

TOWN OF SILER CITY

The Siler City Board of Commissioners met in Regular Session on **Monday, October 2, 2017** at 7:00pm in City Hall Courtroom with Mayor John Grimes presiding. Commissioner Fadely gave the invocation with the recitation of the Pledge of Allegiance following. Mayor Grimes recited the Town of Siler City Mission Statement and Commissioner Price recited the Town of Siler City Vision Statement.

ELECTED TOWN OFFICIALS PRESENT: Larry Cheek, Mike Constantino, Lewis Fadely, John Grimes, Thomas "Chip" Price and Tony Siler.

ELECTED TOWN OFFICIALS ABSENT: Cindy Bray and Bill Haiges

TOWN STAFF PRESENT: Town Manager Bryan Thompson, Attorney William Morgan, Police Chief Gary Tyson, Human Resources Director Nancy Darden, Finance Director Roy Lynch, Public Works Director Terry Green, Public Works Operation Superintendent Joseph Smith, and Town Clerk Jenifer Johnson.

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

Thompson requested the addition of the following items: Council on Aging Planning Committee under Old Business.

A motion to approve the agenda with the additions was made by Commissioner Fadely, seconded by Commissioner Price and unanimously approved.

CONSENT

A motion to approve the consent agenda which includes the August 7, 2017 (Incorporation by reference as if fully set forth herein Schedule A) was made by Mayor Pro Tem Cheek, seconded by Commissioner Fadely and unanimously approved.

PRESENTATIONS

Joseph Glover Retirement Resolution

Mayor Grimes presented a resolution to retiree Joseph Glover and thanked him for his service.

PUBLIC HEARING

Town of Siler City proposes text amendments to §136 Definitions (billiard & pool halls, adult gaming establishment, general gaming establishment), §147 Table of Permissible Uses (billiard & pool halls, adult gaming establishment, general gaming establishment), §156 Adult Gaming Establishment, §279 Parking Requirements (adult gaming establishment, general gaming establishment), §299 Table of Screening Requirements and Land Use Classification Table (adult gaming establishment, general gaming establishment).

Mayor Grimes reopened the public hearing for a proposes text amendments to §136 Definitions (billiard & pool halls, adult gaming establishment, general gaming establishment), §147 Table of Permissible Uses (billiard & pool halls, adult gaming establishment, general gaming establishment), §156 Adult Gaming Establishment, §279 Parking Requirements (adult gaming establishment, general gaming establishment), §299 Table of Screening Requirements and Land Use Classification Table (adult gaming

establishment, general gaming establishment) at 7:05pm. (Incorporation by reference as if fully set forth herein Schedule B)

Meadows shared the following documents:

1. Hours of operation limits from other communities
2. Draft (red letter and yellow highlighted) - Article 10, 11, 18, & 19
3. Final Ordinance Amending - Article 10, 11, 18, & 19
4. Worksheet

Meadows stated that the proposed amendments were first discussed by the Mayor and Board of Commissioners. The Town Board adopted a moratorium ordinance on July 17, 2017 (expires October 15, 2017). Town staff prepared the proposed amendments following a review of other communities' ordinances. The Planning Board has reviewed draft language at several regular meetings. The public hearing was opened on August 18 and remains open.

Meadows shared the compatibility with the existing Comprehensive Land Development Plan:

1. Modifying the development ordinances to be more user friendly where possible.
2. Encourage attractive commercial development in appropriate locations suitable for commercial purposes.
3. Encourage the continued commercial, retail, services, and office development of the central business district.
4. Improve the appearance of commercial properties abutting major thoroughfares by providing landscaping to buffer parking lots and service areas and by controlling signs.
5. Encourage the continued development of major shopping centers along major thoroughfares.
6. Improve the appearance of commercial properties abutting major thoroughfares by providing landscaping to buffer parking lots and service areas and by controlling signs.
7. Encourage the continued development of major shopping centers along major thoroughfares.
8. Preserve the general character and intensity of the central business district by excluding land uses which require large amounts of outdoor use areas, allowing residential and mixed-use developments, and permitting common and shared off-street parking.
9. Develop flexible zoning standards which accommodate the wide variety of land uses in the CBD which will assist in the adaptive reuse of buildings as well as insure quality development through landscaping, lighting, parking, and signage standards.
10. Encourage through zoning requirements, planned general commercial development rather than small, individual lot development.
11. Improve the aesthetics of general commercial areas by adopting zoning regulations governing landscaping and buffering in parking and service areas.
12. Develop specific zoning standards for those properties abutting major highway corridors which would place more stringent controls on building setback and height, vehicular access, sign size and location, and buffering of parking and service areas.

Meadows shared the Planning Board recommendations from the September 11, 2017 meeting:

1. The amendment is consistent with the adopted LDP and any other officially adopted plan because the LDP recommends:
 - a. Modifying the development ordinances to be more user friendly where possible.

- b. Encourage attractive commercial development in appropriate locations suitable for commercial purposes.
 - c. Encourage the continued commercial, retail, services, and office development of the central business district.
 - d. Improve the appearance of commercial properties abutting major thoroughfares by providing landscaping to buffer parking lots and service areas and by controlling signs.
 - e. Encourage the continued development of major shopping centers along major thoroughfares.
 - f. Preserve the general character and intensity of the central business district by excluding land uses which require large amounts of outdoor use areas, allowing residential and mixed-use developments, and permitting common and shared off-street parking.
 - g. Develop flexible zoning standards which accommodate the wide variety of land uses in the CBD which will assist in the adaptive reuse of buildings as well as insure quality development through landscaping, lighting, parking, and signage standards.
 - h. Encourage through zoning requirements, planned general commercial development rather than small, individual lot development.
 - i. Improve the aesthetics of general commercial areas by adopting zoning regulations governing landscaping and buffering in parking and service areas.
 - j. Develop specific zoning standards for those properties abutting major highway corridors which would place more stringent controls on building setback and height, vehicular access, sign size and location, and buffering of parking and service areas.
2. Approve the amendment:
- a. Because of changed or changing conditions in a particular neighborhood or community as a whole; and
 - b. To promote the general health, safety, and welfare of the citizens of Siler City.

Mayor Grimes closed the public hearing at 7:08pm.

A motion that the text amendment to §136 Definitions (billiard & pool halls, adult gaming establishment, general gaming establishment), §147 Table of Permissible Uses (billiard & pool halls, adult gaming establishment, general gaming establishment), §156 Adult Gaming Establishment, §279 Parking Requirements (adult gaming establishment, general gaming establishment), §299 Table of Screening Requirements and Land Use Classification Table (adult gaming establishment, general gaming establishment is approved and consistent with the adopted land development plan and any other officially adopted plans because modifying the development ordinances to be more user friendly where possible, encourage attractive commercial development in appropriate locations suitable for commercial purposes, and it encourage the continued commercial, retail, services, and office development of the central business district and the action taken is reasonable in the public interest because of the general health, safety, and welfare of the citizens of Siler City was made by Commissioner Fadely, seconded by Mayor Pro Tem Cheek and unanimously approved.

OLD BUSINESS

CDBG-I Lincoln Heights Sewer Line Project Grant Administration and Contract

Thompson stated in keeping with the requirements of the \$2 million Community Development Block Grant for Infrastructure (CDBG-I) grant received by the Town for sewer line upgrades in the Lincoln Heights neighborhood, the Town developed and advertised a Request for Proposals (RFP). The RFP was

advertised on August 28, 2017 and RFP responses were received up to September 14, 2017. Upon opening RFP respondent packages, the Committee, consisting of Public Works and Utilities Director Terry Green, Town Clerk Jenifer Johnson, Finance Director Roy Lunch, and Town Manager Bryan Thompson, conducted its review of the submitted proposals and scored respondent packages in accordance with the predetermined criteria. (Incorporation by reference as if fully set forth herein Schedule C)

The Town received four responses to its advertised RFP, First Tier Consulting, Hartigan Management, LKC Engineering, and Martin-McGill Management Consulting. According to the guidance documents provided by the Division of Water Infrastructure, two responses is "competitive".

The tabulation of all scores for the two firms submitting response is as follows:

- First Tier Consulting 168
- Hartigan Management 253
- LKC Engineering 263
- Martin-McGill Management Consulting 290

Thompson stated that Staff recommends the Board to award Martin-McGill Management Consulting with the opportunity to be the grant administration provider to the Town for the CDBG-I Lincoln Heights sewer line project.

A motion to award and contract with Martin-McGill Management Consulting for the grant administration for the CDBG-I Lincoln Heights sewer line project was made by Commissioner Fadely, seconded by Commissioner Siler and unanimously approved.

CDBG-I Water Treatment Plant Project - McGill Engineering Contract

Thompson stated in keeping with the requirements of the \$2.3 million Community Development Block Grant for Infrastructure (CDBG-I) grant received by the Town for making water filtration upgrades to the Town's Water Treatment Plant, the Town developed and advertised a Request for Qualifications (RFQ). The RFQ was advertised on August 24, 2017 and RFQ responses were received up to September 12, 2017. Upon opening RFQ respondent packages, the Committee, consisting of Terry Green, Public Works and Utilities Director; Jenifer Johnson, Town Clerk; and Town Manager, Bryan Thompson, conducted its review of the submitted qualifications and scored respondent packages in accordance with the predetermined criteria. (Incorporation by reference as if fully set forth herein Schedule D)

The Board of Commissioners took action to provisionally award the contract to McGill Associates at the September 18, 2017 meeting, to be the engineering services provider to the Town for the water filtration project at the Town's Water Treatment Plant.

Staff has negotiations with McGill Associates to produce the attached agreement for final review and approval by the Board of Commissioners.

A motion to approve McGill Associates Engineering Service Agreement for the CDBG-I water filtration project at the Siler City Water Treatment Plant was made by Mayor Pro Tem Cheek, seconded by Commissioner Price and unanimously approved.

130 of Chatham Land Exchange

Thompson stated pursuant to the approved agreement entered into by the Town of Siler City and 130 of Chatham, the proposed final survey plat for the Board's review and consideration of approval. Also included in your packet is the referenced agreement between the Town and 130 of Chatham for your review. Staff and the Town Attorney have reviewed the proposed plat and agree that it meets the intent as directed and agreed to by the Board of Commissioners. Provided that it is satisfied with the survey, the Board is asked to take action on a resolution accepting the survey plat, as presented. Once the Board takes this action, the Town and 130 of Chatham will proceed with finalizing the subject land swap. (Incorporation by reference as if fully set forth herein Schedule E)

A motion to approve the resolution approving the survey as presented pursuant to Agreement to Trade and Convey Property adopted on March 21, 2017 between 130 of Chatham and the Town of Siler City was made by Commissioner Fadely, seconded by Mayor Pro Tem Cheek and unanimously approved.

NEW BUSINESS

Affordable Housing Advisory Committee

Thompson stated on August 21, 2017, the Chatham County Board of Commissioners voted to form a new Affordable Housing Advisory Committee. In reflection of the collaboration between the Town and the County on this issue, the County Board would include one appointment from each town board. (Incorporation by reference as if fully set forth herein Schedule F)

The County Board is asking that appointees have backgrounds or demographics below:

- Members must be residents of Chatham County and preferably represent one or more of these interests: social services, public health, transportation, finance, economic development, design/architecture, and urban & regional planning.
- The county also hopes to get applicants who are:
 - Older adults
 - Hispanic/Latino
 - Property managers or landlords
 - Faith-based service providers
 - Residents of a mobile home park
 - Representatives of each of the five County Commissioner Election Districts

According to Chatham County, it isn't necessary that the town appointment reflect this list, but it is desirable to have as much diversity and expertise as possible.

A motion to appoint Commissioner Price as primary and Mayor Pro Tem Cheek as alternate to the Chatham County Affordable Housing Advisory Committee was made by Commissioner Constantino, seconded by Commissioner Fadely and unanimously approved.

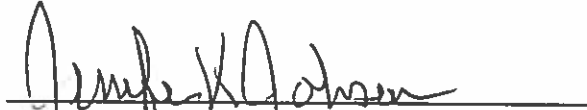
ADJOURNMENT

With no further business the Board of Commissioners adjourned at 7:39pm.



Larry Cheek, Mayor Pro Tem

ATTEST:



Jenifer K Johnson, Town Clerk