

TOWN OF SILER CITY

The Siler City Board of Commissioners met in Special Session on **Monday, June 27, 2022**, at 6:30pm in Multipurpose at the Wren Memorial Library with Mayor Price presiding. Commissioner Haiges gave the invocation with the recitation of the Pledge of Allegiance.

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

ELECTED TOWN OFFICIALS PRESENT: Cindy Bray

TOWN STAFF PRESENT: Town Manager Hank Raper, Attorney William Morgan, Planning Director Jack Meadows, and Town Clerk Jenifer Johnson

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

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

LEGISLATIVE PUBLIC HEARING CONTINUATION

Hardik Raval/Raval Realty LLC proposes to rezone 99.73 acres from Agricultural-Residential (A-R) to Residential-3-Conditional (R-3-C). The proposed use is major subdivision (preliminary plat) that includes 147 single family residential lots (detached) and sixty-seven multifamily townhome lots. The subject property is identified as 893 & 909 Harold Andrews Road. and parcel # 13728 & 13732.

Mayor Price opened the public hearing for Hardik Raval/ Raval Realty LLC proposes to rezone 99.73 acres from Agricultural-Residential (A-R) to Residential-3-Conditional (R-3-C). The proposed use is major subdivision (preliminary plat) that includes 147 single family residential lots (detached) and sixty-seven multifamily townhome lots. The subject property is identified as 893 & 909 Harold Andrews Road. and parcel # 13728 & 13732 at 6:33pm. (Incorporation by reference as if fully set forth herein Schedule A)

Meadows stated that the subject property is owned by Mary France Davis Life Estate and is located outside the Town’s Corporate Limits.

Meadows shared the size of the tract:

1. Subject tract is 99.73 acres and includes one property owners and two tax parcels
2. Size of surrounding tracts is an average 8.85 acres

Meadows shared the compatibility with the existing comprehensive Land Development Plan:

1. Low-density residential for the subject property.
2. Low-density residential are areas of residential development, typically single-family structures, with minimum lot sizes of approximately ¼ acre or greater.
3. Objectives and Strategies
 - a. Limit impacts of development on the environment and promote sustainability.
 - b. Encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks.
 - c. Improve the appearance of properties.
 - d. Permit residential development at a low density in keeping with the character of many existing neighborhoods in the Town.
 - e. Maintain the integrity of existing neighborhoods

- f. Promote walkable, interconnected neighborhoods
- g. Encourage provision of recreation and park land for Town residents
- h. Encourage efficient use of transportation networks.
- i. The portions of the planning region within and near the existing Town limits and not designated as industrial or mixed use areas should be preserved for future residential growth and the extension of public water and sewer of these areas should be a top priority.
- j. Urban development densities should be restricted to areas in which sufficient water and sewer service is available.
- k. Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.
- l. Preserve the existing density and scale of development in established residential neighborhoods by excluding the introduction of intensive, non-residential land uses into such neighborhoods and by avoiding the rezoning of established areas to a higher density.
- m. Preserve the existing housing stock by vigorously enforcing the minimum housing code and providing financial assistance to rehabilitate and stabilize deteriorating housing.
- n. Encourage in-fill development in established residential areas.
- o. Require that as a condition of receiving public water and/or sewer service, all new developments be incorporated into the Town limits.
- p. Revise zoning and subdivision ordinance standards to promote interconnectivity of neighborhoods and use of sidewalks.
- q. Promote cluster development with usable open space and amenities.
- r. Ensure quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards.
- s. Encourage planned developments.
- t. Develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways.
- u. Develop specific standards for those properties abutting major highway corridors, to place more stringent controls on building setbacks and height, vehicular access, sign size and location, and buffering of parking and service areas.
- v. Designate areas of the Town's planning jurisdiction as growth areas and give priority to utility extensions in those areas.
- w. Provide parks and recreation programs to meet the recreation and fitness needs of all citizens of Siler City.
- x. Expand the greenway system of trails for bicyclists and pedestrians, and the Town's sidewalk network, in accordance with the Town's Pedestrian Plan.
- y. Coordinate with county schools to look for ways to share recreation facilities and to encourage pedestrian access to schools.
- z. Explore the option of allowing developer fees-in-lieu for park facilities and other public facilities.
- aa. Develop a planting plan for street trees along public rights-of-way.
- bb. Encourage schools and other public facilities to be located in walkable, convenient locations proximate to high-density areas.
- cc. Modify the development ordinances to be more user friendly where possible.
- dd. Develop policies to encourage maintenance of structures.
- ee. Implement recommendations from the Town's 2016 Natural Resource and Conservation Study.
- ff. Prevent the conversion of residences to other land uses unless such conversion will assist in stabilizing the larger residential neighborhood or unless such conversion will preserve the unique quality or architectural significance of residences.
- gg. Implement recommendations from the Town's 2016 Natural Resource and Conservation Study.

Meadows stated that the Land Development Plan Amendment to be considered by the Town Board:

1. The proposed development minimum lot sizes are less than ¼ acre (medium density residential land use classification).
2. The proposed development is most consistent with the High-Density Residential land use classification (maximum density of twenty-eight units per acre).

Meadows shared an overview of the infrastructure:

1. See attached screen shots of Siler City water and sewer layout attached
2. Streets:

| Street/Road | Road Frontage (feet) | Travel Lanes | Maintenance | Speed Limit (mph) | Average Daily Trips |
|-----------------------------|----------------------|--------------|-------------|-------------------|---------------------|
| Harold Andrews Rd (SR 1316) | ~1,700 | 2 | NCDOT | 55 | 1,100 (2020) |

Meadows shared the impact on landowners, immediate neighbors, and the surrounding community:

1. Zoning Districts:
 - a. A-R district - designed to accommodate agricultural and residential uses normally associated with:
 - i. agricultural uses with large tracts of uninhabited land near the fringe of urban areas.
 - ii. single-family residential development in areas not served by town or county water and sewer facilities and that are not yet appropriate for development at higher densities. Some types of manufactured homes are allowed to be used for single-family residential purposes in this district.
 - b. R-3 district
 - i. Designed and intended to secure for the persons who reside there a comfortable, healthy, safe, and pleasant environment in which to live, sheltered from incompatible and disruptive activities that properly belong in nonresidential districts.
 - ii. served by Town water and sewer facilities
 - iii. primarily to accommodate higher density multi-family developments (including single family)

c. Dimensional Standards:

| Zoning District | R-3 | A-R |
|--------------------------------|-------|--------|
| Minimum lot size (square feet) | 3,000 | 40,000 |
| Recommended minimum lot width | 50' | 100' |
| Front/street building setback | 20' | 40' |
| Side/rear building setback | 4' | 20' |
| Height limitation | 60' | 40' |

2. See attached a draft of conditional zoning conditions to be considered
3. Additional comments related to sewer service for the project:
 - a. Town Engineer:
 - i. Sewer Pump Station on Harold Andrews Road has a firm pumping capacity of ninety-four gallons per minute (gpm) and four" diameter force main per Town records and does not have backup power. This pump station will need to be upgraded and a downstream sewer evaluation completed to confirm capacity is available in the sewer collection system for the proposed

development. It is likely that additional upgrades will be required to accommodate the capacity requirements for this development. These improvements will need to be confirmed during the site plan approval process.

- b. Applicant:
 - i. Given costs already associated with the on-site private pumpstation, the additional costs mentioned in #2 below to upgrade the public pump station and potential downstream improvements may become cost prohibitive to this development as planned. Related to this:
 - 1. Can you clarify the extents of the downstream sewer evaluation requirement and potential upgrade component responsibilities?
 - 2. At what point in schedule is this evaluation required?
 - 3. Since pump station and downstream system is public and owned by the city, could consideration be given to a cost-sharing scenario where the upgrade design could also include future development in this area, helping to reduce the cost burden from just this project?
- c. Applicant:
 - i. To eliminate duplicate pump station costs for developer, could a cost share option be explored where perhaps a single new public pump station could be designed that would serve this site and future development.
- d. Town Engineer:
 - i. Single pump station that could be designed to take the place of both stations (Harold Andrews Road and North Avenue).
 - ii. Downstream Sewer evaluation is required with pump station or substantial expansion to ensure it does not result in exceeding capacity of existing lines. The existing station discharges to an eight" gravity sewer on Ponderosa Road. That runs by gravity to North Pump Station which then pumps to a line at US64. The evaluation would likely need to run at least through the North Pump Station as the last pump station prior to the WWTP.
 - iii. Proposed capacity per NCDEQ for the subject development is ~100,000 gallons per day.

Meadows shared the following relationship of uses:

- 1. Current use of subject property is single family residential and agriculture
- 2. Surrounding land uses include:
 - a. agriculture
 - b. single family residential
 - c. manufacturing
 - d. US 421 Bypass
 - e. Church
 - f. Vacant
- 3. Surrounded by A-R & L-I zoning.

Meadows shared the following comments shared during the Planning Board meeting on June 13, 2022:

- 1. An electric transmission line is located along the western boundary of the subject development. It was reported that the following activities are currently present:
 - a. Illegal dumping activities; and
 - b. Illegal drug sales and associated activities.
- 2. A home constructed in 1910 (909 Harold Andrews Road) is proposed to be removed during the development of the subject property.
- 3. Traffic Impact:

- a. Suggested the speed limit on Harold Andrews Road be reduced from 55 mph to 45 mph
- b. Concerns regarding the intersection of Harold Andrews Road and Siler City Snow Camp Road related to recent traffic and future traffic accidents. It was reported that two fatalities have occurred.
- c. The Traffic Impact Analysis report reviewed by the following engineers did not recommend any improvements at the intersection of Harold Andrews Road and Siler City Snow Camp Road:
 - i. Davenport (hired by the developer)
 - ii. NCDOT
 - iii. Timmons (hired by the Town of Siler City)

Meadows shared the Planning Board recommendation from the June 13, 2022 meeting:

- 1. Recommended that the amendment is approved including the conditions consented by the applicant, and the action is consistent with the adopted land development plan and any other officially adopted plan because the land development plan recommends:
 - a. Limit impacts of development on the environment and promote sustainability.
 - b. Encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks.
 - c. Improve the appearance of properties.
 - d. Permit residential development at a low density in keeping with the character of many existing neighborhoods in the Town.
 - e. Maintain the integrity of existing neighborhoods.
 - f. Promote walkable, interconnected neighborhoods.
 - g. Encourage provision of recreation and park land for Town residents.
 - h. Encourage efficient use of transportation networks.
 - i. The portions of the planning region within and near the existing Town limits and not designated as industrial or mixed use areas should be preserved for future residential growth and the extension of public water and sewer of these areas should be a top priority.
 - j. Urban development densities should be restricted to areas in which sufficient water and sewer service is available.
 - k. Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.
 - l. Preserve the existing density and scale of development in established residential neighborhoods by excluding the introduction of intensive, non-residential land uses into such neighborhoods and by avoiding the rezoning of established areas to a higher density.
 - m. Preserve the existing housing stock by vigorously enforcing the minimum housing code and providing financial assistance to rehabilitate and stabilize deteriorating housing.
 - n. Encourage in-fill development in established residential areas.
 - o. Require that as a condition of receiving public water and/or sewer service, all new developments be incorporated into the Town limits.
 - p. Revise zoning and subdivision ordinance standards to promote interconnectivity of neighborhoods and use of sidewalks.
 - q. Promote cluster development with usable open space and amenities.
 - r. Ensure quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards.
 - s. Encourage planned developments.
 - t. Develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways.

- u. Develop specific standards for those properties abutting major highway corridors, to place more stringent controls on building setbacks and height, vehicular access, sign size and location, and buffering of parking and service areas.
- v. Designate areas of the Town's planning jurisdiction as growth areas and give priority to utility extensions in those areas.
- w. Provide parks and recreation programs to meet the recreation and fitness needs of all citizens of Siler City.
- x. Expand the greenway system of trails for bicyclists and pedestrians, and the Town's sidewalk network, in accordance with the Town's Pedestrian Plan.
- y. Coordinate with county schools to look for ways to share recreation facilities and to encourage pedestrian access to schools.
- z. Explore the option of allowing developer fees-in-lieu for park facilities and other public facilities.
- aa. Develop a planting plan for street trees along public rights-of-way.

Meadows shared additional conditions recommended by the Planning Board during the June 13, 2022 meeting:

- a. Provide utility (Town water and sewer) easements to all adjoining properties so that the adjoining properties can be served by Town water and sewer in the future.
- b. If NCDOT cannot ensure that site distance requirements are met, then the developer shall be consider the following:
 - i. Reduce speed limit along Harold Andrews road accordingly; and/or
 - ii. Install advanced warning signage along Harold Andrews Road to assist with potential horizontal and vertical site concerns.
- c. Recommend amended the Land Development Plan map for the subject property from Low Density Residential land use classification to High Density Residential land use classification.

Meadows shared the active recreation facilities:

Parks Eligible for Fee in Lieu Funds:

- a. District Park (serves all of the residents in the community): Bray Park Sports Complex (10,800)
- b. Nearest Community/Neighborhood/Mini Park: Washington Avenue Park (4,800 feet)
- c. Parks Not Eligible:
 - i. Ernest Ramsey Gym (6,100 feet)
 - ii. Landrus Siler Park (5,900 feet)
 - iii. W.F. Collins Park (8,200 feet)
 - iv. Paul Braxton Park/Gym & Earl B. Fitts Community Center (8,800 feet)
 - v. Loves Creek Greenway (9,200 feet)
 - vi. Boling Lane Park (11,400 feet)

Parks and Recreation Department Recommendation:

- a. The Parks and Recreation Department recommends that active recreational facilities fee in lieu funds go towards the ball field lighting project of field two at Bray Park Sports Complex. The ball field lights on field two keep us from playing games at nighttime on field 2. Field 2 is our nicest field, but we are handicapped by the outdated light system that is on it. Field 1, Field 3 and Field 4 all have adequate Musco Lighting. The field 2 lighting project cost ~\$150,000.

- b. Proposed area of active recreation facilities to be provided via payment in lieu is 25,711 square feet.

Meadows shared the information gathered since the public hearing on June 20, 2022:

§330 Action by the Board of Commissioners of the UDO:

- a. Conditions.
 - i. Specific conditions may be proposed by the petitioner or the Town or its agencies, but only those conditions approved by the Town and consented to by the petitioner in writing may be incorporated into the zoning regulations.
 - ii. Unless consented to by the petitioner in writing, in the exercise of the authority granted by Chapter 160D, the Town may not require, enforce, or incorporate into the zoning regulations any condition or requirement not authorized by otherwise applicable law, including, without limitation, taxes, impact fees, building design elements within the scope of G.S. 160D-702(b), driveway-related improvements in excess of those allowed in G.S. 136-18(29) and G.S. 160A-307, or other unauthorized limitations on the development or use of land.
 - iii. Conditions and site-specific standards imposed in a conditional zoning district shall be limited to those that address the conformance of the development and use of the site to Town ordinances, plans adopted pursuant to G.S. 160D-501, or the impacts reasonably expected to be generated by the development or use of the site.
- b. Conditional zoning approval is issued under this ordinance only when a review of the application submitted, including the plans contained therein, indicates that the development will comply with the provisions of this ordinance if completed as proposed. Such plans and applications as are finally approved are incorporated into any approval issued, and except as otherwise provided, all development shall occur strictly in accordance with such approved plans and applications.
- c. Physical improvements to land to be subdivided (preliminary plat) may not be commenced except in accordance with a conditional zoning approval by the town board for major subdivisions (see Part II of Article 4 of the UDO)
- d. Conditional zoning approval shall be issued in the name of the applicant (except that applications submitted by an agent shall be issued in the name of the principal), shall identify the property involved and the proposed use, shall incorporate by reference the plans submitted, and shall contain any conditions or requirements lawfully imposed by the Town Board.

Meadows shared the affordable housing discussion:

- a. Chatham County Staff Notes:
 - i. County staff, assistant county manager, Town Planning Director and Planning staff met with the Development team on 6/23/2022 regarding the affordable housing opportunities that could be made available within this development. County staff reviewed a current pilot model with the development team that would work with the project. If approved, and if conversations continue, County staff is willing to continue to explore options and opportunities with the development team without risking the livelihood and feasibility of the project.
 - ii. The model that was explored is the Vickers partnership model. After months of discussing with the development team of Vickers Village, County staff from various departments worked with the development team to create a payment in support of partnership model, that is a hybrid of financial contribution, and affordable units being built for households between 65%-120% AMI. A community partner using the home trust model, will purchase ten homes, use the financial contribution of the developer and other funding sources to subsidize the purchase of the homes so that they may turn around and resell them to qualifying households within that above stated

income range. There is no maximum price point explicitly stated in the agreement, that is not a feasible metric to freeze in time, however, there is a maximum income limit based on HUD standards, which allows for flexibility for both parties as the higher income limits will not require as much subsidy as others. The financial viability of the project is not jeopardized due to the purchase occurring at market value. The contributions were agreed upon after months of negotiations and were done in response to a condition existing in the county's compact community ordinance which was the designation the project was applying for zoning under. In November 2021 (conversations about housing begun in February/March 2021) the rezoning was approved. This agreement was completely voluntary and agreed upon by both parties after significant effort and time.

iii. As stated earlier, county staff is willing to work with the team beyond project approval and find a way to identify opportunities for community members are varying income levels to access the residential units that are a part of this development team's vision.

b. Planning Director Notes:

i. Town Planning Department staff met with Chatham County staff and the project development team on June 23, 2022

ii. Town staff gathered the following information:

1. Chatham County (ordinances, projects, policies, definitions, guidelines, incentives)
2. development agreements
3. Pittsboro and Chapel Hill policies
4. 160D regulations
5. legal cases
6. etc.

Luke Dickey, 601 N Trade Street, Suite 200, Winston-Salem, NC 27101

Mr. Dickey represented the developer and answered questions from the Board of Commissioners.

Martin Mason 41 Ed Clapp Road, Siler City, NC 27344

I have a lot of skin in the game. I have been on the planning board before. Just a couple of things, I came last time and I listened. You cannot get rid of existing problems until you grow. If you just take the time to look at the revenue from it. If its three-hundred houses, that's money that you will get. I am pro growth and I have grand kids that I would like to have. How is the water and sewer going to be run and will some be available across the road from the development.

The Board of Commissioners asked questions of staff and the applicant.

Mayor Price closed the public hearing at 7:03pm.

A motion to adopt the ordinance amending the zoning map for Hardik Raval/ Raval Realty LLC proposes to rezone 99.73 acres from Agricultural-Residential (A-R) to Residential-3-Conditional (R-3-C), the proposed use is major subdivision (preliminary plat) that includes 147 single family residential lots (detached) and 67 multifamily townhome lots, the subject property is identified as 893 & 909 Harold Andrews Road and parcel # 13728 & 13732 including conditions consented by the applicant, which include:

- 1. Specific conditions may be proposed by the petitioner or the Town or its agencies, but only those conditions approved by the Town and consented to by the petitioner in writing may be incorporated into the zoning regulations.***

2. *Unless consented to by the petitioner in writing, in the exercise of the authority granted by Chapter 160D, the Town may not require, enforce, or incorporate into the zoning regulations any condition or requirement not authorized by otherwise applicable law, including, without limitation, taxes, impact fees, building design elements within the scope of G.S. 160D-702(b), driveway-related improvements in excess of those allowed in G.S. 136-18(29) and G.S. 160A-307, or other unauthorized limitations on the development or use of land.*
3. *Conditions and site-specific standards imposed in a conditional zoning district shall be limited to those that address the conformance of the development and use of the site to Town ordinances, plans adopted pursuant to G.S. 160D-501, or the impacts reasonably expected to be generated by the development or use of the site.*
4. **Conditions:**
 - a. **Proposed Uses:**
 - i. *Rezone from A-R to R-3-C*
 - ii. *Major subdivision (preliminary plat)*
 - iii. *67 3 bedroom townhome lots*
 - iv. *44 3 bedroom single family lots*
 - v. *103 4 bedroom single family lots*
 - vi. *One existing house and & portion of lot to remain*
 - b. *The project is proposed to be built in one phase.*
 - c. *All proposed phasing and future performance guarantee request shall be approved by the Board of Commissioners as a major conditional zoning modification during a future legislative hearing.*
 - d. *Obtain voluntary annexation approval prior to any subdivision or site plan construction approval.*
 - e. *Obtain all water and sanitary sewer approvals from Town Utilities Director (plans, specifications, State approvals) prior to any subdivision or site plan construction approvals.*
 - f. *The developer shall prepare a capacity study for the existing pump station on Harold Andrews Road and complete a downstream sewer evaluation to confirm capacity is available in the sewer collection system for the proposed development. The developer shall coordinate with Town of Siler City on additional upgrades, as required. These improvements will need to be confirmed during the site plan construction approval process.*
 - g. *Infiltration practices shall be used to extent practical and feasible but shall also include the use of detention ponds to maintain predevelopment hydrographic conditions. This improvement will need to be confirmed during the site plan process.*
 - h. *Provide copy of deed recorded in the Chatham County Registry that recombines the two lots into one lot*
 - i. *Common areas, recreational facilities, open space, stormwater facilities and mailbox shall be maintained by the Homeowners Association.*
 - j. *Existing vegetation shall be preserved along majority of site perimeter to serve as a buffer.*
 - k. **Proposed lane improvements on Harold Andrews Road:**
 - i. *West bound right turn lane into new driveway*
 - ii. *East bound left turn lane into new driveway*
 - iii. *Left and right turn existing the new driveway onto Harold Andrews Road*
 - l. *Streets shall be constructed to Town Standards.*
 - m. *Developer request that Town own and maintain streets and sidewalks within the public right-of-way.*


- n. *Sidewalks shall connect to all parks, streets, mailboxes, and open space.*
- o. *Emergency secondary access provided onto Harold Andrews Road*
- p. *Cul-de-sacs are ninety-six feet across face of curb to face of curb*
- q. *Future road connection is provided adjacent to Parcel 13448*
- r. *No stream or vegetative buffer disturbance is proposed*
- s. *Open space provided is 6.47 acres*
- t. *Active recreational facilities provided is 1.92 acres*
- u. *Recreational facilities via payment in lieu is 25,711 square feet*
- v. *All active recreational facilities that are constructed on site shall be constructed consistent with the Article 13 of the UDO, the standards utilized by the Town's Parks & Recreation Department and will be confirmed during the site plan construction review process*
- w. *458 parking spaces provided*
- x. *Area of disturbance is 67.12 acres*
- y. *Net impervious increase is 22.80 acres*
- z. *All subdivisions shall be sufficiently illuminated to ensure the security of property and safety of persons using such streets, sidewalks, and other common areas or facilities (per the lighting requirements of UDO Article XV). More specifically the development shall also meet the recommended lighting levels in foot-candles by building type as listed on pages 31-32 of CPTED and Lighting: Reducing Crime, Improving Security Guide Book for Design Professionals #2.*
- aa. *Article XX and Appendix J of the UDO provides guidance for the revocation, duration, expiration, and vested rights of conditional zoning approvals. If a conditional zoning approval expires, then new application and fees are required prior to further development.*
- bb. *Coordinate with the Town Public Works and Utilities Department to provide utility (Town water and sewer) easements to adjoining properties where feasible so that the adjoining properties can be served by Town water and sewer in the future.*
- cc. *If NCDOT cannot ensure that site distance requirements are met, then the developer shall request the following from NCDOT:*
 - i. *Reduce speed limit along Harold Andrews road accordingly; and/or*
 - ii. *Install advanced warning signage along Harold Andrews Road to assist with potential horizontal and vertical site concerns.*
- dd. *Recommend amended the Land Development Plan map for the subject property from Low Density Residential land use classification to High Density Residential land use classification.*

and that the action is consistent with the adopted land development plan because it limit impacts of development on the environment and promote sustainability, encourages development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks, and improves the appearance of properties was made by Commissioner Fadely, seconded by Mayor Pro Tem Haiges and unanimously.

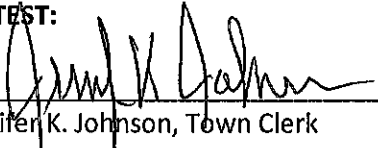
A motion to have the parks and recreation fee in lieu of be assigned to the Bray Park Lighting Project was mad by Mayor Pro Tem Haiges, seconded by Commissioner Brown and unanimously approved.

ADJOURNMENT

With no further business the Board of Commissioners adjourned at 7:09pm.



Thomas K. Price, Mayor

ATTEST:


Jenifer K. Johnson, Town Clerk

