

TOWN OF SILER CITY

The Siler City Board of Commissioners met in Regular Session on **Monday, July 15, 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 Brown recited the Mission Statement and Commissioner Bray recited the Vision Statement.

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

ELECTED TOWN OFFICIALS ABSENT: Albert Alston, Lewis Fadely and Alec Hauser

TOWN STAFF PRESENT: Interim Town Manager Jack Meadows, Finance Director John O'Keefe, Public Utilities Director Chris McCorquodale, Assistant Town Manager & Town Clerk Kimberly Pickard, Police Major Mack Burton, Planning Director Timothy Mack, Senior Planner, Timothy Garner, Parks & Recreation Director Tylr Stinson, Briana Avalos and Town Attorney William Morgan.

AGENDA ADJUSTMENTS / APPROVAL OF AGENDA

Assistant Town Manager and Town Clerk Kimberly Pickard requested to add 8.1 Curb Waste Pickup Schedule G and a Closed Session for 143-318.11 a (3) to the agenda.

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

A motion to approve the consent agenda which includes the June 17, 2024 Minutes (incorporation by reference as if fully set forth herein as Schedule A) WWTP State Appropriation Budget Amendment, 2025.02 Police Records Assistant, 2025.03 Fund 30 Transfer Budget Amendment Lab Assistant and 2025.04 NC Railroad\$ 500,000 grant for elevated Storage Tank Budget Amendment (incorporation by reference as if fully set forth herein as Schedule B was made by Commissioner Bray seconded by Commissioner Brown and unanimously approved.

PUBLIC COMMENT

NONE

PUBLIC HEARING

Siler City Comprehensive Land Use Plan

Mayor Matthews Opened the Public Hearing at 6:34pm.

The representative from Stewart, discussed the purpose of the land use plan which is to assist local officials by guiding future development through goals and recommendations that can be implemented by the Board in future regulatory decisions such as zoning ordinance amendments or rezoning requests. A Land Use plan is required to be adopted and reasonably maintained under NCGS 160D-501 (a) for the Town to retain zoning

authority. The current Land Development Plan for the Town was adopted in 2017 but was not drafted to address the changing development climate the Town of Siler has seen in the past five years.

In October 2022 the Town issues a Request for Proposals (FRP) to planning consultants for assistance in developing an update to the Siler City Land Use Plan. Stewart was selected from four proposals submitted and began the update process in March 2023. Over the last year, Stewart solicited input from citizens, Town Boards, Staff, the Land Use Steering Committee, civic groups, and local businesses to develop the recommendations and goals outlined in this draft document. The draft Land Use plan will assist with future development requests over the next five to ten years.

The Land Use Plan is only for advisory purposes and only provides recommendations and goals for future development decisions by the Board of Commissioners.

Martin Mason: Non-Resident inquired about the plan involving Schools

Cindy Dameron: Non-Resident inquired about the plan involving Schools and if there were plans for additional schools.

Gail Matthews: Resident Siler City NC - questioned the re-development of neighborhoods

Mayor Matthews Closed the Public Hearing at 7:10pm

A motion to adopt the Comprehensive Land Use Plan as presented was made by Commissioner Bray seconded by Commissioner Boone and unanimously approved.

A motion to not act on the Voluntary Annexation Petition Contiguous request for Hampton Village was made by Commission Hauser seconded by Commissioner Brown and unanimously approved.

OLD BUSINESS

Wolfspeed Amended & Reinstated Reimbursement Agreement

Town Attorney, William Morgan stated the Wolfspeed auditors requested a amended and reinstated Agreement for Infrastructure Construction and fee reimbursement. Morgan further explained that the agreement needed to be audited to state the Town of Siler City had to have private help to complete the infrastructure needs. The amended agreement does not have any financial effect on the Town. Finance Director, John O'Keefe confirmed to the Board of Commissioners that it was a way for Wolfspeed to allow a charitable deduction.

A motion to approve the amended and reinstated Wolfspeed Reimbursement Agreement was made by Commissioner Bray seconded by Commissioner Boone and unanimously approved.

NEW BUSINESS

Curb Waste Pickup

Interim Town Manager Jack Meadows explained the Curb Waste Pickup program with the Board of Commissioners indicating the Curb Waste pickup program is provided by the Public Works Department, and as mentioned in the memo certain items are not picked up by the Public Works Department and therefore becomes a Code Enforcement concern. Meadows further explained the need for a Standard Operating Procedure that allows Town Staff to Notice properties that are in Violation and the Town of Siler City Public Works department be allowed to abate.

A motion to adopt the Curb Waste Pickup Standard Operating Procedure (SOP) which is allowable by the FY2425 Town of Siler City Fee Schedule was made by Commissioner Patterson seconded by Commissioner Brown and unanimously approved.

MANAGERS REPORT

Assistant Town Manager- Town Clerk, Kimberly Pickard introduced New Hires and Promotions to the Board of Commissioners, Mack Burton as being promoted to Captain of Police Operations, Briana Avalos promoted from Administrative Support Specialist to Deputy Town Clerk. Pickard also reminded the Board of Commissioners of Employee Appreciation Day which will be held on Wednesday July 17, 2024, at the Siler City Fire Department.

Interim Town Manager, Jack Meadows reminded the Board of Commissioners that Parks and Recreation Master Plan would be presented at the August 19, 2024 meeting.

GOVERNING BODY COMMENTS

Commissioner Bray inquired about the use of the vacant downtown lot that is owned by the Town, she inquired about making that free parking for Downtown traffic. Commissioner Patterson inquired about Committee and involvement and voiced his like for the verbal managers reports.

CLOSED SESSION

A motion to go into Closed Session at 7:42pm § 143-318.11 (a)(3) To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged. General policy matters may not be discussed in a closed session and nothing herein shall be construed to permit a public body to close a meeting that otherwise would be open merely because an attorney employed or retained by the public body is a participant. The public body may consider and give instructions to an attorney concerning the handling or settlement of a claim, judicial action, mediation, arbitration, or administrative procedure. If the public body has approved or considered a settlement, other than a malpractice settlement by or on behalf of a hospital, in closed session, the terms of that settlement shall be reported to the public body and entered into its minutes as soon as possible within a reasonable time after the settlement is

concluded was made by Commissioner Patterson seconded by Commissioner Patterson and unanimously approved.

A motion to go out of closed session at 8:04 pm was made by Commissioner Boone seconded by Commissioner Brown and unanimously approved.

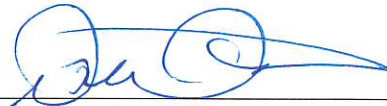
A motion to go into Closed Session A motion to go into Closed Session at 8:05pm § 143-318.11 (a)(3) To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged. General policy matters may not be discussed in a closed session and nothing herein shall be construed to permit a public body to close a meeting that otherwise would be open merely because an attorney employed or retained by the public body is a participant. The public body may consider and give instructions to an attorney concerning the handling or settlement of a claim, judicial action, mediation, arbitration, or administrative procedure. If the public body has approved or considered a settlement, other than a malpractice settlement by or on behalf of a hospital, in closed session, the terms of that settlement shall be reported to the public body and entered into its minutes as soon as possible within a reasonable time after the settlement is concluded was made by Commissioner Boone seconded by Commissioner Patterson and unanimously approved.

A motion to go out of Closed Session at 8:14pm was made by Commissioner Brown and seconded by Commissioner Boone.

A motion to allow the Town Attorney to file suit against Boggs Paving was made by Commissioner Bray, seconded by Commissioner Brown and unanimously approved.

ADJOURNMENT

With no further business, the Board of Commissioners adjourned at 8:17pm.



Donald Matthews, Mayor

ATTEST:



Kimberly D. Pickard, Town Clerk