

TOWN OF SILER CITY

The Siler City Board of Commissioners met in Regular Session on **Monday, June 7, 2021** at 6:30pm in the Multipurpose Room at the Wren Memorial Library with Mayor Pro Tem Bray presiding. Commissioner Haiges gave the invocation with the recitation of the Pledge of Allegiance following. Commissioner Price recited the Town of Siler City Mission Statement and Commissioner Siler recited the Town of Siler City Vision Statement.

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

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 contract for consulting services for 5th Street road repair under new business.

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

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

CONSENT

A motion to approve the consent agenda which includes the May 17, 2021 Minutes (Incorporation by reference as if fully set forth herein Schedule A), Archive Social Agreement (Incorporation by reference as if fully set forth herein Schedule B), USGS Geological Survey Agreement (Incorporation by reference as if fully set forth herein Schedule C), Grimes Contracting Tree Clearing Agreement (Incorporation by reference as if fully set forth herein Schedule D) Chatham County Recreation Grant MOU (Incorporation by reference as if fully set forth herein Schedule E), Chatham News & Record Field Sign MOU Contract (Incorporation by reference as if fully set forth herein Schedule F), WNCA Field Sign MOU (Incorporation by reference as if fully set forth herein Schedule G), Braxton Manor Subordination Agreement (Incorporation by reference as if fully set forth herein Schedule H), Amendment to Contract to Audit Accounts – Dixon Hughes Goodman (Incorporation by reference as if fully set forth herein Schedule I) was made by Commissioner Haiges, seconded by Commissioner Boone and unanimously approved.

PUBLIC COMMENT PERIOD

Miriam d St. Aubin, 443 Pine Forest Drive, Siler City, NC 27344

I have been a resident in Siler City for 24 years. I would like for all to consider adding pickleball at Bray Park, as many surrounding towns have done. I have personally played pickleball in Fayetteville, Raleigh, and Greensboro. I understand that Asheboro is adding pickleball at their new park and Sanford has added public pickleball courts. And here in Chatham, at McClenahan Park, there is at least 50 residents that show up weekly on Tuesdays, Thursdays, and Saturday mornings to play pickleball. They are playing on old tennis courts in Pittsboro. Personally, I have access to pickleball courts because I am a member of Siler City Country Club, but I would love for the general public to have courts so that all residents can have access to the fastest growing sport in America. I hope you will get some proposals that will include

pickleball courts for the Bray Park area. I feel it will be a great asset to Siler City. The advantage of pickleball over tennis is that pickleball has a very fast learning curve compared to any other racket sport. Its an inexpensive sport and it is a family sport. Ages 9 to 90 can play pickleball. It is a real sport and a sport of a lifetime. Thank you for your time.

Bill Alston, 1776 Bowen Stone Road, Siler City, NC 27344

I would like to share some brochures with you, and this is from your city park and recreation department. And what you have in front of you is a group of pickleball players that play on Wednesday mornings in the winter at Ramsey Gym. What we are requesting is that we get pickleball at Bray Park so that we will not be restricted to limited play time. It would be open 24-7 if you so desire, but my position in pickleball is I am one of four ambassadors for Chatham County and the only one on this end of the county, the rest are in the northeast section of the county. I do play in Pittsboro, three or four times a week. And as was stated earlier we may have up to 50 people there. What we have done is, we have taken three tennis courts and they have been converted to pickleball courts and we have portable nets on them. When you have doubles playing, that means four people are participating at one time. So, we have twenty-four people playing at one time. The games last anywhere from ten to fifteen minutes. We just completed the senior games in Pittsboro this past week. Pickleball is one of the senior games. So, any of you over fifty, its open to you to come play. During open play, its for anyone that wants to play, whether you are novice or you are competitive. There is a second group playing on Monday, Wednesday, and Friday that is more competitive. I try to stay with the novice group and the recreation group. As mentioned earlier, in Sanford they are converting their tennis courts to dedicated pickleball courts and junior tennis courts. Courts are only forty-four feet long and twenty feet wide, whereas in tennis they are twenty-seven feet wide and sixty some feet long. So, you can take one tennis court and get two pickleball courts out of it with space still around it. In Pittsboro, the ages that are joining, we have had middle school students and the oldest one is over eighty years old. In the senior games, in one game, they everyone in that game was over eighty. The majority of the players in Pittsboro are in their mid-sixties or early seventies. It is a fun sport and we have done stuff here at Washington Park to get the interest up. What you see on the front cover is just a representative of the people that come into Siler City to play on Wednesday mornings. If we could get some courts at Bray Park, that would be wonderful. We could start a regular daily play time, where people could come and play pickleball. Your consideration would be greatly appreciated.

The Board of Commissioners asked questions of those present.

Valarie Harris, 45 Pine Forest Drive, Siler City, NC 27344

The thing that I really like about pickleball that I have never seen in another sport is anybody can play together and its multi-generation. It is so unusual to have a sport like that. Anybody can show up, young, old from any town. That is really important for towns, especially for towns where people are looking for something to do.

Richard Harris, 18 Pine Forest Drive, Siler City, NC 27344

Where here to complain about the roads. I think all of you know. I have talked to Cindy, Roy, and Chip. The roads are in bad shape. They need to be patched professionally. I do not think you can cold patch it and get away with it. It has got to be a hot patch and Chris told me the other day that it is two years before they would pave Second Avenue and Raleigh Street. I know they are state maintained. We have got other roads that really need attention.

John Riley, 432 Pinelake Drive, Siler City, NC 27344

To follow-up on what Richard said, I have got a little background in asphalt, so I know a little bit about patching. What I have noticed is when they make a pavement cut and they dig it out to get to the pipe that they have to replace or repair then they put material back in there, then I am assuming they take a tamp and get some packing done, then they take cold patch and put it in there then just drive over it with a truck. You are not getting compaction, but you are not getting any kind of smooth surface. Roy and I were talking about an asphalt roller, and he said you do not have one. The state highway program gives preferential treatment to municipalities. They give ridiculous prices on equipment; you do not need a big one. If they had a patch wagon with liquid asphalt on it and roll it and it will be slick as a ribbon. I just went down through two streets today. Main street, Old 421 all the way to Chestnut Street and came back through the middle of town and there are thirty-four paved potholes, just on those two streets alone. Some of them are just horrible to drive through. Hopefully, some of you have noticed this. But I do not know if anyone has asked the man in charge of the employees of the town to have a conversation about it. I will be glad to come out there and show them how to do it to help get the streets in better condition. You do not notice it as bad when you are in a car, but in a truck, it is really bad. I try to drive around them.

OLD BUSINESS

Census 2020 and Mapping Update

Lynch stated that on December 7, 2020, the Board of Commissioners contracted with Tharrington Smith LLP to assist the Town through the redistricting process due to the 2020 Census. Deborah Stagner and Blake Esselstyn with Tharrington Smith LLP gave an update on the status of the 2020 Census, District Mapping, Municipal Filing Period, and the election process. (Incorporation by reference as if fully set forth herein Schedule J)

Stagner updated the Board of Commissioners on the census and election. She stated that we will receive the first census numbers in August 2021 and hope that will be data that they will be able to work with. The final data will come out in September, but they think they can get started with the preliminary data. They will look at whether the districts have gotten out of balance. If the districts have gotten out of balance more than ten percent over all or 5 percent above or below on each district, then the redistricting would be required. She stated as it stands right now, the filing for the district elections opens in July and if the data does not come in until August you are not going to be able to make that determination about redistricting and drawing new maps when filing opens. The General Assembly is working on a bill that is currently going through the general assembly and stated that it looks like it is going to be approved. The bill would postpone the election for all the municipalities that have districts until March 2022. It would give cities until mid-November to revise the districts if its necessary. What would be required before then would be a public hearing and opportunity for public input before any new districts would be adopted.

Commissioner Price asked if the election is postponed beyond November what happens to the current offices that will expire? Stagner stated that those would be extended until the new person was sworn in.

Commissioner Fadely asked if the bill is not passed, and the census data does not show a need for a change in districts what is the recourse for the town and its citizens. Stagner stated you would not have the information from census to determine if there is an imbalance in time. If there is no relief from the

General Assembly, filing would open in July and you would open filing with your current districts, then you may find out that the districts are out of balance, so its not a great situation.

Commissioner Price asked if we would be penalized if we went ahead with election in November. Stagner stated that she would be reluctant to get in the what-if and all signs are very encouraging that the General Assembly is going to do something.

Commissioner Haiges asked if we have a time frame when we think the General Assembly might act on this. Stagner stated that she is assuming they will do it so local boards know when the filing period is going to be.

The Board of Commissioners thanked Stagner for the update.

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

Lynch stated at the special meeting on Tuesday, June 1, 2021, the Board of Commissioners asked town staff to bring back the Resolutions Of Intent To Close a Portion of East Third Street and East Fifth Street and all of Johnson Avenue and Calling a Public Hearing on the Question with a defined date and location for the public hearings. (Incorporation by reference as if fully set forth herein Schedule K)

Lynch stated that the public hearing will be held on Monday, August 2, 2021 at 6:30pm in the auditorium at Jordan-Matthews High School, located at 910 East Cardinal Street. Lynch shared the resolutions for the Board's review and approval.

Lynch shared the proposed block advertising that will be placed in the Chatham News and Record for four weeks before the meeting in both English and Spanish at the meeting on Monday evening. Lynch stated that we will also do four weeks of advertising with WNCA. These ads will be in addition to the normal required legal ads.

A motion to approve the resolutions of intent to close a portion of East Third Street and East Firth Street and all of Johnson Avenue and Calling a Public Hearing on the Question was made by Commissioner Fadely, seconded by Commissioner Haiges, and unanimously approved.

Economic Development Incentive Policy – Transformational Projects

Meadows stated that the Town's Economic Development Incentive Grants are performance-based, discretionary incentive program that provides cash grants directly to new and expanding companies to help offset the cost of locating or expanding a facility in the town. The amount of the grant is based on a percentage of the town property taxes (real and personal) paid. (Incorporation by reference as if fully set forth herein Schedule L)

Meadows stated that the amount of an incentive grant award is calculated by weighing a number of factors to determine its potential value, including the number of net new jobs, the wages of the jobs compared to the county average wage, the level of capital investment, quality of new jobs, and location. The Town of Siler City has been promoting the CAM site in order to recruit a transformational (large economic development) project. Chatham County has already adopted an economic development incentive policy for transformational projects.

Meadows shared a draft Town of Siler City economic development incentive policy for transformational project including an application, scorecard, and award levels. This draft was prepared by the Town Planning Department and with the assistance of an economic development consultant via the International Economic Development Council.

A motion to approve the Economic Development Incentive Policy for Transformational Projects was made by Commissioner Haiges, seconded by Commissioner Fadely, and unanimously approved.

NEW BUSINESS

Contract of Consulting Services for West 5th Street Repair

Lynch stated that on May 24 the Town had to close the street due to a sink hole the Proposal for consulting services to assist the town with preparing a Preliminary Engineering Report for replacing the culverts at W. 5th Street between Camelia Ave. and the railroad. This report is necessary as the culverts are located within the Norfolk Southern Railroad ROW, within a floodplain and within the floodway for Loves Creek. A failure of the roadway has occurred due to loss of roadbed material around the culverts and deterioration of the culverts. (Incorporation by reference as if fully set forth herein Schedule M)

A motion to approve the Consulting Services Agreement with McGill Associates PA for the preliminary engineering report for the West 5th Street Culverts Replacement project was made by Commissioner Haiges, seconded by Commissioner Price, and unanimously approved.

MANAGER'S REPORT

Lynch shared the following with the Board of Commissioners:
Contractors are working at City Hall
Town Clerk Jenifer Johnson received her North Carolina re-certification.

TOWN ATTORNEY INFORMATION

none

GOVERNING BODY COMMENTS

none


CLOSED SESSION

A motion to go into closed session 143-318.11 (a)(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 and 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 7:41pm was made by Commissioner Haiges, seconded by Commissioner Fadely and unanimously approved.


A motion to come out of closed session at 8:12pm was made by Commissioner Haiges, seconded by Commissioner Fadely and unanimously approved.

ADJOURNMENT

With no further business the Board of Commissioners adjourned at 8:13pm.


Cindy B. Bray, Mayor Pro Tempore

ATTEST:


Jenifer K. Johnson, Town Clerk

