

TOWN OF SILER CITY

The Siler City Board of Commissioners met in Special Session on **Monday, August 30, 2021**, at 6:30pm in the Media Room at Jordan-Matthews High School with Mayor Pro Tem Bray presiding. Commissioner Fadely gave the invocation with the recitation of the Pledge of Allegiance following. Commissioner Haiges recited the Town of Siler City Mission Statement and Commissioner Bray 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, Human Resources Director Nancy Darden, Finance Director Tina Stroupe, Police Chief Mike Wagner, Major James Underwood, and Town Clerk Jenifer Johnson

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

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

CONSENT

A motion to approve the consent agenda which includes the Budget Amendment 2022.2 Airport Property Acquisition (Incorporation by reference as if fully set forth herein Schedule A), Project Ordinance 2022.3 ARP Grant (Incorporation by reference as if fully set forth herein Schedule B), and 2019-2020 Amendment to Contract to Audit Accounts (Incorporation by reference as if fully set forth herein Schedule C) was made by Commissioner Haiges, seconded by Commissioner Price, and unanimously approved.

RULES AND PROCEDURES

Town Clerk Jenifer Johnson read the following: The Board of Commissioners intention was to resume this public hearing at the Wren Memorial Library, but due to the anticipated attendance, the meeting was moved to Jordan Matthews High School. A notice was posted on the library door, and someone is at the library directing people to Jordan Matthews.

On Monday August 2, 2021, the Board of Commissioners approved the following rules and procedures for tonight's legislative public hearing for the requested Resolution of Intent to Close a Portion of East Third Street, Johnson Avenue, and a Portion of East Fifth Street and Calling a Public Hearing on the Question according to NCGS 160A-81.

1. Town Staff will present the requested street closure including the location of the property affected and any other matters relevant for consideration by the Board of Commissioners.
2. The applicant will present any pertinent information on the requested street closure.
3. The Board of Commissioners will ask questions of the applicant and staff.
4. Any other interested parties may sign up to speak with me. Maximum time allotted to each speaker will be 5 minutes. All such speakers must identify themselves, stating their name and address for the record prior to speaking. Due to the location change of this meeting, speakers will be allowed to sign up to speak until 7:00pm. No one may sign up after that time.
5. Any groups with the same position are encouraged to designate a spoke person.
6. Those present must maintain order and decorum during these proceedings.

7. At this point the Board of Commissioners may ask questions of any interested parties.
8. The Board of Commissioners will direct Staff on the next steps.
9. As a reminder we do have interpreters available at the top of the stairs.

PUBLIC HEARING

Resolution of Intent to Close a Portion of East Third Street, Johnson Avenue, and a Portion of East Fifth Street and Calling a Public Hearing on the Question

Mayor Pro Tem Cindy Bray reopened the public hearing that was recessed on August 2, 2021, for the Mountaire Farms, Inc. request the following street closings pursuant to NC Gen. Stat. §160A-299: Portion of E. 3rd St., Portion of E. 5th St., All of Johnson Ave. at 6:33pm. (Incorporation by reference as if fully set forth herein Schedule E)

Meadows shared the following documents:

1. Final Exhibit For: Right-of-Way Closure E. 3rd St., E. 5th St., & Johnson Ave. (2)
2. 3rd Street Relocation Concept Drawings (3)
3. Tax maps of project area (2)
4. Chatham EDC economic impact report
5. April 9 and 12, 2021 letters from Ramey Kemp to NCDOT and Town
6. Resolutions of Intent to Close a Portion of E. 3rd St., Portion of E. 5th St., and Johnson Ave.
7. Public hearing notice letter to property owners and list of property owners
8. Letter declaring retention of water and sewer easements
9. Timeline
10. Potential Conditions to be considered by the Town Board (includes yellow highlights that represent differences from the Mountaire draft) – drafted by Town staff on August 26, 2021, from documents received, citizen input, and comments from public meetings
11. Potential Conditions to be considered by the Town Board (includes red line and blue text that represent differences from the Town staff draft) – drafted by Mountaire on August 25, 2021
12. Resolutions To Close portion of E. 3rd St., portion of E. 5th St. and Johnson Ave. (3)
13. Next Steps
14. G.S. §160A-299

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 Town of Siler City water and sewer utilities are located within the subject rights-of-way.

Phillip Plylar, President for Mountaire Farms shared the following comments:

Listening and Responding

Raleigh Street: Mountaire commits to turn lanes adjacent to parking lot, subject to NCDOT and Siler City approval. Two separate third-party traffic studies reviewed by Siler City shows this is not necessary. Mountaire has staggered shifts, employees do not arrive at one. Mountaire will pay for security to address any current traffic concerns entering or exiting the parking lot on Raleigh Street until turn lanes are added. Mountaire has already engaged Chatham County Sheriff. Sheriff has informed us there is no need for him to be there but will continue. Mountaire commits to an additional cul-de-sac, adding one to the west side of Third Street with NCDOT and Siler City approval. Mountaire commits to widening Fifth Street adjacent to land owned by Mountaire. Cannot make that commitment on land not owned by Mountaire and any changes would be subject to approval by NCDOT and Siler City. Will also widen road as much as permitted by NCDOT and Siler City on lot between two lots owned by Mountaire. Two separate traffic studies have

indicated no need for a turn lane on Tenth Avenue. Will extend the culvert at intersection of Tenth Avenue and Raleigh within available right-of-way. Will add signage regarding no thru trucks. Recommend changes on Third Street be made before changes to Raleigh Street. The reason for re-routing Third Street is safety. There are no current plans for the Smith property. This process started October 8, 2018, almost three years ago. Since that date, Mountaire has had at least 15 meetings with city officials. Including two public information workshops. Since the start of this process, Mountaire has personally visited twenty businesses on Third Street. Mountaire has listened to neighbors, police, fire and city officials, this feedback has led to the following: ensuring Third Street stays open during construction, curving the road, signage to support businesses on Third Street, No Thru Trucks signage on Tenth Avenue. Widening culvert on Tenth Avenue at intersection with Raleigh Street. An additional cul-de-sac, widening Fifth Street, adding turn lanes on Raleigh Street at Mountaire parking lot, providing police to help traffic coming in and out of Mountaire parking lot on Raleigh until construction of turn lanes.

Positive Impact – Economic Impact

In addition to our nearly \$200 million initial investment, Mountaire employs more than 1,600 people in Chatham County. Last year, Mountaire paid \$1.6 million in property taxes in Chatham County. The average annual payroll is \$48,196,543.00. Mountaire also partners with twenty-six farms in Chatham County for more than 1.4 million square feet of housing. Last year \$3.8 million to growers in Chatham County.

Positive Impact – Giving Back

Thanksgiving for Thousands event packs 3,000 complete meals for a family of four. Expanding to Christmas and Easter this year. Chicken donations for churches, non-profits, and fire companies throughout the year. Monetary donations to Siler City Police Department, Fire Department, and numerous local non-profits help support the town and its residents. Presenting sponsor of the Siler City Spring Chicken Festival to help bring back an important event downtown. Truckload sales during the pandemic helped feed families when grocery store shelves were empty. Almost 400,000 pounds of chicken sold at \$1 per pound. Volunteer events with Habitat for Humanity, Loves Creek Watershed Stewards, and the Town of Siler City.

In conclusion, Mountaire has demonstrated that it has listened to its neighbors, Siler City and positively addressed concerns. Mountaire has demonstrated the positive economic and charitable impact it has already had on Siler City. It has been three years; we request a vote on this resolution tonight.

Plylar shared a video of the proposed new road as well as an updated map of the area.

The Board of Commissioners asked questions of representatives of Mountaire Farms. Questions included: Which businesses were visited, trees next to Highway 64 on Mountaire property. Signs, directions, and accidents.

Cecil Wilson, 489 Hollands Chapel Road, Apex, NC

It was in the year of 2016 that we learned of Mountaire Farms coming to Siler City. We were just so excited. In the year 2018, Mountaire Farms had a job fair. Our church helped people trying to find jobs. The Town Board at the time, lead by the late Mayor John Grimes and late Mayor Pro Tem Larry Cheek, lead a much needed boost to Siler City economy. Siler City is like a shopping center and Mountaire has been the anchor to come into town. And we are sure there will be lots of other industries that will follow them. So, Siler City is still open for business. Some citizens including some who our church has ministered to have been hired by Mountaire Farms. Some were given a second chance at a job because of their history they thought they would never be able to get a job. Mountaire supports non-profits, families with food and homes and shelters and continues this effort today. We want to thank the Town Board of Siler City

for being proactive for a bright future for Siler City. You are already looking at how vibrant Siler City can be in the future. You have committees planning ways to attract and keep the next generation at home. We want to thank this Town Board for not rushing into a quick decision. After three years you cannot be accused of rushing on this application. So, we are happy to hear tonight that Third Street is not being closed, its being re-routed. Thank you for taking the necessary time and steps in allowing the public and do diligent process. So, it started in 2018, in 2020 Siler City hired its own engineer to do a traffic impact study, then an economic impact study, then a traffic impact study, then public input sessions, and here we are now 3 years later. The Town has allowed businesses, citizens, and property owners to make request and have input. It was time well spent because Third Street is not closing. We want to thank the people for participating and getting your input and its very much welcome. And finally, we would like to thank Mountaire Farms for meeting and agreeing to so many of these requests. Thank you for choosing Siler City and helping attract other companies. So, we end up with Third Street not closing and we can travel down Third Street and make a slight turn on to Highway 64 with a brand-new traffic light. What an improvement. The residents of the 5th Street community will have a safer way to travel to Highway 64 using this same new traffic pattern. Because the Town Board allowed a process where all the parties involved could sit down at the table and reason together and now because of that Third Street is not closing. We want to ask for a yes vote in favor of this proposal.

Michael Smith, 964 East Street, Pittsboro, NC

I'm the President of Chatham County Economic Development. As we have heard tonight, Mountaire is the largest private sector employer in Siler City. They have over 1,500 full time employees and have invested almost 200 million in taxable investment, here in Siler City. Our organization hopes to help them grown and maintain their presents here. As we've seen they are excellent corporate citizens, especially doing so many things during this pandemic. In addition, I think is very important where they are as it relates to other small businesses. The fact that twenty-six hatcheries and farms are supported by this operation. So, we certainly appreciate your consideration tonight. Mountaire thank you for your business here in Siler City and we look forward to seeing you grow. Thank you for your time.

Noelia Pacheco, 424 E 4th Street, Siler City, NC

I think it's a good idea to re-route East Third Street because of safety and people speeding on East Third Street. They don't wait for trailers to pull all the way through the shipping area, they just swerve around. Also, I appreciate Mountaire Farms, they help the businesses on Third Street, and they give their time to them to see what they think about it. Thank you for taking this re-routing into consideration. I think it's a really good idea and they are not closing the road completely, just partially. I hope this re-routing is approved, I think its going to be a good idea for Mountaire Farms and the employees.

Marshall Moser, 380 Pinecourt Drive, Siler City, NC

I live down Glendon Road and I travel through Siler City every day to work. I avoid Third Street because of the truck traffic. I had the occasion of driving through there one day last week and there were less that six trucks. I think it's a safety issue and I appreciate if you approve this.

Phil Gaines, Jr, 2035 South Main Street, Goldston, NC

I'm with United Fire and Safety Equipment. We take care of the fire safety for the Siler City plant. My workers do monthly inspections here and we are onsite quite a bit, and I am in favor of this because of the safety that my employees have expressed about picking up fire extinguishers. I'm in favor of this, I think it will be a positive thing for Siler City and I thank Mountaire for helping my employees and my company as we continue to grow as well.

Rigo Vicente, 1103 N Garden Avenue, Siler City, NC

Siler City is my home and my family home for twenty-two years. For the safety of myself, my family, and the community I support this project. The new road will prevent accidents and keep our community safe. Thank you

Billy Jourdan, 1001 S Chatham Avenue, Siler City, NC

I own Jourdan Installation and I have been fortunate enough to work with Mountaire. In my business I work mainly with pharmaceutical companies, and I worked with a lot of different companies since 1982 and I can say they are one of the best. They care about the environment, they care about the people, and they care about the community. Everything you've heard tonight is right. I'm the one that built the bridge along with Install and some of the people here. And I was fortunate enough to work on the plant itself. When you come in and out of that plant, as Phil said, there's a lot of truck traffic. I think there's 450 trucks a day that go in and out of that plant. When you have different people going in and out and you are trying to look around them, its not easy. When we built the bridge, the road was closed for a short time. I'm not use the extended, but it was at least six months, and there was not a tremendous impact on the community from what I understand, because I have a lot of friends that liked driving through there, but when it was closed it wasn't that big of a deal. The safety factor alone should be factor in on this because it shouldn't take an accident or somebodys life in order for us to close that road. I applaud you guys for doing your due diligence and the state and what they worked on. I think moving forward and trying to get more businesses to come into the community, which I have already seen happen, will help the town. I'm in favor for it and I hope you guys vote yes. Thank you

Jeff Wilson, 20412 NC 902 Hwy, Bear Creek, NC

I work for Wilson Brothers. We are a contractor for Mountaire. We deliver live poultry to this plant each day. I applaud them for looking at the project and re-routing this road. This is a safety concern. From what we deliver, it's 80 trucks in and out each day. Since we are hauling a live animal, we are trying to get here in the most safe and quickest way possible. When you talk about accidents and looking at the count, we think over one is to much. If we can do anything to help minimize an accident, like re-routing, it a positive thing. We value the life and safety of everyone here in town. We feel like this is a positive move and something that's been looked at earnestly. I applaud Mountaire for their transparency and working diligently to get through this. I was with Phil five years ago on a ride through. It was exciting for me to know that it was going to come back. I like us to be to far removed from the eight years this town had from 2011 to 2018 when we had no plant here operating. In favor of this project is where I stand today. I had the pleasure of working in this facility from 1998 to 2011 under the previous owners. We were on both sides of the road and delt with it every day. It's always been a safety concern. This will be a positive move.

Abraham Bonilla, 236 Messer Drive, Siler City, NC

I come from El Salvador in 1979 to Siler City. I work for Wilson Brothers Trucking. I'm one of the drivers coming through Third Street every day. Many times, we come to the scale side, the traffic is so heavy, and we have to wait and wait. We understand the frustration of what the residents will do because we are frustrated to because we want to get out of there. I would like to congratulate the company because this is a good idea. This is going to be the best way to save an accident. I've been driving for years, and years and I can tell you one thing, the residents get frustrated as much as the truck drivers. But we are looking for safety for our children and our families. Many times, when I'm at the facility that traffic is coming through and I will get so close to hitting traffic. The reason why is because we have a blind point. It's hard to see the traffic approaching the trucks. Everyone is thinking about the safety of this community and if

you approve this new traffic pattern its going to be a plus not only for the community but for the companies and the truckers.

Rodney Ferguson, 5674 Whites Church Road, Staley, NC

I work for Wilson Brothers, and I also provide trucking. I can speak on how our trucks come and why they come the way they do. From Bear Creek, we come up 902, Siler City Glendon. Twenty-five percent of our farms are in the Seagrove area, another twenty-five are in Broadway Lillington Area, so we come up that way. The remaining half are south of Carthage, so we have to come that way. We turn on Dogwood and turn on Third Street. It is very dangerous, and it is 100 percent a safety issue. This is the first time I've seen what the finished product looks like and its beautiful. This town should be proud of what that's going to look like. I hope you approve it.

Ken Smith, 18395 NC 902, Bear Creek, NC

I work for Wilson Brothers and my biggest concern is safety. You ask before if they've have been any accidents, yes, I was sitting still, and another truck turned in on me. There is so much congestion in that area. The difference in what they are proposing and what is there now, is you are going to have a turning lane. You will keep traffic free down Third Street. Right now, if you get a truck trying to turn in to the scale are or into the chicken dock, you are lining up traffic. These proposals will elevate that. Dogwood is the safest route through Siler City. Can yall help? Can NCDOT help? Sure. There are a lot of line-of-sight issues in Siler City where tree limbs are hanging over streets and intersections. I have complained to DOT about this but can't get anything done. We work to do the safety route. I support what they are doing.

Mack Neeves, 173 N Hillcrest Road, Siler City, NC

I happy to hear this and I've been going back and forth with these trucks for the last several years up and down Glendon Road. I use all these businesses on Third Street. It is a safety issue. I'm happy to see this and hope you approved this.

Tonia Hernandez, 1111 Sunrise Place, Siler City, NC

I have lived here since 1998. I went to school from elementary through high school. My children are in school in Siler City. When we first heard about the Third Street re-routing project, we thought how this would be for us. The biggest thing is change. This is innovation and positive for our community. Siler City lacks sidewalks, and this project is a promising idea, that we as a community will benefit from. My family and I often take walks around town to stay active and when we reach Third Street it becomes a turn around point because of lack of sidewalks on Third Street and busy truck traffic. The re-routing plan will help pedestrians minimize a potential accident. The idea of change and innovation with safety as a priority. It is hard to break tradition, and this sounds promising. I am for it and hope it is approved.

Butch Hudson, 822 East Third Street, Siler City, NC

I have been here all my life. Street closure was miss information, rumors, maybe it was, maybe it wasn't. Its over with now. We have four entrances into town and does were done by DOT and they didn't ask the town. This alternate has been great. I think that the presentation of Third Street. We will have an entrance into town, and we can be proud of. I saw it when we didn't have any trucks. I'm all for the alternative.

Kim Beal, 1289 Bonlee Bennett Road, Siler City, NC

Lifelong resident of Bonlee and eighth generation of Chatham County. I'm the IT site manager for Mountaire. I've been around poultry plants for most of my life. I've worked for every plant that's been in Siler City except for Townsends. Mountaire is the best company I've ever worked for out of the seven. I watched since I started working here how it effected the community. Have seen Mountaire helping

families that needed help. Mountaire makes a habit of doing what's right even when no one is looking. They have helped many non-profits, fire departments, and police. I'm proud to be a part of it. It's hard getting out on the street and watching out for traffic.

Bobby Steele, 901 East Third Street, Siler City, NC

Mountaire stated they had contacted all the business owners. They did contact me, and things didn't go quite the way they were at the meeting. I'm pretty laid back, but I don't speak my mind. One comment that was made upset me. The issue that I have is I own the laundry mat between the cul-de-sac and the redirection. My main concern is the depreciation of the property. For the record I have no issue with the road redirection. I think it will be good. I own a piece of property that has three road frontages currently. You are taking two road frontages away from me. The rear entrance is used a lot. They are taking it away. One the traffic count there is 4,600 vehicles per day that go down Third Street. Redirecting the road takes my count down to zero. The comment was that he didn't see any depreciation of property. Let's take 64 and redirect it and take away the traffic and see if it doesn't depreciate their property. Their Community Director said they would put signs there. I told them that was great, but you are replacing a building with a two-foot sign. I will take away the visibility and anyone that's location, location, location. I'm for the redirection but I ask the board to stipulate that there must be some type of depreciation settlement. What's another million if they have spent 200 million.

Daisy Gonzalez, 229 Central Avenue, Siler City, NC

I am for it. I think it's a great to beautify the community. And it's a safety issue and they are looking at trucks and stuff. I think it would be great.

Donna Smith, 317 North Garden Avenue, Siler City, NC

Shared the following letter:

Thank you for taking the time to read my letter. Unfortunately, I am out of town and could not speak in person tonight, but I will be present on zoom. My sincere question this evening is "Where do we go from here?" Mountaire Farms is already established and bringing much needed jobs to Siler City. We are so very fortunate that a company like Mountaire is willing to spend millions of dollars in our town. I understand that rerouting the road is a significant change for our community. Of course, we will have more growing pains until we get through this process, but we can get through this process together. Mountaire Farms is family-owned and remains dedicated to giving back and helping our community. Mountaire has invested millions of dollars in Siler City already, and they are willing to invest more. My question tonight is, do we want Mountaire to take their business elsewhere, or do we want to move forward and build a strong partnership with Mountaire? Siler City is fortunate to have a factory pleading with the community wanting to make these most needed changes. When businesses all across the United States are closing their doors. I ask that we all pause tonight and reflect on what we can do together to help our community? Here is a short quote from Mountaire's website. We are proud of our culture at Mountaire Farms. Our employees are our most important asset, and we believe in supporting them whenever possible. As a family-owned company, we understand the importance of family and strive to recreate that sense of family when you join our team. We support each other and even offer leadership classes to help employees succeed in their roles and grow in their careers. Who can ask for a better vision? We have been given a great opportunity in Siler City to embrace change, provide jobs, and beautify our town. I ask that we take a moment to pause and reflect. Everyone's thoughts and opinions matter here tonight but not just a single thought or opinion matters alone. Our thoughts and ideas matter together. Can we try to give Mountaire time to show us what they can do with rerouting the road? Can we work

together to see where this road goes? Thank you, Mountaire, for your passion for building our community! Thanks to the community and leaders for listening. I love and appreciate everyone!

The Board of Commissioners asked questions concerning the general statue research on conditions, Tenth Avenue turn lane, and Raleigh Street traffic.

Meadows stated that the Board of Commissioners should reference the following document in any motions that may be made:

Schedule E Version "M" – Exhibit A Mountaire Farms – Street Closing Petition – Portion of E. 3rd St., Portion of E. 5th St., and All of Johnson Ave. NCGS 160A-299 Potential Conditions for Town Board Consideration.

- a. No improvements will be made until construction site plan approval is obtained from the Town of Siler City and NCDOT, all design and improvements with this document will be per Town of Siler City and NCDOT standards and approvals.
- b. Mountaire shall pay the street closing fee (per Town fee schedule), recording the order to close, deed preparation cost and fees, and plat preparation and recordation fees to reduce the right-of-way of E. 3rd St. (100' to 60') from the eastern corner of Parcel # 15070 to the western corner of Parcel # 16949 prior to construction permit for the realignment project.
- c. Mountaire to pay \$5,642.75 to the Town for expenses to date associated with processing the street closing petitions and E. 3rd St. re-routing that exceeded the total fees paid by Mountaire prior to the issuance of construction permits for the realignment project.
- d. E. 3rd St., E. 5th St., and Johnson Ave. will not be closed to traffic until all realigned E. 3rd St. improvements are completed.
- e. Realigned E. 3rd St. (collector street) – Design, permitted, and constructed by Mountaire:
 - i. Construct realigned E. 3rd Street with a three-lane cross-section to extend from the intersection of North Avenue at US 64 to the existing E 3rd Street.
 - ii. Terminate realigned E. 3rd Street via a curved roadway with stop control for the westbound approach.
 - iii. Install curb and gutter on both sides of street.
 - iv. Minimum pavement width 40' (measured from curb face to curb face) from US 64 to the westbound approach of the realigned E. 3rd St.
 - v. Minimum 3' wide grass utility strip between curb and sidewalk.
 - vi. 5' wide sidewalk on north side in the right-of-way (4" thick and 6" thick at driveway sections) from US 64 to the parking lot at 801 E. 3rd St.
 - vii. Install ADA ramps and paint pedestrian crossings as required by NCDOT and Town.
 - viii. Crepe Myrtles 25' on center and large evergreen shrubs 4' on center located outside the right-of-way boundary on all Mountaire property along the realigned E. 3rd St.
 - ix. Privacy fence shall be located on the Mountaire side of the landscaping along the realigned E. 3rd St.
 - x. Any landscaping allowed within the right-of-way by NCDOT shall be maintained by Mountaire (ex. landscape buffer bordering 812 E. 5th St.).
 - xi. Purchase and install one wayfinding sign through the Town of Siler City vendor for westbound traffic near 811 E. 3rd St.
- f. Realigned E. 3rd St. intersection with US 64 – Design, permitted, and constructed by Mountaire:
 - i. Install traffic signal at intersection.
 - ii. Provide an exclusive left-turn lane on the northbound approach with a minimum of 100 feet of storage and appropriate deceleration and taper.

- iii. Provide an exclusive westbound left-turn lane on US 64 with a minimum of 300 feet of storage and appropriate deceleration and taper.
- iv. Install ADA ramp and paint pedestrian crossing across US 64.
- v. Purchase and install two wayfinding signs through the Town of Siler City vendor for US 64 westbound and eastbound traffic.
- g. Mountaire Site Driveway A (northernmost) along Realigned E. 3rd St. – Design, permitted, and constructed by Mountaire:
 - i. Construct eastbound approach with one ingress lane and one egress lane.
 - ii. Construct a two-way left-turn lane on the northbound approach.
 - iii. Provide stop-control for eastbound approach.
 - iv. Construct a southbound right-turn lane on Realigned E 3rd Street with a minimum of 100 feet of storage and appropriate deceleration and taper.
- h. Mountaire Site Driveway B (southernmost) along Realigned E. 3rd St. – Design, permitted, and constructed by Mountaire:
 - i. Construct westbound approach with one ingress lane and one egress lane.
 - ii. Provide stop-control for westbound approach.
 - iii. Provide exclusive left-turn lane on southbound approach with at least 100 feet of storage and appropriate deceleration and taper.
- i. E. 3rd St. (west of E. 3rd St. closure [with slightly adjusted point of closure]) – Design, permitted, and constructed by Mountaire:
 - i. If NCDOT concurs advisable or beneficial under Town UDO, construct a Cul-De-Sac with 35' paved radius.
 - ii. Grass island at the intersection with the Realigned E. 3rd St. with flowers shall be maintained by Mountaire.
- j. E. 3rd St. (east of E. 3rd St. closure) – Design, permitted, and constructed by Mountaire:
 - i. Construct a Cul-De-Sac with 40' paved radius.
- k. E. 5th St. (from North Ave. to Pine Glade Ave.) – Design, permitted, and constructed by Mountaire:
 - i. Minimum pavement width 22' (measured from curb face to curb face) along parcels owned by Mountaire.
 - ii. Pavement width to be maximum available along parcel not owned by Mountaire.
 - iii. 5' wide sidewalk on north side in the right-of-way (4" thick and 6" thick at driveway section).
 - iv. Install ADA ramps and paint pedestrian crossing at Realigned E. 3rd St.
- l. Mountaire to direct most all of their trucks to use the Realigned E. 3rd St. for ingress and egress. Mountaire does not intend on using the west entrance of the proposed closed E. 3rd St. as a truck ingress and egress. Mountaire will still utilize the east end of the proposed closed E. 3rd St. for a portion of the truck traffic.
- m. NCDOT shall be responsible for the maintenance of:
 - i. realigned E. 3rd St.
 - ii. Remaining sections of E. 3rd St. east and west of the closure.
- n. N. 10th Ave. (to be completed prior to the closing of E. 3rd St.) – Design, permitted, and constructed by Mountaire:
 - i. Purchase and install no thru truck signage on N. 10th Ave.
 - ii. Within the existing right-of-way of E. Raleigh St., extend driveway pipe and widen pavement radius to the maximum extent at the intersection of N. 10th Ave. and E. Raleigh St.
- o. Mountaire will assist with the coordination and confirmation of GPS system rerouting prior to closing E. 3rd St.
- p. Mountaire record the orders permanently closing the streets in the Register of Deeds office prior to the closing of E. 3rd St.

- q. Mountaire record plat and deeds for easements and closing that is signed by each property owner prior to the closing of E. 3rd St.
- r. Upon approval of these road closures and realignments, Mountaire will work with the Town and NCDOT to diligently start the engineering and design for the following to be designed, permitted, and constructed by Mountaire with construction to commence upon the substantial completion of re-routed E. Third Street:
 - i. Mountaire Employee Parking Lot Site Drive #1 (westernmost driveway) and Drive #2 (easternmost driveway).
 - 1. Construct a westbound right-turn lane on E. Raleigh Street with a minimum of 100 feet of storage and appropriate deceleration and taper.
 - 2. Construct an eastbound left-turn lane on E. Raleigh Street with a minimum of 100 feet of storage and appropriate deceleration and taper.
- s. Mountaire submit a traffic impact analysis prior to any development of the former Smith property (Parcel # 16864, zoned Light-Industrial).
- t. With Town approval, Mountaire install business directory sign perpendicular to the realigned E. 3rd St. for businesses located on Parcel Numbers 16848, 15070, 16945, & 16949 prior to the closing of E. 3rd St.

A motion to close the public hearing at 8:44pm was made by Commissioner Brown, seconded by Commissioner Haiges, and unanimously approved.

A motion to adopt the Resolution Order Permanently Closing a Portion of East Third Street in the Town of Siler City with the conditions outlined in Schedule E Version "M" – Exhibit A Mountaire Farms – Street Closing Petition – Portion of E. 3rd St., Portion of E. 5th St., and All of Johnson Ave. NCGS 160A-299 Potential Conditions for Town Board Consideration was made by Commissioner Fadely, seconded by Commissioner Price.

Mayor Pro Tem Bray stated before we vote that she would like to make the following motion:

A motion that the Board take no action tonight until further review of Raleigh Street and how that's going to be impacted was made by Mayor Pro Tem Bray.

Several Board Members stated that there was a motion and second already on the floor. Town Attorney William Morgan stated that this was considered a supersede motion and is not improper to make that motion after the second of the original main motion. But it has to have a second and becomes the motion temporarily until it is resolved under Robert's Rules of Order which is what we follow in Siler City.

Mayor Pro Tem Bray asked for a second. The motion did not receive a second.

Morgan stated since a second was not received the Board of Commissioners may now vote on the first motion made by Commissioner Fadely and seconded by Commissioner Price. Mayor Pro Tem Bray called for a vote.

All In Favor: Boone, Brown, Fadely, Haiges, Price, and Siler All Against: Bray

A motion to adopt the Resolution Order Permanently Closing a Portion of East Fifth Street in the Town of Siler City with the conditions outlined in Schedule E Version "M" – Exhibit A Mountaire Farms – Street Closing Petition – Portion of E. 3rd St., Portion of E. 5th St., and All of Johnson Ave. NCGS 160A-299

Potential Conditions for Town Board Consideration was made by Commissioner Price, seconded by Commissioner Brown.

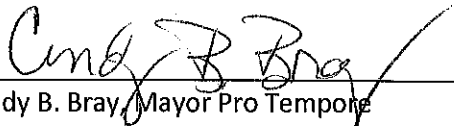
All In Favor: Boone, Brown, Fadely, Haiges, Price, and Siler All Against: Bray

A motion to adopt the Resolution Order Permanently Closing a Johnson Avenue in the Town of Siler City with the conditions outlined in Schedule E Version "M" – Exhibit A Mountaire Farms – Street Closing Petition – Portion of E. 3rd St., Portion of E. 5th St., and All of Johnson Ave. NCGS 160A-299 Potential Conditions for Town Board Consideration was made by Commissioner Haiges, seconded by Commissioner Siler.

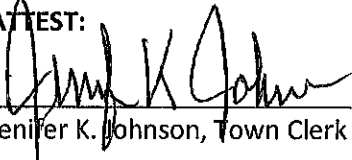
All In Favor: Boone, Brown, Fadely, Haiges, Price, and Siler All Against: Bray

ADJOURNMENT

With no further business the Board of Commissioners adjourned at 9:00pm.


Cindy B. Bray, Mayor Pro Tempore

ATTEST:


Jenifer K. Johnson, Town Clerk

