

TOWN OF SILER CITY
 BOARD OF COMMISSIONERS
 September 3, 2024 MINUTES
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TOWN OF SILER CITY

The Siler City Board of Commissioners met in Regular Session on **Tuesday, September 3, 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. Mayor Pro Tem Fadely recited the Mission Statement and Commissioner Brown recited the Vision Statement.

ELECTED TOWN OFFICIALS PRESENT: Albert Alston, Norma Boone, Cindy Bray, Curtis Brown, Travis Patterson, Donald Matthews, Lewis Fadely and Alec Hauser.

TOWN STAFF PRESENT: Interim Town Manager Jack Meadows, Finance Director John O'Keefe, Public Utilities Director Chris McCorquodale, Dillon Dispennette Public Works Superintendent, Deputy Clerk Briana Avalos, Assistant Town Manager & Town Clerk Kimberly Pickard, Police Chief Brian Regan, and Town Attorney William Morgan.

AGENDA ADJUSTMENTS / APPROVAL OF AGENDA

Interim Town Manager Jack Meadows requested to add 3.2 Community Development Block Grant (CDBG) Community Funding Schedule G to the Agenda.

A motion to approve the agenda as amended was made by Mayor Pro Tem Fadely, seconded by Commissioner Brown and unanimously approved.

A motion to approve the consent agenda which includes Road Closure Request National Night Out East Second Street (incorporation by reference as if fully set forth herein as Schedule A) Community Development Block Grant (CDBG) Community Funding (incorporation by reference as if fully set forth herein as Schedule G) was made by Mayor Pro Tem Fadely seconded by Commissioner Alston and unanimously approved.

PUBLIC COMMENT

Dean Betts: Resident ETJ- Voiced his concerns over the Wolfspeed development.
 Stan Millett- ETJ resident is a local musician and would like to promote his music during town events.

OLD BUSINESS

Paul Braxton Gym Interim Town Manager Jack Meadows discussed with the Board of Commissioners the timeline regarding the Paul Braxton Gym. In January 2024, Town staff reached out to the Chatham County Inspections department for advice related to the visible damage of the subject structure. The County recommendation was to enlist the assistance of a structural engineer. The Town of Siler City contracted with Giles Blythe for \$2,800.00 to complete the engineering analysis. The analysis was then shared with the County Inspections department. The County provided the following options, to hire a design professional, obtain permits, and complete recommended repairs or the structure would likely be condemned. Meadows asked the Board of Commissioners for guidance on the next steps regarding the gym.

The Board of Commissioners gave Meadow's direction to seek estimates on demolition for the Gym.

Boling Lane Park:

Interim Town Manager Jack Meadows discussed with the Board of Commissioners the timeline regarding the Boling Lane Riparian Buffer. The Town entered into a contract with Chatham Soil and Water Conservation (CSWC) for the subject riparian buffer in 2018. The Board of Commissioners asked Meadows to bring back further information to the Board at the next meeting of September 16, 2024.

NEW BUSINESS

Tall Weeds and Lawn Abatement Process and Fees: Interim Town Manager Jack Meadows discussed with the Board of Commissioners the process involving abatement procedures concerning the Tall Weeds and Lawn abatement process. Meadows explained that with the significant increase in tall grass violations, the Public Works department and office of Planning and Community Development have collaborated to draft a tall grass abatement Standard Operating Procedure to codify the abatement process for tall grass on residential and commercial property. The proposed SOP outlines the steps to be taken for occurrences when tall grass is observed and reported, the ensuing communication process between Code Enforcement (housed un the Office of Planning & Community Development) and the Public Works Department and abatement measures. The abatement process includes:

1. The Code Enforcement Officer notifies property owner via NOV and given ten (10) days to correct
2. After ten (10) days, if not corrected, the Code Enforcement Officer will refer the matter to the Superintendent of Public Works
3. The Superintendent of Public Works will arrange for their department to cut the grass
4. After the grass has been cut, the Superintendent will notify the Code Enforcement Officer and forward all the costs incurred by the Town
5. The Code Enforcement Officer will then prepare an abatement invoice and send to the property owner via mail delivery and posting a copy of the invoice at the property
6. If the abatement invoice remains unpaid after a period of 14 days, the Code Enforcement Office will file an Order of Lien on the property in perpetuity or until such time the invoice has been satisfied

A motion to approve the Tall Grass Abatement Standard Operating Procedure was made by Commissioner Brown and seconded by Mayor Pro Tem Fadely, voting Yay, Commissioner Brown, Commissioner Bray, Commissioner Alston, Mayor Pro Tem Fadely, Commissioner Patterson and Commissioner Boone Voting Nay Commissioner Hauser. The motion passed 6-1.

Town Hall Signage

Assistant Town Manager and Town Clerk Kimberly Pickard provided the Board of Commissioners with several different message board signage options, Pickard also explained that during her research the preliminary price for Message Board signage is \$34,000.00. Town Staff requested from the Board of Commissioners approval to move

forward with the design and bidding process. The Board of Commissioners gave Town Staff permission to move forward with the design and bidding process.

PRESENTATIONS

TriRiver Water Utility Merger Update Attorney Bob Hageman with Poyner and Spruill provided the Board of Commissioners with an update on the TriRiver Utility Merger. TriWater representatives were also in attendance to answer any questions from the Board of Commissioners and during Public Input.

The Board of Commissioners allowed Public Input:

Dean Betts Resident of the ETJ Siler City, NC: asked questions concerning the lines on the map provided in the presentation.

Martin Mason Resident of Chatham County, NC: asked questions regarding the Chatham County Portion of the agreement and how it would affect his property.

MANAGERS REPORT

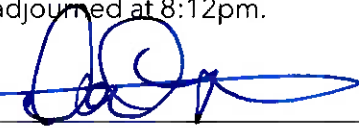
Interim Town Manager, Jack Meadows provided a Water Meter Project update, that 2758 meters have been installed. Meadows also provided the Board of Commissioners with important dates concerning the TriRiver Merger.

GOVERNING BODY COMMENTS

None

ADJOURNMENT

With no further business, the Board of Commissioners adjourned at 8:12pm.



Donald Matthews, Mayor

ATTEST:


Kimberly D. Pickard, Town Clerk

