

TOWN OF SILER CITY

The Siler City Board of Commissioners met in Regular Session on **Monday, July 20, 2020** at 7:00pm in City Hall Courtroom with Mayor Pro Tem Bray presiding. Commissioner Siler 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: Cindy Bray, Curtis Brown, Lewis Fadely, Thomas "Chip" Price, and Tony Siler

ELECTED TOWN OFFICIALS ABSENT: John Grimes and Bill Haiges

TOWN STAFF PRESENT: Town Manager Roy Lynch, Attorney William Morgan, Finance Director Tina Stroupe, Planning Director Jack Meadows, Public Works Director Chris McCorquodale, Police Major James Underwood, Parks and Recreation Director Jack Clelland and Town Clerk Jenifer Johnson

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

Lynch asked to add City Hall Renovations under Presentations.

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

CONSENT

A motion to approve the consent agenda which includes the May 18, 2020 Minutes (Incorporation by reference as if fully set forth herein Schedule A), June 1, 2020 Minutes (Incorporation by reference as if fully set forth herein Schedule B), June 15, 2020 Minutes (Incorporation by reference as if fully set forth herein Schedule C), Response Letter to Local Government Commission (Incorporation by reference as if fully set forth herein Schedule D), Mutual Assistance Policy Resolution (Incorporation by reference as if fully set forth herein Schedule E) was made by Commissioner Fadely, seconded by Commissioner Siler and unanimously approved.

PUBLIC COMMENT

none

PRESENTATIONS

City Hall Renovations

Taylor Hobbs with Hobbs Architects share the updated ADA access design for the back of City Hall. The Board of Commissioners agreed with the plans.

PUBLIC HEARINGS

Gary L. Smith proposes to rezone ~3.194 acres to Office-Institutional (O-I) & ~34.033 acres to Light-Industrial (L-I). The subject property is currently zoned Highway-Commercial (H-C) (~5.9 acres), Residential (R-10) (~14.3 acres), & L-I (~17 acres). The subject property is located along the southern boundary of E. Raleigh St. and is identified as 1002 E. Raleigh St. & parcel # 16864, 16865, 67041, & 67042.

Mayor Pro Tem Bray opened the public hearing for the Gary L. Smith proposes to rezone ~3.194 acres to Office-Institutional (O-I) & ~34.033 acres to Light-Industrial (L-I), the subject property is currently zoned Highway-Commercial (H-C) (~5.9 acres), Residential (R-10) (~14.3 acres), & L-I (~17 acres) and the subject property is located along the southern boundary of E. Raleigh St. and is identified as 1002 E.

Raleigh St. & parcel # 16864, 16865, 67041, & 67042 at 7:20pm. Incorporation by reference as if fully set forth herein Schedule F.

Meadows shared the property information:

1. owned by Gary L. & Sarah S. Smith Trustee;
2. located inside the Town's Corporate Limits;
3. located within the Loves Creek Watershed;
4. not located within a watershed protection area; and
5. located within a special flood hazard area.

Meadows shared the size of the tract:

1. Subject tract is ~37 acres and includes 1 property owner and 4 tax parcels
2. Size of surrounding tracts: an average of ~9 acres

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

1. Mixed use for the subject property. These areas are often near major streets and highways, or in the central business district, and contain a variety of commercial, public, and residential land uses. Commercial uses could include retail shops and shopping centers, convenience stores, restaurants, offices, medical services, and automobile dealerships, among others. Public facilities such as City Hall and the Police Department are also often in these areas. Residential uses in these areas are typically at a high density and may be standalone residential structures or in a shared structure with a commercial use.
2. Conservation and recreation for the subject property. These are areas identified as a priority for conservation of critical environmental features, or as preserved open space and parkland.
3. Objectives and strategies:
 - a. Limit impacts of development of 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. Encourage attractive commercial development in appropriate locations suitable for commercial purposes.
 - d. Encourage the continued commercial, retail, service, and office development of the central business district, as well as encouraging compatible residential uses.
 - e. Improve the appearance of properties.
 - f. Limit the proliferation of single-purpose highway-oriented commercial areas and encourage mixed-use development.
 - g. Allow redevelopment of single-purpose commercial sites into mixed-use sites over time.
 - h. Promote downtown Siler City as an active, attractive community that accommodates multiple uses such as the arts, small businesses, and residential.
 - i. Encourage the development of affordable housing.
 - j. Encourage close proximity of higher-density residential uses to mixed-use areas and compatible industrial areas.
 - k. Encourage efficient use of transportation networks.
 - l. Urban development densities should be restricted to areas in which sufficient water and sewer service is available.
 - m. Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.

- n. Preserve the existing housing stock by vigorously enforcing the minimum housing code and providing financial assistance to rehabilitate and stabilize deteriorating housing.
- o. Require that as a condition of receiving public water and/or sewer service, all new developments be incorporated into the Town limits.
- p. Promote cluster development with usable open space and amenities.
- q. Preserve the general character and intensity of the central business district.
- 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. Preserve the sites best suited for office and industrial development by identifying such areas and excluding non-supportive uses from those sites.
- w. Designate areas of the Town’s planning jurisdiction as growth areas and give priority to utility extensions in those areas.
- 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. Explore the option of allowing developer fees-in-lieu for park facilities and other public facilities.
- z. Support development of public and private improvements in Central Business District in accordance with the Town’s Downtown Master Plan.
- aa. Develop a planting plan for street trees along public rights-of-way.
- bb. Modify the development ordinances to be more user friendly where possible.
- cc. Develop policies to encourage maintenance of structures.
- dd. Develop policies to promote mixed-use development and redevelopment of commercial areas, including integrated residential uses.
- ee. Implement recommendations from the Town’s 2016 Natural Resource and Conservation Study.
- ff. Develop flexible zoning standards that accommodate mixed uses in the CBD, which will assist in the adaptive reuse of buildings.
- gg. Encourage provision of recreation and park land for Town residents.
- hh. Encourage preservation of sensitive environmental areas from development.
- ii. Provide parks and recreation programs to meet the recreation and fitness of all citizens of Siler City.
- jj. Coordinate with county schools to look for ways to share recreation facilities and to encourage pedestrian access to schools.

Meadows stated that the property is served by public water and public sewer. A sidewalk is proposed along the southside of E. Raleigh St. in the Siler City Pedestrian Master Plan. Street/road frontage:

Street/Road	Road Frontage (feet)	Travel Lanes	Maintenance	Speed Limit (mph)	Average Daily Trips
E. Raleigh St.	1,200	2	State	35	5,800 (2016)

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

Zoning District	H-C	O-I	L-I	R-10
Minimum lot size (square feet)	0	7,000	0	10,000

Recommended Minimum lot width	100	70	100	80
Front/street building setback	10	25	30	30
Side/rear building setback	0	10	20	10
Height limitation	60	45	90	35

Meadows shared the O-I (office-institutional) district is designed to accommodate a mixture of residential uses and uses that fall primarily within the 18.0 classification in the Table of Permissible Uses. It is intended that this zoning classification be applied primarily in areas that no longer are viable as single-family residential areas because of high traffic volumes on adjacent streets or because of other market factors but remain viable as locations for multi-family residential developments or offices. Such areas will also generally constitute transition or buffer zones between major arterial or more intensively developed commercial areas and residential districts.

Meadows stated that the H-C (highway-commercial) district is designed to accommodate the widest range of commercial activities including businesses that primarily draw from and provide services to major thoroughfares. The R-10 district is designed primarily to accommodate single-family detached residential uses, excluding manufactured homes, at medium densities in areas served by Town water and sewer facilities. Two-Family and multi-family residences are allowed in the R-10 district.

Meadows stated that the Light Industrial (L-I) district is established primarily to accommodate enterprises engaged in the industrial, processing, creating, repairing, renovation, painting, cleaning, or assembling of goods, merchandise, or equipment. The performance standards set forth in Part II of Article XI place limitations on the characteristics of uses located in industrial districts. The limitations in the L-I district are more restrictive than those in the H-I district.

Meadows noted that the Board shall consider the entire range of permitted, special, and conditional uses for the existing and proposed zoning districts as listed in the Table of Uses.

Meadows shared the relationship of uses:

1. Current use of subject property is single family residential and agricultural
2. Surrounding land uses include; poultry processing plant, NCDOT maintenance facility, plastics manufacture, retail, multifamily residential, and manufactured home park.
3. Surrounded by Heavy-Industrial (H-I), L-I, Agriculture-Residential (A-R), and R-10 zoning

Meadows shared the Planning Board recommendations from the July 13, 2020:

The map amendment is approved and consistent with the adopted land development plan and any other officially adopted plan because the land development plan recommends:

1. Mixed use for the subject property. These areas are often near major streets and highways
2. Limit impacts of development of the environment and promote sustainability.
3. Encourage attractive commercial development in appropriate locations suitable for commercial purposes.
4. Recommend a traffic study be completed if a new parking lot is located on the property.

Mayor Pro Tem Bray closed the public hearing at 7:43pm.

A motion that the map amendment for Gary L. Smith proposes to rezone ~3.194 acres to Office-Institutional (O-I) & ~34.033 acres to Light-Industrial (L-I), the subject property is currently zoned Highway-Commercial (H-C) (~5.9 acres), Residential (R-10) (~14.3 acres), & L-I (~17 acres) and the subject property is located along the southern boundary of E. Raleigh St. and is identified as 1002 E. Raleigh St. & parcel # 16864, 16865, 67041, & 67042 is approved and consistent with the adopted land development plan and any other officially adopted plan because the land development plan recommends mixed use for the subject property, and encourage attractive commercial development in appropriate locations suitable for commercial purposes and the action taken is reasonable in the public interest because preserving the sites best suited for office and industrial development by identifying such areas and excluding non-supportive uses from those sites was made by Commissioner Brown, seconded by Commissioner Fadely and unanimously approved.

22 Davie LLC (William F. Milholen) proposes to rezone ~6.65 acres from Agricultural-Residential (A-R) to Light-Industrial (L-I). The subject property is located along the western boundary of Harold Andrews Rd. and is identified as parcel # 66749.

Mayor Pro Tem Bray opened the public hearing for the 22 Davie LLC (William F. Milholen) proposes to rezone ~6.65 acres from Agricultural-Residential (A-R) to Light-Industrial (L-I). The subject property is located along the western boundary of Harold Andrews Rd. and is identified as parcel # 66749 at 7:44pm. Incorporation by reference as if fully set forth herein Schedule G.

Meadows stated that the subject property is:

1. owned by 22 Davie LLC;
2. located outside the Town's Corporate Limits;
3. not located within a watershed protection area; and
4. not located within a special flood hazard area.

Meadows shared the size of the tract:

1. Subject tract is 6.65 acres and includes 1 property owner and 1 tax parcels
2. Size of surrounding tracts: an average of 15 acres

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

1. Low density residential for the subject property. These are areas of residential development, typically single-family structures, with minimum lot sizes of approximately ½ acre or greater.
2. Industrial development east of the subject property. These areas are suitable for a variety of manufacturing and warehouse/distribution uses. This category may also include office/flex space development in a planned business park type of setting.
3. Low density residential objectives and strategies:
 - a. Limit impacts of development of 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 to 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. 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 residential areas to a higher density.
 - l. Encourage in-fill development in established residential areas.
 - m. Preserve the existing housing stock by vigorously enforcing the minimum housing code and providing financial assistance to rehabilitate and stabilize deteriorating housing.
 - n. Require that as a condition of receiving public water and/or sewer service, all new developments be incorporated into the Town limits.
 - o. Revise zoning and subdivision ordinance standards to promote interconnectivity of neighborhoods and use of sidewalks.
 - p. Promote cluster development with usable open space and amenities.
 - q. Ensure quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards.
 - r. Encourage planned developments.
 - s. Develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways.
 - t. 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.
 - u. Designate areas of the Town's planning jurisdiction as growth areas and give priority to utility extensions in those areas.
 - v. Provide parks and recreation programs to meet the recreation and fitness needs of all citizens of Siler City.
 - w. Expand the greenway system of trails for bicyclists and pedestrians, and the Town's sidewalk network, in accordance with the Town's Pedestrian Plan.
 - x. Coordinate with county schools to look for ways to share recreation facilities and to encourage pedestrian access to schools.
 - y. Explore the option of allowing developer fees-in-lieu for park facilities and other public facilities.
 - z. Develop a planting plan for street trees along public rights-of-way.
 - aa. Encourage schools and other public facilities to be located in walkable, convenient locations proximate to high-density areas.
 - bb. Modify the development ordinances to be more user friendly where possible.
 - cc. Develop policies to encourage maintenance of structures.
 - dd. Implement recommendations from the Town's 2016 Natural Resource and Conservation Study.
 - ee. Prevent the conversion of residences to other land uses unless such conversion will assist in stabilizing the large residential neighborhood or unless such conversion will preserve the unique quality or architectural significance of residences.
4. Industrial objectives and strategies:
- a. Limit impacts of development of 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. Identify adequate land for future industrial development.
 - d. Support existing industries.

- e. Improve the appearance of properties.
- f. Encourage close proximity of higher-density residential uses to mixed-use areas and compatible industrial areas.
- g. Encourage efficient use of transportation networks.
- h. Urban development densities should be restricted to areas in which sufficient water and sewer service is available.
- i. Require that as a condition of receiving public water and/or sewer service, all new developments be incorporated into the Town limits.
- j. Promote cluster development with usable open space and amenities.
- k. Ensure quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards.
- l. Encourage planned developments.
- m. Develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways.
- n. 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.
- o. Preserve the sites best suited for office and industrial development by identifying such areas and excluding non-supportive uses from those sites.
- p. Make the extension of water and sewer service to identified industrial areas a priority.
- q. Encourage warehousing and assembly as industrial uses.
- r. Encourage water reuse, industrial recycling, and other environmental stewardship features for new and existing industries.
- s. Develop an industrial incentive policy and program.
- t. Designate areas of the Town’s planning jurisdiction as growth areas and give priority to utility extensions in those areas.
- u. Expand the greenway system of trails for bicyclists and pedestrians, and the Town’s sidewalk network, in accordance with the Town’s Pedestrian Plan.
- v. Explore the option of allowing developer fees-in-lieu for park facilities and other public facilities.
- w. Develop a planting plan for street trees along public rights-of-way.
- x. Modify the development ordinances to be more user friendly where possible.
- y. Develop policies to encourage maintenance of structures.
- z. Implement recommendations from the Town’s 2016 Natural Resource and Conservation Study.

Meadows stated that the property is served by public water and public sewer. Street/road frontage:

Street/Road	Road Frontage (feet)	Travel Lanes	Maintenance	Speed Limit (mph)	Average Daily Trips
Harold Andrews Rd.	335	2	State	55	1,100 (2015)

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

Zoning District	A-R	L-I
Minimum lot size (square feet)	40,000	0
Recommended minimum lot width	100	100
Front/street building setback	40	30
Side/rear building setback	20	20

Height limitation	35	90
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Meadows stated that the A-R district is designed to accommodate agricultural and residential uses normally associated with: (1) agricultural uses normally associated with large tracts of uninhabited land near the fringe of urban areas. (2) 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. The L-I district is established primarily to accommodate enterprises engaged in the industrial, processing, creating, repairing, renovation, painting, cleaning, or assembling of goods, merchandise, or equipment. The performance standards set forth in Part II of Article XI place limitations on the characteristics of uses located in industrial districts. The limitations in the L-I district are more restrictive than those in the H-I district.

Meadows noted that the Board shall consider the entire range of permitted, special, and conditional uses for the existing and proposed zoning district as listed in the Table of Uses.

Meadows shared the relationship of uses:

1. Current use of subject property is vacant
2. Surrounding land uses include; manufacturing, single family residential, agriculture
3. Surrounded by A-R & L-I zoning

Meadows shared the Planning Board recommendations from the July 13, 2020:

The map amendment is approved and consistent with the adopted land development plan and any other officially adopted plan because the land development plan recommends:

1. Limit impacts of development of the environment and promote sustainability.
2. Encourage development to occur in areas with existing or planned infrastructure such as water, sewer, and roads.
3. Promote industrial growth

Mayor Pro Tem Bray closed the public hearing at 7:48pm.

A motion that the map amendment for 22 Davie LLC (William F. Milholen) proposes to rezone ~6.65 acres from Agricultural-Residential (A-R) to Light-Industrial (L-I), the subject property is located along the western boundary of Harold Andrews Rd. and is identified as parcel # 66749 is approved and consistent with the adopted land development plan and any other officially adopted plan because the land development plan recommends industrial development east of the subject property, these areas are suitable for a variety of manufacturing and warehouse/distribution uses, this category may also include office/flex space development in a planned business park type setting and the action taken is reasonable and in the public interest because making the extension of water and sewer service to identified industrial areas a priority, encourage warehousing and assembly as industrial users, and designate areas of the Town's planning jurisdiction as growth areas and give priority to utility extensions in those areas was made by Commissioner Fadely, seconded by Commissioner Siler and unanimously approved.

Community Development Block Grant (CDBG-NR) Neighborhood Revitalization application to the NC Department of Commerce for funds to assist with housing improvements for low and-moderate income households residing in the Town of Siler City.

Mayor Pro Tem Bray opened the public hearing for the Community Development Block Grant (CDBG-NR) Neighborhood Revitalization application to the NC Department of Commerce for funds to assist with housing improvements for low and-moderate income households residing in the Town of Siler City at 7:49pm. Incorporation by reference as if fully set forth herein Schedule H.

Meadows stated to meet the minimum requirements for citizen participation during the application phase, the Town must hold public hearings to obtain citizens' comments prior to its submission to NC Commerce Rural Economic Development Division (REDD). Public hearings must be advertised in a newspaper having general circulation in the area. The timing of the hearing notices must follow CDBG regulatory requirements, including publication not less than 10 days or more than 25 days before the date of the hearing.

Meadows stated that the first public hearing was held on June 15, 2020. The second notice of public hearing to obtain citizens' views must contain a description of the proposed activities to be carried out, including the total cost of the activities. The public hearing must be conducted by the Town Board. The second public hearing should be held after the application is drafted but prior to its submission to REDD.

Meadows shared the following information about the project:

1. Promote equitable, affordable housing, support existing communities, value communities and neighborhoods, benefiting low-and-moderate income persons, and preventing or eliminating slum and blight
2. Meeting community development needs that are deemed to be urgent because of existing conditions pose a serious and immediate threat to health and welfare of the community
3. Scattered Sites
4. Existing owner-occupied single-family dwellings (only):
 - a. Rehabilitation
 - b. Demolition
 - c. Temporary relocation
 - d. Substantial rehabilitation
 - e. Reconstruction
 - f. Replacement housing
 - g. Emergency repairs

Meadows shared the Community Development Block Grant Public Hearing notice.

A motion to recess the public hearing until August 3, 2020 was made by Commissioner Fadely, seconded by Commissioner Siler, and unanimously approved.

OLD BUSINESS

Street Closing Petition – E. 3rd St. – TIA Review and Board Direction

Meadows stated that Mountaire Farms, Inc. requested the following street closings pursuant to NC Gen. Stat. §160A-299: Portion of E. 3rd St., Portion of E. 5th St., and all of Johnson Ave. Incorporation by reference as if fully set forth herein Schedule I.

Meadows shared the following documents:

1. Timeline
2. Oct. 23, 2018 email from Matt Day (Triangle J COG) to Jack Meadows providing comments on the TIA
3. October 26, 2018 response from Ramey Kemp
4. August 7, 2019 meeting minutes from Ramey Kemp
5. September 18, 2019 response from Ramey Kemp
6. September 27, 2019 response from Ramey Kemp
7. Concept Drawings (interim) – 11/21/2019
8. Concept Drawings (final) – 11/21/2019
9. November 25, 2019 response from Ramey Kemp
10. Feb. 5, 2020 email from Jack Meadows to MAS Acme (US 64 access management project)
11. Feb. 5, 2020 email from Jeff Teague (NCDOT) (US 64 access management project)
12. US 64 access management project preliminary plans from NCDOT (16 pages)
13. February 24, 2020 response from Ramey Kemp
14. February 24, 2020 email from Jeff Teague (NCDOT) (response from Ramey Kemp)
15. February 26, 2020 email from Matt Day (Triangle J COG) (response from Ramey Kemp)
16. Concept drawing from Mountaire Farms dated May 21, 2020 (proposed parking lot on E. Raleigh St.)
17. June 5, 2020 email from Rob Stone (proposed truck maintenance facility)
18. June 9, 2020 memo from Timmons (TIA review)
19. June 29, 2020 memo from Ramey Kemp Associates (response to TIA review)
20. Concept drawing from Mountaire Farms received on July 2, 2020 (proposed truck maintenance facility)
21. July 8, 2020 email from Timmons (response to Ramey memo including chain that started on May 20, 2020)
22. Tax maps of project area
23. Next Steps

Meadows noted that §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) and the Town of Siler City water and sewer utilities are located within the subject rights-of-way.

The Board of Commissioners discussed the street closure request including the impact on existing business and public input.

A motion to asked Chatham County Economic Development to do an economic impact study for the area was made by Commissioner Fadely, seconded by Commissioner Brown and unanimously approved.

A motion to request Mountaire Farms to complete a Master Traffic Impact Analysis (TIA) was made by Commissioner Fadely, seconded by Commissioner Siler and unanimously approved.

A motion to prepare a resolution declaring the Town's intent to close a portion of East Third Street, East Fifth Street, and all of Johnson Avenue was made by Commissioner Fadely, seconded by Commissioner Siler with Commissioners Brown, Fadely, Price, and Siler voting in favor, and Mayor Pro Tem Bray voting against. The motion passed.

NEW BUSINESS

TARPO-TAC Board Appointment

Lynch stated since the passing of Mayor Pro Tem Larry Cheek, the Town of Siler City has a non-voting member vacancy for the North Carolina Department of Transportation Division 8 Triangle Area Rural Planning Organization (TARPO) – Transportation Advisory Committee (TAC). The Triangle Area Rural Planning Organization (TARPO) is a voluntary association of local governments in Chatham, Lee, Moore, and Orange Counties that plans rural transportation systems and advises the NCDOT on rural transportation policy. TARPO is administered by the Triangle J Council of Governments. Meetings are held six times per year (every other month). Incorporation by reference as if fully set forth herein Schedule J.

A motion to appoint Commissioner Curtis Brown to the Triangle Area Rural Planning Organization – Transportation Advisory Committee was made by Commissioner Siler, seconded by Commissioner Price and unanimously approved.

MANAGER'S REPORT

Lynch shared the following with the Board of Commissioners:

NC Rural Center doing a profile on Siler City

Chatham County Elections will be moving the election from the community center to Braxton Gym and will be doing some upgrades to the building

TOWN ATTORNEY INFORMATION

none

GOVERNING BODY COMMENTS

Commissioner Siler stated that he would like the Board to move forward with the process of replacing the District 2 Commissioner. The Board of Commissioners discussed the process and directed Staff to advertise for a month.

CLOSED SESSION

A motion to go into C§ 143-318.11(a)(5) To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; or (ii) the amount of compensation and other material terms of an employment contract or proposed employment contract was made by Commissioner Fadely, seconded by Commissioner Price and unanimously approved at 10:00pm.

A motion to come out of closed session was made by Commissioner Price, seconded by Commissioner Fadely and unanimously approved at 10:22 pm.

ADJOURNMENT

With no further business the Board of Commissioners adjourned at 10:23pm.



John F. Grimes, Mayor

ATTEST:



Jenifer K Johnson, Town Clerk

