

TOWN OF SILER CITY

The Siler City Board of Commissioners met in Regular Session on **Monday, May 3, 2021** at 6:30pm in City Hall Courtroom. Lynch stated since Mayor Pro Tem Bray is absent, the Board of Commissioners would need to appoint one of the members in attendance to preside over the meeting.

A motion to appoint Commissioner Thomas "Chip" Price to preside over the meeting was made by Commissioner Fadely, seconded by Commissioner Siler and unanimously approved.

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 Boone recited the Town of Siler City Vision Statement.

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

ELECTED TOWN OFFICIALS ABSENT: Cindy Bray

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

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

Lynch requested the addition of §143-318.11 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.

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

CONSENT

A motion to approve the consent agenda which includes the April 15, 2021 Budget Workshop Minutes (Incorporation by reference as if fully set forth herein Schedule A), April 19, 2021 Minutes (Incorporation by reference as if fully set forth herein Schedule B), Chatham County Chatham 250 Event MOA (Incorporation by reference as if fully set forth herein Schedule C), Sharpe Patel CPA Audit Services Management Letter & Contract (Incorporation by reference as if fully set forth herein Schedule D Waste Industries LLC Amendment of Contract (Incorporation by reference as if fully set forth herein Schedule E), Amendment to 2019/2020 Dixon Hughes Goodman Audit Contract (Incorporation by reference as if fully set forth herein Schedule F), McGill Engineering Services Contract Old US 421 Sewer Replacement (Incorporation by reference as if fully set forth herein Schedule G), McGill Engineering Services Contract AWIA Risk and Resilience Assessment (Incorporation by reference as if fully set forth herein Schedule H), Police Week and Peace Officers Memorial Day Proclamation (Incorporation by reference as if fully set forth herein Schedule I) was made by Commissioner Haiges, seconded by Commissioner Siler and unanimously approved.

PUBLIC COMMENT PERIOD

Cathy Bassett, 1100 E 3rd Street, Siler City, NC 27344

I am the Director of Community Relations for Mountaire Farms. First, I would like to say thank you to the Town of Siler City. You may or may not know that we planted trees in your park on Friday for Arbor Day. Mountaire reached out to your parks and recreation department and we were able to partner to plant trees over there, that we know are going to grow big, tall, and strong and give shade for that park. It was a great effort and a great partnership. I wanted to make a comment tonight to address something on your agenda later. I know you are going to hear some discussion about rerouting Third Street around our plant. In all the discussion its important to remember that we are not trying to close the road. That may seem like semantic, but we are only asking that it be rerouted. We are offering to pay for the total cost of the rerouting. When its built, I think its safe to say that it will be the nicest road in all of Siler City. It will truly link to downtown, sidewalks, landscaping. It will not bypass any business on Third Street except for ours. We hosted public information workshops on zoom last fall and we heard from our neighbors. And because of those meetings, we decided to redesign the road so we not have a curve so that it will better flow traffic onto the new road. We have worked with the North Carolina Department of Transportation to receive their support for the design. Our efforts have been in good faith and we hope that you see that. When we were at our ribbon cutting back in the spring of 2019, I promised you that we would be a good neighbor. We have invested in your police department and your fire department and the Boys and Girls Club and really so much more. We are committed to being the primary sponsor of the Spring Chicken Festival. We know this means something to this community and anytime we can celebrate chicken, were all about that. During covid when grocery store were without chicken, we launched truck load sales here in Siler to make sure this community had access to chicken at a dollar a pound because we wanted Siler to be feed first. We also donated almost a million pounds of chicken back to the community. We have grown our Thanksgiving program here and were going to continue to do so as long as there is a need for families. We are asking for you help on this project to make the road safer. Almost every day we hear stories, and we see for ourselves of people racing around, trucks turning and barely avoiding a crash. Safety is important to us and we know it is for you as well. We are asking that you advance this project forward, so we can get started making the improvements to keep this community safe. We look forward to many more partnerships with Siler City and we appreciate your support.

Nate Bouquin, 5808 Faringdon Place, Raleigh, NC 27609

I am with Ramey Kemp Associates. I've meet with you several times before. I just wanted to give you a quick overview and I am here to answer any questions.

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

I have a concern about my neighborhood. My neighborhood is diverse, and they have a lot going on. People complain that our neighborhood is different that means that a change has really taken place. We need to have someone to come over to see what can be done to keep the noise down. I am waking up at two o'clock in the morning to call the police to have them cut the music down. The man next down had an altercation with his trash can, where someone knock it down in the yard and did not come back and pick it up. This week someone came through the yard and tore up a fence. Just things are happening gradually. I just want to see us get more help.

OLD BUSINESS

Street Closing Petition – Mountaire Farms – Portion of East Third Street and East Fifth Street and all of Johnson Avenue

Meadows stated that Mountaire Farms, Inc. is requesting the following street closings pursuant to NC Gen. Stat. §160A-299: portion of East Third Street, portion of East Fifth Street and all of Johnson Avenue. (Incorporation by reference as if fully set forth herein Schedule J)

Meadows shared the following documents with the Board of Commissioners:

1. Tax maps of project area
2. Final Exhibit For: Right-of-Way Closure E. 3rd St.
3. Final Exhibit For: Right-of-Way Closure E. 5th St. & Johnson Ave.
4. Timeline
5. Next Steps
6. Possible Public Hearing Dates
7. G.S. §160A-299
8. August 13, 2020 email from Ramey Kemp to Town
9. December 7, 2020 memo from Timmons to Town
10. December 23, 2020 letter from Rose Law Firm to Town
11. February 23, 2021 letter from Ramey Kemp to NCDOT
12. March 23, 2021 memo from Timmons to Town
13. March 23, 2021 report from NCDOT to Mountaire
14. April 9, 2021 letter from Ramey Kemp to NCDOT
15. April 12, 2021 letter from Ramey Kemp to Town
16. Resolution of Intent to Close a Portion of E. 3rd St.
17. Resolution of Intent to Close a Portion of E. 5th St.
18. Resolution of Intent to Close Johnson Ave.

Meadows noted:

1. §160A-299 requires that the closed portion of the street be split between adjacent property owners at the centerline (unlike §136-96 which is first come take all).
2. Town of Siler City water and sewer utilities are located within the subject rights-of-way

Sam Rauf, Project Manager with Chatham Economic Development presenting the economic impact study and the Board of Commissioners asked questions.

Meadows stated that a representative from Timmons Group is available to answer questions regarding the Master TIA review.

The Board of Commissioner discussed the street closing petition and reviewed the proposed map. The consensus of the Board of Commissioner was to hold a special meeting on June 1 at 6:30pm to discuss the road closure.

NEW BUSINESS

Demolition Ordinances

125 West Beaver Street

Meadows stated that the dwelling located at 125 West Beaver Street 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, 2021 at City Hall. 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 K)

Meadows shared the following documents with the Board of Commissioners:

1. Photo
2. Aerial Photo
3. Complaint Notice of Hearing
4. Findings of Fact and Order
5. Notice of Lis Pendens
6. Demolition Ordinance
7. Bid tabulation sheet
8. List of asbestos removal contractors

A motion to approve the demolition ordinance for 125 West Beaver Street was made by Commissioner Haiges, seconded by Commissioner Brown and unanimously approved.

A motion to award the bid to B.E. York & Sons as the demolition contractor for \$4,500 for 125 West Beaver Street was made by Commissioner Brown, seconded by Commissioner Siler, and unanimously approved.

A motion to authorizing the Town Manager to contract with the low bid asbestos removal contractor if asbestos is identified during the asbestos survey at 125 West Beaver Street was made by Commissioner Haiges, seconded by Commissioner Boone and unanimously approved.

1125 North Fifth Avenue

Meadows stated that the dwelling located at 1125 North Fifth Avenue 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, 2021 at City Hall. 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 L)

Meadows shared the following documents with the Board of Commissioners:

1. Photo
2. Aerial Photo
3. Complaint Notice of Hearing
4. Findings of Fact and Order
5. Notice of Lis Pendens
6. Demolition Ordinance
7. Bid tabulation sheet

8. List of asbestos removal contractors

A motion to approve the demolition ordinance for 1125 North Fifth Avenue was made by Commissioner Brown, seconded by Commissioner Haiges and unanimously approved.

A motion to award the bid to B.E. York & Sons as the demolition contractor for \$4,500 for 1125 North Fifth Avenue was made by Commissioner Haiges, seconded by Commissioner Boone and unanimously approved.

A motion to authorizing the Town Manager to contract with the low bid asbestos removal contractor if asbestos is identified during the asbestos survey at 1125 North Fifth Avenue was made by Commissioner Haiges, seconded by Commissioner Siler and unanimously approved.

429 East Ninth Street

Meadows stated that the dwelling located at 429 East Ninth Street 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, 2021 at City Hall. 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 M)

Attached:

1. Photo
2. Aerial Photo
3. Complaint Notice of Hearing
4. Findings of Fact and Order
5. Notice of Lis Pendens
6. Demolition Ordinance
7. Bid tabulation sheet
8. List of asbestos removal contractors

A motion to approve the demolition ordinance for 429 East Ninth Street was made by Commissioner Haiges, seconded by Commissioner Brown and unanimously approved.

A motion to award the bid to B.E. York & Sons as the demolition contractor for \$6,150 for 429 East Ninth Street was made by Commissioner Haiges, seconded by Commissioner Fadely and unanimously approved.

A motion to authorizing the Town Manager to contract with the low bid asbestos removal contractor if asbestos is identified during the asbestos survey at 429 East Ninth Street was made by Commissioner Haiges, seconded by Commissioner Boone and unanimously approved.

MANAGER'S REPORT

Lynch shared the following with the Board of Commissioners:
Building Renovation will start May 18.
Ramp in front of City Hall while the elevator is being worked on.
Mountaire Farms planted trees at Landrus Siler Park.

Budget Workshop on May 13, 2021 is not needed.

A motion to amend the calendar and remove the May 13, 2021 Budget Workshop was made by Commissioner Boone, seconded by Commissioner Haiges and unanimously approved.

TOWN ATTORNEY INFORMATION

none

GOVERNING BODY COMMENTS

Commissioner Siler thanked Commissioner Price for stepping in tonight and stated that he did a good job.

Commissioner Siler wished all the mothers a happy Mother's Day.


CLOSED SESSION

A motion to go into closed session §143-318.11 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 at 8:23pm was made by Commissioner Haiges, seconded by Commissioner Siler and unanimously approved.


A motion to come out of closed session at 8:39pm was made by Commissioner Haiges, seconded by Commissioner Siler and unanimously approved.

ADJOURNMENT

With no further business the Board of Commissioners adjourned at 8:40pm.


Cindy B. Bray, Mayor Pro Tempore

ATTEST:


Jenifer K. Johnson, Town Clerk

