

TOWN OF SILER CITY

The Siler City Board of Commissioners met in Regular Session on **Monday, September 21, 2020** at 7:00pm in City Hall Courtroom 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 Price recited the Town of Siler City Vision Statement.

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

ELECTED TOWN OFFICIALS ABSENT: John Grimes

TOWN STAFF PRESENT: Town Manager Roy Lynch, Attorney William Morgan, Finance Director Tina Stroupe, Planning Director Jack Meadows, Public Works Director Chris McCorquodale, Police Chief Mike Wagner, and Town Clerk Jenifer Johnson

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

Lynch requested the addition of Trogdon Heating and Air contract for Library and City Hall to be added to consent.

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

CONSENT

A motion to approve the consent agenda which includes the September 8, 2020 Minutes (Incorporation by reference as if fully set forth herein Schedule A), Capital Funding Plan Development Agreement with Davenport & Company (Incorporation by reference as if fully set forth herein Schedule B), Trogdon Heating and Air Preventive Maintenance Contract – Library (Incorporation by reference as if fully set forth herein Schedule F), Trogdon Heating and Air Preventive Maintenance Contract – City Hall (Incorporation by reference as if fully set forth herein Schedule G) was made by Commissioner Brown, seconded by Commissioner Price and unanimously approved.

PUBLIC COMMENT

none

OLD BUSINESS

Conditional Use Permit – W 4th Street – Siler School Square – Performance Guarantee

Meadows stated that the subject property is located at W. 4th St. and is identified as parcel # 62694. On March 19, 2018, the Siler City Board of Commissioners approved a conditional use permit with conditions for to develop a multifamily residential apartment with 44 dwelling units limited to persons of low or moderate income.

Meadows stated that the minor modification was approved by the Town Board on June 1, 2020 for a Phasing Plan:

1. Phase 1: certificate of occupancy for building-3 (existing building – 8 units)
2. Phase 2: certificate of occupancy for building-2 (new building - 12 units)
3. Phase 3: certificate of occupancy for building-1 (new building - 24 units) and release performance guarantee

Meadows shared the detailed/itemized cost estimate of items that will not be completed prior to occupancy. The contractor request that the Town Board approve the performance guarantee so that certificate of occupancy can be obtained. The proposed guarantee is a check made payable to the Town of Siler City. The amount of the check will be equal to 125% of the cost estimate.

A motion to approve the performance guarantee for W 4th Street – Siler School Square was made by Commissioner Haiges, seconded by Commissioner Fadely and unanimously approved.

Downtown Advisory Committee Recommendation Update – No Left Turn

Meadows stated that the Siler City Downtown Advisory Committee was established to serve in an advisory capacity to the Siler City Board of Commissioners for the purpose of developing a viable framework to enhance further revitalization and development of downtown, utilizing existing and emerging strengths of this vital central commercial hub of the Siler City community. One of the objectives of the Committee is to annually recommend to the Siler City Board of Commissioners a priority overview the Committee seeks to address within the downtown district.

Meadows stated that he Downtown Advisory Committee presented the following priority to the Town Board on October 7, 2019: Request NCDOT remove left hand turn restrictions at intersection of Chatham Ave. and Raleigh St. = \$0

Meadows stated at the direction of the Town Board, the Committee and Town staff have prepared the following revision that has been approved by NCDOT: No left turn restrictions from 7a-9a & 4p-6p at the intersection of Chatham Ave. and Raleigh St.

The Board of Commissioners discussed the recommendation for no left turn 7a-9a, 4p-6p at the intersection of Chatham Ave. and Raleigh Street. The Board of Commissioners asked Meadows to do some more research and bring the recommendation back at another meeting.

NEW BUSINESS

none

MANAGER'S REPORT

Lynch shared the following with the Board of Commissioners:

- Police Chief Mike Wagner shared an update on the illegal actives at the Rite Stop Convenience Store. Scott Robarugh with NC Alcohol Law Enforcement shared information with the Board of Commissioners as well. Jessie Goldston, a neighbor to the property shared his experience with the convenience store.
- Special Meeting will be held on Tuesday, September 29, 2020 at 6pm
- EDC Economic Impact Study for Third Street has been extended
- Past due utility account update

TOWN ATTORNEY INFORMATION

none

GOVERNING BODY COMMENTS

None

CLOSED SESSION

A motion to go into Closed Session §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 at 8:02pm was made by Commissioner Price, seconded by Commissioner Brown and unanimously approved.

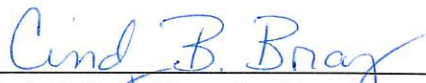
A motion to come out of closed session at 8:32pm was made by Commissioner Brown, seconded by Commissioner Price and unanimously approved.

A motion to go into Closed Session §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 at 8:33pm was made by Commissioner Price, seconded by Commissioner Brown and unanimously approved.

A motion to come out of closed session at 8:54pm was made by Commissioner Price, seconded by Commissioner Siler and unanimously approved.

ADJOURNMENT

With no further business the Board of Commissioners adjourned at 8:55pm.



Cindy B. Bray, Mayor Pro Tempore

ATTEST:



Jenifer K. Johnson, Town Clerk

