

TOWN OF SILER CITY

The Siler City Board of Commissioners met in Regular Session on **Monday, May 20, 2024**, at 6:30pm in the City Hall Courtroom with Mayor Matthews presiding. Commissioner Boone gave the invocation with the recitation of the Pledge of Allegiance following. Commissioner Bray recited the Mission Statement and Commissioner Brown recited the Vision Statement.

ELECTED TOWN OFFICIALS PRESENT: Albert Alston, Norma Boone, Cindy Bray, Curtis Brown, Travis Patterson, Donald Matthews, and Alec Hauser.

ELECTED TOWN OFFICIALS ABSENT: Lewis Fadely

TOWN STAFF PRESENT: Interim Town Manager Jack Meadows, Finance Director John O’Keefe, Parks & Recreation Director Tylr Stinson, Planning Director Tim Mack, Senior Planner Tim Garner, Public Utilities Director Chris McCorquodale, Assistant Town Manager & Town Clerk Kimberly Pickard, Police Chief Brian Regan, and Town Attorney William Morgan.

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

PRESENTATION

Commissioner Boone read aloud the National Public Works Week Proclamation designating May 19 through May 25, 2024, as National Public Works Week.

A motion to designate May 19 through May 25, 2024, as National Public Works Week in the Town of Siler City was made by Commissioner Boone seconded by Commissioner Alston and unanimously approved.

PUBLIC HEARING

Mayor Matthews Opened the Public Hearing at 6:41 pm

Innovative Construction Group Incentive Request: Micheal Smith with Chatham County Economic Development discussed the new 39.8 million Dollar capital investment of Innovative Construction Group. Smith explained the project that will also be located at the CAM site and will generate 157 new full permanent full-time jobs with an average salary of over \$52,000.00. Innovated Construction group is requesting an incentive grant based on the Town of Siler City’s Incentive policy for Transformational Projects. The grant would be paid annually by the Town to Innovative Construction Group in an amount determined by the following percentages of Incremental Taxes in the current fiscal year:

Year	Amount of Incentive Payment
2027 (“Year One”)	80% of the Property Taxes paid to the Town by the Company on or before January 5, 2028 (\$19,872.00)
2028 (“Year Two”)	80% of the Property Taxes paid to the Town by the Company on or before January 5, 2029 (\$123,552.00)

- 2029 ("Year Three") 80% of the Property Taxes paid to the Town by the Company on or before January 5, 2030 (\$153,209.00)
- 2030 ("Year Four") 80% of the Property Taxes paid to the Town by the Company on or before January 5, 2031 (\$161,849.00)
- 2031 ("Year Five") 80% of the Property Taxes paid to the Town by the Company on or before January 5, 2032 (\$170,057)

A Motion to close the public hearing was made by Commissioner Boone seconded by Commissioner Brown and unanimously approved.

A motion to approve the incentive agreement between the Town of Siler City and Innovative Construction group was made by Commissioner Boone seconded by Commissioner Patterson and unanimously approved.

OLD BUSINESS

Voluntary Annexation Petition CAM Site- Project Ice

Assistant Town Manager & Town Clerk Kimberly Pickard presented the Board of Commissioners the findings of sufficiency for Voluntary Contiguous annexation to the CAM Site by GGT Enterprises.

Town Financial Impacts:

Tax Revenue gain of \$3,812.46 for current land value

Fire Tax Revenue loss of \$-847.21

Total Revenue Gain of \$2,965.25

The following impacts concerning departments were presented to the Board of Commissioners:

Fire Department - This area will not add any additional burden on the Fire Department as the parcel is already in the Central Fire District.

Parks & Recreation - This area will not add any additional burden to Parks and Recreation.

Planning Department - Code enforcement of Town's Code of Ordinances: Public nuisances, abandoned, nuisance, and junked motor vehicles, and abandoned structures

Police Department - This annexation will increase routine patrol, crime prevention, and calls for services, which will require additional staffing, training, and equipment including vehicles.

Public Works - This will not add any additional burden to the Public Works Department.

Public Utilities - This area will not add any additional burden to the Public Utilities Department.

Pickard stated that the Town Clerk's findings were favorable, and it was recommendation of Staff that the property be annexed.