

TOWN OF SILER CITY

The Siler City Board of Commissioners met in Regular Session on **Monday, May 6, 2024** at 6:30pm in the City Hall Courtroom with Mayor Matthews presiding. Mayor Matthews gave the invocation with the recitation of the Pledge of Allegiance following. Commissioner Brown recited the Mission Statement and Mayor Pro Tem Fadely recited the Vision Statement.

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

TOWN STAFF PRESENT: Town Manager Hank Raper, Parks & Recreation Director Tylr Stinson, Public Utilities Director Chris McCorquodale, Police Chief Brian Regan, Finance Director John O'Keefe, Planning Director Timothy Mack, Senior Planner Tim Garner, Human Resources Director Nancy Darden, Town Clerk Kimberly Pickard, and Town Attorney William Morgan.

AGENDA ADJUSTMENTS / APPROVAL OF AGENDA

A motion to add Closed Session 143.318.11 (a) 6 was made by Mayor Pro Tem Fadely, seconded by Commissioner Boone and unanimously approved.

Commissioner Patterson requested that the April 15, 2024, minutes be corrected to strike out grammatical error of "staff requests that the" under Revised Personnel Policy Use of Town Property & Equipment.

Commissioner Patterson requested that the April 22, 2024 minutes be corrected as the meeting was held on Monday April 22, and not on a Wednesday there was no closed session and strike out " A motion to go out of Closed Session at 6:36pm was made by Mayor Pro Tem Fadely, seconded by Commissioner Brown and unanimously approved.

A motion to approve the consent agenda which includes the April 15, 2024 minutes (incorporation by reference as if fully set forth herein as Schedule A), April 17, 2024 minutes (incorporation by reference as if fully set forth herein as Schedule B, April 22, 2024 minutes (incorporation by reference as if fully set forth herein as Schedule C) Third Street Sidewalk Project Budget (incorporation by reference as if fully set forth herein as Schedule D), was made by Commissioner Brown seconded by Mayor Pro Tem Fadely and unanimously approved.

PRESENTATION

Commissioner Boone read aloud a Town of Siler City Proclamation congratulating the Chatham Middle Boys Soccer Team on a 9-0 record.

PUBLIC COMMENT

NONE

PUBLIC HEARING

6.1 System Development Fees: The Town of Siler City prepared a System Development Fee Analysis as authorized by N.C.G.S Section 162A-205. The analysis was posted to the Town's website on March 19, 2024 to initiate the 45-day comment period as required by N.C.G.S Statute Section 162A-209(A)

Mayor Matthews opened the Public Hearing at 6:46pm.

Bryan Jann with Freese & Nichols provided a power point presentation to the Board of Commissioners, outlining the facts and figures regarding the analysis of the Town of Siler City.

Mayor Matthews recessed the Public Hearing to June 17th, 2024.

NEW BUSINESS

7.1 EASEMENT HAMPTON VILLAGE, LLC

Town Manager, Hank Raper discussed with the Board of Commissioners that Town Staff is seeking a resolution from the Board of Commissioners authorizing Condemnation Action on Parcel #0073963 owned by Hampton Village, LLC. Condemnation is necessary and required to serve the Public Purpose to install a gravity sewer outfall to serve the Siler City Wastewater Treatment Facility.

The town currently has a sewer ROW through this parcel, and we have tried to stay as close that has possible but there are some places that the currently gravity sewer outfall lies within a flood plain and as strongly suggested by the State we must remove as much as possible out of the flood plain. Attached shows the current easement and the proposed easement.

Below are the negotiations that Sanford had:

The Town of Siler City offered \$2,859.46.

Hampton Village, LLC countered at \$50,000.

The Town of Siler City countered at \$5,718.92.

Hampton Village, LLC eventually came down to \$15,000 and wants resolution to their request for annexation.

The Town of Siler City countered at \$15,000 and told them we could not assist them with their annexation request.

Hampton Village LLC, agreed to The Town of Siler City \$15,000 counter but still wants their annexation request resolved.

Hampton Village, LLC has submitted the Annexation Petition to Town Clerk, Kimberly Pickard, who is currently reviewing the Annexation Documents and will present original findings at the May 20, 2024, Board of Commissioners meeting.

If this is not resolved, we will be unable to get funds from the direct appropriation as the state requires someone to certify that all easements/property have been obtained or they are in condemnation.

Commissioner Brown asked the size of the line and the Public Utilities director answered going from a 24" to a 36" line.

A motion to approve the Resolution authorizing Condemnation of Parcel # 0073963 owned by Hampton Village, LLC was made by Mayor Pro Tem Fadely seconded by Commissioner Brown and unanimously approved.

TOWN ATTORNEY INFORMATION

NONE

GOVERNING BODY COMMENTS

Commissioner Bray wanted to thank everyone for coming out to the Chicken Festival. Town Clerk, Kimberly Pickard updated the Board of Commissioners on the status of the James Larry Cheek memorial plaque and program schedule for June 22, 2024 at 10:30am at Boling Lane Park.

MANAGERS REPORT

Town Manager Hank Raper introduced the new Planning Director Tim Mack and new Senior Planner Tim Garner to the Board of Commissioners.

Town Manager Hank Raper also thanked Town Staff and the Board of Commissioners for their efforts in making the Siler City Chicken Festival successful.

CLOSED SESSION

A motion to go into closed session at 7:24pm § 143-318.11 (a)(6) To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee. General personnel policy issues may not be considered in a closed session. A public body may not consider the qualifications, competence, performance, character, fitness, appointment, or removal of a member of the public body or another body and may not consider or fill a vacancy among its own membership except in an open meeting. Final action making an appointment or discharge or removal by a public body having final authority for the appointment or discharge, or removal shall be taken in an open meeting was made by Mayor Pro Tem Fadely, seconded by Commissioner Brown and unanimously approved.

A motion to go out of closed session at 7.49pm was made by Commissioner Brown seconded by Mayor Pro Tem Fadely and unanimously approved.

A motion to approve Bank Account Resolution authorizing signers on the Town of Siler City Bank Accounts as Mayor, Mayor Pro Tem, Town Manager, Finance Director and Town Clerk was made by Mayor Pro Tem Fadely seconded by Commissioner Boone and unanimously approved.

A motion to appoint Jack Meadows as Interim Town Manager was made by Mayor Pro Tem Fadely seconded by Commissioner Brown and unanimously approved.

A motion to defund the Budget Manager Position effectively immediately was made by Mayor Pro Tem Fadely seconded by Commissioner Bray and unanimously approved.

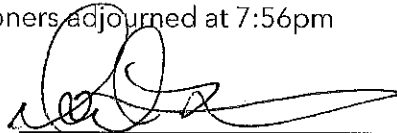
A motion to promote the current Town Clerk Kimberly Pickard to Assistant Town Manager - Town Clerk was made by Mayor Pro Tem Fadely, seconded by Commissioner Boone and unanimously approved.

A motion to pay Interim Town Manager Jack Meadows a salary of \$120,000 while acting as Interim Town Manager effective immediately was made by Mayor Pro Tem Fadely, seconded by Commissioner Boone and unanimously approved.

A motion to pay Assistant Town Manager / Town Clerk Kimberly Pickard a salary of \$77,500 effective immediately was made by Mayor Pro Tem Fadely seconded by Commissioner Boone and unanimously approved.

ADJOURNMENT

With no further business, the Board of Commissioners adjourned at 7:56pm



Donald Matthews, Mayor

ATTEST:


Kimberly D. Pickard, Town Clerk