

TOWN OF SILER CITY
BOARD OF COMMISSIONERS
August 21, 2023, MINUTES
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TOWN OF SILER CITY

The Siler City Board of Commissioners met in Regular Session on **Monday, August 21, 2023**, at 6:30pm in the City Hall Courtroom with Mayor Price presiding. Commissioner Boone gave the invocation with the recitation of the Pledge of Allegiance following. Commissioner Fadely recited the Town of Siler City Mission Statement and Mayor Pro Tem Haiges recited the Town of Siler City Vision Statement.

ELECTED TOWN OFFICIALS PRESENT: Albert Alston, Cindy Bray, Norma Boone, Curtis Brown, Lewis Fadely, Bill Haiges, and Thomas "Chip" Price, and James Underwood

TOWN STAFF PRESENT: Town Manager Hank Raper, Town Attorney William Morgan, Public Works Director Cal Pettiford, Public Utilities Director Chris McCorquodale, Human Resource Director, Nancy Darden, Police Chief Mike Wagner, and Budget Manager Jenifer Johnson,

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

Town Manager, Hank Raper requested to add Town Code of Ordinance; Reimbursement Agreement to New Business.

A motion to approve the agenda amendment was made by Commissioner Fadely, seconded by Commissioner Bray, and unanimously approved.

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

CONSENT AGENDA

A motion to approve the consent agenda which included the August 7, 2023 Minutes (Incorporation by reference as if fully set forth herein Schedule A), Mark Gonzalez Retirement Resolution (Incorporation by reference as if fully set forth herein as Schedule B), made by Commissioner Fadely, seconded Commissioner Boone, and unanimously approved.

PRESENTATIONS

Police Chief Mike Wagner recognized the retirement of Mark Gonzalez, Mayor Price read retirement resolution, with presentations by Robert Reives, Camden Mills, and the last call from the SCPD.

OLD BUSINESS

Community Development Director Jack Meadows discussed the Advisory Board and Committee Policy that was originally drafted by Town Staff in 2022.

- The policy will supersede all other resolutions and policies and town code previously approved by the Board of Commissioners including:
- Town of Siler City Code of Ordinance Article 5-II Alcoholic Beverage Control Board Adopted in July 1969.
- Town of Siler City Code of Ordinance Article 18- Parks & Recreation Advisory Committee Adopted July 1969
- Town of Siler City Code of Ordinance Article 4-II Airport Authority Adopted on August 1, 2016.
- Resolution of the Town of Siler City Board of Commissioners to Reconstitute, Define Scope of Review and Operations of, and Appoint Members to the Siler City Parks & Recreation Advisory Committee Adopted on March 30, 2017.

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- Resolution of the Town of Siler City Board of Commissioners to Establish, Define Scope of Review and Operations of, and Appoint Members to the Siler City Downtown Advisory Committee Adopted on July 16, 2018.
- Resolution of the Town of Siler City Board of Commissioners to Establish, Define Scope of Review and Operation of, and Appoint Members to the Immigrant Community Advisory Committee Adopted on June 21, 2022.

Meadows also shared the attendance records for the advisory committees.

A motion to approve the Advisory Board and Committee Policy was made by Commissioner Fadely and seconded by Commissioner Boone and unanimously approved.

NEW BUSINESS

Jim Wren with Smith Anderson, Attorney for Wolfsped requested the Board of Commissioners approve an ordinance in the Town Code of Ordinances for reimbursement agreements. Wren, outlined the North Carolina General Statute 160A-499 : § 160A-499. Reimbursement agreements.

- a) A city may enter into reimbursement agreements with private developers and property owners for the design and construction of municipal infrastructure that is included on the city's Capital Improvement Plan and serves the developer or property owner. For the purpose of this act, municipal infrastructure includes, without limitation, water mains, sanitary sewer lines, lift stations, stormwater lines, streets, curb and gutter, sidewalks, traffic control devices, and other associated facilities.
- b) A city shall enact ordinances setting forth procedures and terms under which such agreements may be approved.
- c) A city may provide for such reimbursements to be paid from any lawful source.
- d) Reimbursement agreements authorized by this section shall not be subject to Article 8 of Chapter 143 of the General Statutes, except as provided by this subsection. A developer or property owner who is party to a reimbursement agreement authorized under this section shall solicit bids in accordance with Article 8 of Chapter 143 of the General Statutes when awarding contracts for work that would have required competitive bidding if the contract had been awarded by the city. (2005-426, s. 8(a).

Mayor Price asked if this was the framework that starts the process. Mayor Pro Tem Haiges confirmed this was putting an ordinance in place would enable the Town Manager to negotiate the agreement. Commissioner Fadely stated that he liked the language in section 2-7.5. Municipal Infrastructure Reimbursement Agreements.

A motion to approve the addition of the Code of Ordinance for Chapter 2 Administration, Article 2-1 in General, Section 2-7 Public Contracts was made by Commissioner Fadely, seconded by Commissioner Boone, and unanimously approved.

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MANAGER'S REPORT

Town Manager, Hank Raper thanked those who were in attendance for the meeting. Chris McCorquodale shared information on empty buildings and lots and sewer capacity. Raper, shared the FY21 Audit status and Mayor Price asked what the final date would be for the audit and requested regular audit updates. Commissioner Brown questioned the WWTP sewer flow and Public Utilities Director, Chris McCorquodale answered his question. Commissioner Fadely questioned what DEQ is doing to assign flow, and Public Utilities Director, Chris McCorquodale answered that DEQ leaves that up to the Town.

GOVERNING BODY COMMENTS

Commissioner Alston thanked Public Utilities Director, Chris McCorquodale for his help with the Sewer Pump station, but did voice his concerns over work needing to be done in the ditches, grass on roads is bad and that we are working for the people. Mayor Pro Tem Haiges felt that the matter of ditch cleaning would be better addressed during discussions over the future Storm Water Program. Mayor Price and Commissioner Brown had concerns about odor in water. Public Utilities Director Chris McCorquodale explained that this is typical in the summertime when the temperature increases and staff has been flushing the water lines and Mayor Price requested a schedule so he would know what to tell people that asked him. McCorquodale also explained the drops in the reservoir and how this can also cause odors in the water.

CLOSED SESSION

A motion to go into Closed Session § 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. at 7:17pm was made by Mayor Pro Tem Haiges, seconded by Commissioner Brown, and unanimously approved.

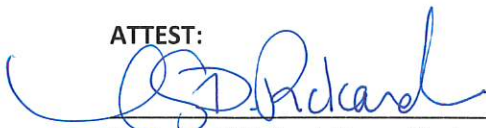
A motion to come out of closed session at 7:37pm was made by Commissioner Fadely, seconded by Commissioner Boone, and unanimously approved.

ADJOURNMENT

With no further business the Board of Commissioners adjourned at 7:38pm.


 Thomas K. Price, III, Mayor

ATTEST:


 Kimberly D Pickard, Town Clerk

Prepared by Kimberly D Pickard, Town Clerk

