

TOWN OF SILER CITY

The Siler City Board of Commissioners met in Regular Session on **Monday, April 5, 2021** at 6:30pm in City Hall Courtroom with Mayor Pro Tem Bray presiding. Commissioner Siler gave the invocation with the recitation of the Pledge of Allegiance following. Commissioner Boone recited the Town of Siler City Mission Statement and Commissioner Bray recited the Town of Siler City Vision Statement.

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

TOWN STAFF PRESENT: Town Manager Roy Lynch, Planning Director Jack Meadows, Public Works Director Chris McCorquodale, Police Major James Underwood, Parks and Recreation Director Jack Clelland, and Town Clerk Jenifer Johnson, Zoom: Attorney William Morgan, Finance Director Tina Stroupe, Human Resources Director Nancy Darden

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

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

CONSENT

A motion to approve the consent agenda which includes the March 11, 2021 Minutes (Incorporation by reference as if fully set forth herein Schedule A), March 15, 2021 Minutes (Incorporation by reference as if fully set forth herein Schedule B), Planning Board Meeting Schedule (Incorporation by reference as if fully set forth herein Schedule C), Nuisance Abatement and Building Demolition Services (Incorporation by reference as if fully set forth herein Schedule D), Repeal the Nonresidential Building Code (Incorporation by reference as if fully set forth herein Schedule E), CDBG-NR Project Ordinance Budget Amendment (Incorporation by reference as if fully set forth herein Schedule F), CDBG-NR Grant Agreement with NC Department of Commerce (Incorporation by reference as if fully set forth herein Schedule G), CDBG-NR Resolution for Administrative Guidelines and Policies (Incorporation by reference as if fully set forth herein Schedule H), Contract for Consultant Services with Insight Planning and Development LLC (Incorporation by reference as if fully set forth herein Schedule I), Embers Contract for 2022 Chicken Festival (Incorporation by reference as if fully set forth herein Schedule J), and Bray Park Concession Contract with Customized Dogs & Catering (Incorporation by reference as if fully set forth herein Schedule K) was made by Commissioner Siler, seconded by Commissioner Price and unanimously approved.

PUBLIC COMMENT PERIOD

none

PRESENTATION

Black Business District Recognition and Juneteenth Celebration

Lynch stated at the March 1, 2021 meeting, the Board of Commissioners received public comment from Donald Matthews proposing a recognition of the Black Business District on Birch Avenue and a Juneteenth Celebration. (Incorporation by reference as if fully set forth herein Schedule L) The Board of Commissioners asked Mr. Matthews to bring more information about the proposals to the Town Manager and asked Staff to place the items on the agenda.

Lynch shared the public comment from Mr. Matthews received on March 1, 2021 as well as some preliminary documents concerning the event. Mr. Matthews presented the concept of the event, mural, and plaque to the Board of Commissioners.

The Board of Commissioners discussed the conceptional ideas and they asked Mr. Matthews to postpone having an event until after some of the covid restrictions had been lifted and asked him to bring back a drawing of the mural, along with the nonprofit funding application.

Chatham 250 Parade/ Carvana

Lynch stated that we are celebrating Chatham County's 250th anniversary this year. A committee called Chatham 250 has been created with the following guiding values: equitable engagement, community centered, culturally responsive, authentic celebration and preservation, and transparency with Dr. Carl E. Thompson, Sr., Senior Pastor at Word of Life Christian Outreach Center and former Chatham County Commissioner; Renee Paschal, retired Chatham County Manager, local government budgeting consultant and Chatham County Council on Aging Board Member; and Lendy Carias, Chatham County Schools Teaching Assistant as Chatham 250 co-chairs are. (Incorporation by reference as if fully set forth herein Schedule K)

Lynch stated that sub-committees have been formed including Creative Arts, Growth and Change, Agriculture, Diversity and Community, and Natural Environment. Through events, activities, and historical projects around these themes, we hope to expose residents and visitors alike to the rich and diverse cultures, places, and people of Chatham County. One of the events is a Parade/ Carvana to be held on Saturday, October 23, 2021 at 2:00pm in Siler City, that's being led by the Community and Diversity Sub-Committee. The Sub-Committee along with Chatham County have asked that the Town be the sole sponsor of the event in the amount of \$500.

Lynch stated that Department Heads have discussed the parade and are very excited to be a part of the event. Representatives from the Community and Diversity Sub-Committee and Chatham County will be in attendance on Monday evening to discuss the event and answer any questions the Board of Commissioners may have.

Lynch shared the completed event form including the proposed route of the parade.

The Board of Commissioners discussed the event and asked questions of the committee members. The Board of Commissioners asked the committee to bring back an alternative rain date for the event. The Board of Commissioners discussed the sponsorship of the event.

A motion to approve the sponsor agreement with Chatham County was made by Commissioner Brown, seconded by Commissioner Siler and unanimously approved.

OLD BUSINESS

Voluntary Annexation 1217 Harold Andrews Road

Lynch stated that the Town of Siler City received a Voluntary Non-Contiguous Annexation Petition for New Manufacturing Building and Storm Water Filter Area located at 1217 Harold Andrews Road, Siler City (parcels #61149).

Lynch stated that the Board of Commissioners requested the annexation be investigated by the Town Clerk to determine feasibility and cost effectiveness and offer findings. Lynch shared the findings. After the Board of Commissioners review the findings of sufficiency, then the Board of Commissioners may elect to schedule a public hearing on May 17, 2021 to receive public comment and take action on the subject petition. The Board of Commissioners may also take no action on this petition.

Voluntary Annexation Petition Non-Contiguous Request for 1217 Harold Andrews Road (Parcel 61149) Research

The applicant has development the parcel (Chatham County Tax Office Parcel 61149) (20.318 acres) with a new building and is relocating the current manufacturing operation located at 215 W 3rd Street to the new location. (Incorporation by reference as if fully set forth herein Schedule N)

Parcel 61149 owned by: Sich Property Holdings, LLC, 547 Stoney Creek Way, Chapel Hill, NC 27517

Legal description to Plat recorded in Book 2020, Page 133; save and except "Area 1" as shown on the Plat recorded in Plate 2020-247

Beginning At A Point in the Centerline of SR 1316 in the Current Western Siler City Corporate Limit Line; Thence continuing S 35 ° 08' 16" W a Distance Of 150.21'; Thence continuing along the Centerline S 34° 59' 41" W a Distance Of 66.01' Thence continuing along the Centerline S 35 ° 04' 10" W a Distance Of 101.45' ;Thence with the line of The Town of Siler City N 55 ° 21' 24" W a Distance of 61.79'; Thence continuing with the line of The Town of Siler City, along its Sanitary Sewer Pump Station, being "Area 1" as depicted on PS 2020-247, Chatham County Registry, S 36° 06' 02" W a Distance of 36.82' ; Thence continuing along said parcel S 61 ° 23' 35" E a Distance of 62.85' ; Thence continuing along the Centerline of SR 1316 S 35° 04' 10" W a Distance of 187.56' ; Thence Leaving the Centerline and running along Mary Davis Life Estate property line N 86° 04' 29" W a Distance of 620.49'; Thence continuing along the same line N 01° 31' 56" W a Distance of 507.05' ; Thence continuing along the same line N 01° 32' 54" W a Distance of 816.17' to a point in the Southern R/W of US HWY 421; Thence along US HWY 421 S 55° 08' 52" E a Distance of 207.89'; Thence continuing S 55° 11' 17" E a Distance of 576.69' To a 1" EIP with Cap Flush; Thence continuing S 55° 03' 08" E a Distance of 448.48' To an existing concrete monument at the intersection of US HWY 421 R/W and SR 1316 R/W; Thence along the R/W line of SR 1316 S 26° 04' 50" W a Distance of 111.42'; Thence continuing S 18° 24' 40" W a Distance of 104.34' to a 1" EIP with Cap Flush; Thence continuing S 54° 43' 42" E a Distance of 39.94'; to the Point and Place of Beginning, Having an Area of 20.318 Acres.

Finance Department Impacts

		Tax Revenue at .54 per \$100
Land Value	\$68,442.00	\$369.59
Improvements	\$953,750.00	\$5,150.25
Equipment	unknown	
Total	\$1,022,192.00	\$5,519.84

Fire Department Impacts

This request will not add any additional burden on the Fire Department as the parcel is already in the Central Fire District. Currently the Fire tax is .12 per \$100.00 (Revenue Loss 470.04).

Parks & Recreation Impacts

This request will not add any additional burden to the Parks and Recreation Department.

Planning Department Impacts

Code enforcement of the Town's Code of Ordinances: Public nuisances, Abandoned, nuisance, and junked motor vehicles, Abandoned structure

Police Department Impacts

This request will not add any additional burden to the Police Department as the Police Department already services that area.

Public Works Impacts

No requirements for streets.

Water and Sewer already exists at locations.

No water and sewer revenue is projected since this company already has a location on Third Street and are simply relocating to 1217 Harold Andrews Road.

Other Items

Sales Tax – there will be a marginal increase based on sales.

Total Possible Annual Financial Summary

Annual Revenue Gain: \$5,519.84

Annual Revenue Loss: \$470.04, Net Annual Benefit to the Town: \$5,049.80

The Board of Commissioners discussed the annexation.

A motion to approve the resolution setting a public hearing date for the Voluntary Annexation Petition Non-Contiguous Request for 1217 Harold Andrews Road (Parcel 61149) was made by Commissioner Fadely, seconded by Commissioner Price and unanimously approved.

NEW BUSINESS

none

MANAGER'S REPORT

Lynch shared the following with the Board of Commissioners:

American Rescue Plan Act overview

Parks and Recreation will resume renting facilities

Accounting Software Conversion Training

Chatham 250 Founders Day

Fire Department BBQ is on April 21

TOWN ATTORNEY INFORMATION

none

GOVERNING BODY COMMENTS

none

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 at 7:57pm was made by Commissioner Fadely, seconded by Commissioner Haiges and unanimously approved.

A motion to come out of closed session at 8:32pm was made by Commissioner Brown, seconded by Commissioner Siler and unanimously approved.

ADJOURNMENT

With no further business the Board of Commissioners adjourned at 8:33pm.


Cindy B. Bray, Mayor Pro Tempore

ATTEST:

Jenifer K. Johnson, Town Clerk

