so we can have some good information to come from that about what we can expect from the new members, if there is any and find out what's going on in our city. The more we know and the more we can work together the better off we will all be. The forum will be on Sunday, April 24 at the outdoor Oasis lot in downtown at 3pm.

OLD BUSINESS

Third Street Re-Routing Update from Mountaire Farms LLC

Jamie Bowen, Project Engineer with Mountaire Farms presented an update on the Third Street re-routing project. (Incorporation by reference as if fully set forth herein Schedule F)

The Board of Commissioners discussed the update and asked questions of Bowen.

NEW BUSINESS

Demolition Ordinance – 506 Womble Street

Meadows stated that the subject dwelling is described as unfit for human habitation and is in violation of the Town's Minimum Housing Ordinance. A complaint notice of hearing was served upon the owner and parties in interest. The administrative hearing was held on January 6, 2022. The findings of fact and order was served upon the owner and parties in interest following the hearing. Town staff filed a Notice of Lis Pendens with the Chatham County Clerk of Superior Court following the hearing.

(Incorporation by reference as if fully set forth herein Schedule G)

Meadows shared the following: Photos, Aerial Photo, Property Record Card, Warning of Violation Letter – January 21, 2021, Minimum Standards Notification Letter – October 26, 2021, Complaint Notice of Hearing – December 13, 2021, Findings of Fact and Order – January 6, 2022, Notice of Lis Pendens – January 26, 2022, Bid tabulation sheet, Ordinance Enforcement Officer notes, Photos – March 24, 2022, and Demolition Ordinance

The Board of Commissioners discussed the demolition of 506 Womble Street.

A motion to approve the demolition ordinance for 506 Womble Street was made by Commissioner Brown, seconded by Commissioner Fadely, and unanimously approved.

A motion to award the demolition contract for 506 Womble Street to Green Revival Landscaping for \$2,860.00 was made by Commissioner Haiges, seconded by Commissioner Fadely, and unanimously approved.

Withdraw from Dedication – Portion of South Birch Avenue

Meadows stated that Jack Gregory Henson II is seeking to withdraw from dedication a portion of South Birch Avenue. (Incorporation by reference as if fully set forth herein Schedule H)

Meadows stated that this request is being made pursuant to NCGS §136-96 and §136-66.2 by requesting the Town Board 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 stated that South Birch Avenue 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. The subject right-of-way has been used as a private driveway to access parcel # 16304 and 16307.

A motion to approve the Resolution to Withdraw from Dedication of Portion of South Birch Avenue was made by Commissioner Fadely, seconded by Commissioner Brown, and unanimously approved.

MANAGER’S REPORT

Zell shared the following with the Board of Commissioners:

- Budget Workshops

TOWN ATTORNEY INFORMATION

none

GOVERNING BODY COMMENTS

none

CLOSED SESSION

none


ADJOURNMENT

With no further business the Board of Commissioners adjourned at 7:17pm.



Thomas K. Price, Mayor Pro Tempore

ATTEST:


Jenifer K. Johnson, Town Clerk