

### **TOWN OF SILER CITY**

The Siler City Town Board of Commissioners met in regular session on **Monday, October 20, 2014** at 7:00 p.m. in the City Hall Courtroom with Mayor John Grimes presiding. Commissioner Haiges gave the invocation with the recitation of the Pledge of Allegiance following.

**COMMISSIONERS PRESENT:** Cindy Bray, John Grimes, Lewis Fadely, Bill Haiges, Thomas Price, and Tony Siler.

**COMMISSIONERS ABSENT:** Michael Constantino and Larry Cheek

**TOWN STAFF PRESENT:** Town Manager Bryan Thompson, Town Attorney William Morgan, Finance Director Tammy Speicher, Police Chief Gary Tyson, Town Planner Jack Meadows, and Town Clerk Jenifer Everage.

### **AGENDA ADJUSTMENTS/APPROVAL OF AGENDA**

***A motion to approve the agenda as presented was made by Commissioner Siler, seconded by Commissioner Haiges and unanimously approved.***

### **CONSENT AGENDA**

Mayor Grimes stated that all items on Consent Agenda are considered routine, to be enacted on one motion without discussion.

***A motion to approve the consent agenda which included the September 15, 2014 Closed Session Minutes (Incorporated by reference as if fully set forth herein Schedule A), September 23, 2014 Special Meeting Minutes (Incorporated by reference as if fully set forth herein Schedule B), October 6, 2014 Minutes (Incorporated by reference as if fully set forth herein Schedule C) was made by Commissioner Haiges, seconded by Commissioner Price and unanimously approved.***

### **PUBLIC COMMENT**

Mayor Grimes stated each speaker is asked to limit comments to 3 minutes, and the requested total comment period will be 15 minutes or less. Mayor Grimes further stated to provide the clerk with copies of any handouts you have for the Board of Commissioners. Mayor Grimes then stated although the Board is interested in hearing concerns, speakers should not expect Board action or deliberation on subject matter brought up during the Public Comment segment. (Incorporated by reference as if fully set forth herein Schedule D)

**Trudy Walters, 414 West Elk Street, Siler City, NC 27344**

Walters stated she is still interested in the water situation and she is not the only one having problems.

**Julia Dowdy, 300 S Evergreen Street, Siler City, NC 27344**

Dowdy stated she has been having water problems for years, including mudding water that smells like sewer and rotten eggs.

## PUBLIC HEARINGS

### Rezoning – 446/458 Stockyard Road

Mayor Grimes opened the Public Hearing for the William Goins request to rezone 1.379 from A-R to B-1 at 7:05 PM. The subject property is located at 446/458 Stockyard Road and is identified as tax parcel numbers 12842 and 90106. (Incorporated by reference as if fully set forth herein Schedule E)

No one signed up for the Public Hearing.

Meadows provided a memo for the Board of Commissioners. Meadows stated the property is outside the Town's Corporate Limits, is connected to Town water and sewer, contains an existing single family residential dwelling and a funeral home, is surrounded by A-R and H-I zoning, is surrounded by the following land uses; single family residential, forestry, slaughterhouse, stockyard, restaurant, and church, and is located along Stockyard Road which has 670 average daily trips. Meadows shared the Land Development Plan recommends. Meadows stated the Planning Board recommendation was the amendment is consistent with the adopted Land Development Plan and any other officially adopted plan because it encourages planned, mixed-use development instead of incremental, small lot development and because of changed or changing conditions in a particular neighborhood or community as a whole.

Mayor Grimes closed the Public Hearing for the Rezoning 446/458 Stockyard Road at 7:12 PM.

***A motion that the map amendment is consistent with the adopted Land Development Plan and any other officially adopted plan because meets the UDO and is business friendly was made by Commissioner Haiges, seconded by Commissioner Siler and unanimously approved.***

***A motion that the map amendment is reasonable and in the public interest because it is safe for the public was made by Commissioner Siler, seconded by Commissioner Fadely and unanimously approved.***

***A motion to approve the map amendment to promote and forward the purposes of the adopted Siler City Land Development Plan was made by Commissioner Price, seconded by Commissioner Haiges and unanimously approved.***

### Public Hearing Proposed UDO Text Amendments

Mayor Grimes opened the Public Hearing for the Proposed UDO Text Amendments at 7:16PM.

Jack Meadows presented proposed UDO Text Amendments to the Board of Commissioners. (Incorporated by reference as if fully set forth herein Schedule F) Meadows stated the Town of Siler City proposes text amendment to §172 Building Height. Meadows stated the proposed amendments include increasing the building height limitation in the downtown commercial and industrial zoning districts to 90 feet.

**Roger Person, 405 W Elk Street, Siler City, NC 27344**

Person stated going up to 90 feet in downtown doesn't seem practical. Person further stated that wouldn't fit in the downtown area. Person stated we have tried to maintain the historic area the way it is.

Mayor Grimes closed the Public Hearing for the Proposed UDO Text Amendments at 7:24 PM.

***A motion that the UDO Text Amendments which includes text amendments to §172 Building Height, includes increasing the building height limitation in the downtown commercial and industrial zoning districts to 90 feet is consistent with the adopted Siler City Land Development Plan and any other officially adopted plans because it simplifies the flexibility to the UDO was made by Commissioner Fadely, seconded by Commissioner Bray and unanimously approved.***

***A motion that the UDO Text Amendments which includes text amendments to §172 Building Height includes increasing the building height limitation in the downtown commercial and industrial zoning districts to 90 feet is reasonable and in the public interest because it clarifies and simplifies the UDO was made by Commissioner Haiges , seconded by Commissioner Price and unanimously approved.***

***A motion to approve the UDO Text Amendments which includes text amendments to §172 Building Height includes increasing the building height limitation in the downtown commercial and industrial zoning districts to 90 feet to promote and forwards the purposes of the adopted Siler City Land Development Plan and to promote the general health, safety and welfare of the citizens of Siler City was made by Commissioner Bray, seconded by Commissioner Siler and unanimously approved.***

#### **OLD BUSINESS**

##### **USDA Rural Development Grant/Loan**

Thompson presented the USDA Rural Development Grant/Loan Program for Boling Lane Park Neighborhood Water Lines. Thompson stated the Board of Commissioners had approved moving forward to the point of the environmental report, but Staff needed direction on the next steps. (Incorporated by reference as if fully set forth herein Schedule G) Thompson introduce Mike Apke with McGill and Associates.

Apke updated the Board of Commissioners on the CDBG application and the USDA Grant/Loan program. Apke stated the engineer report and environmental report has been completed. Apke stated McGill's sister company, Martin McGill, has provide a proposed contract for \$6300 for the application process. The Board of Commissioners asked questions of Apke.

***A motion to contract with Martin McGill for \$6300 for the application of a USDA grant/loan for the Boling Lane Park Neighborhood Waterlines was made by Commissioner Fadely, seconded by Commissioner Price and unanimously approved.***

Chatham Avenue ADA Sidewalk Improvements

Meadows shared a memo with the Board of Commissioners concerning the Chatham Avenue – Downtown Construct ADA Curb Ramps project. (Incorporated by reference as if fully set forth herein Schedule H) Meadows stated at the August 19, 2013 Town Board meeting, the Town Board gave consensus for Town staff to request NCDOT install pedestrian crosswalks and signage at the intersection of Chatham Avenue and Raleigh Street. Meadows stated NCDOT will pay for the cost of the cross walk striping. Meadows stated Staff has met with two sidewalk contractors on site and was only able to obtain one cost estimate (Goldston Concrete). Meadows stated a recommendation from the Appearance Review Committee was to use brick red cast. Meadows stated the total cost of the project will be \$5,920, of which a grant from Chatham County Health Department for \$3,665 will pay for and \$2,255 will come from the Town's Powell Bill Fund.

***A motion for Town Staff to purchase detectable warning domes, concrete, and contract with Goldstons Concrete, Inc. to construct ADA curb ramps at the intersection of Chatham Avenue and Raleigh Street per the approved NCDOT Encroachment Agreement was made by Commissioner Haiges, seconded by Commissioner Fadely and unanimously approved.***

Residential Whole House Water Filter Program

Thompson updated the Board of Commissioners on the proposed Water Filter Program. (Incorporated by reference as if fully set forth herein Schedule I) The Board of Commissioners discussed the program and asked Thompson to make a date clarification and bring back to the Board on Tuesday.

Aquatics Update

Thompson shared a memo with the Board of Commissioners on the CPM contracted services refund and the aquatic and park facilities site visits made by Thompson, Puckett, and Fadely. (Incorporated by reference as if fully set forth herein Schedule J) Commissioner Fadely proposed a site visit for the Board of Commissioner to the Kinston facility.

**NEW BUSINESS**

Rural Community Development Initiative

Meadows introduced Chilton Rogers with the NC Rural Center. Rogers shared information on a potential grant program, the Rural Community Development Initiative. Rogers stated the NC Rural Center is making an application to USDA Rural Development for the program and would like the Town of Siler City to be one of the participates. (Incorporated by reference as if fully set forth herein Schedule K) Rogers stated no financial match would be needed from the Town, just a letter of support.

***A motion to write a letter of support for the Rural Community Development Initiative and complete form 400-4 was made by Commissioner Haiges, seconded by Commissioner Price and unanimously approved.***

Consideration of Strategic Goal Setting Workshop

Thompson stated after have UNC SOG training, the Board of Commissioners had shown interest in having a Strategic Goal Setting Workshop. (Incorporated by reference as if fully set forth herein Schedule L) Thompson stated Staff is looking at the month of November for the meeting. The Board of Commissioners agreed.

**MANAGER'S REPORT**

Thompson shared a memo with the Board of Commissioners concerning the following items: (Incorporated by reference as if fully set forth herein Schedule M) Incentive Policy, Landrus Siler Park, Chatham Wireless, Fire Chief Selection Process, Vegetative abatement, Coaches background checks, Annexation Study, Extension to Aviation Non-Primary Entitlement Funds. Thompson stated he has met with the Victims Impact Panel, which would like to use courtroom and bring the program to Chatham County.

**MATTERS FROM TOWN ATTORNEY**

Morgan stated he asked for this section to be added to the agenda, so he may updated the Board of Commissioners on any items.

**DEPARMENT REPORTS**

Building Inspection (Incorporated by reference as if fully set forth herein Schedule N)

Finance (Incorporated by reference as if fully set forth herein Schedule O)

Fire (Incorporated by reference as if fully set forth herein Schedule P)

Parks and Recreation (Incorporated by reference as if fully set forth herein Schedule Q)

Planning and Community Development (Incorporated by reference as if fully set forth herein Schedule R)

Police (Incorporated by reference as if fully set forth herein Schedule S)

Public Works (Incorporated by reference as if fully set forth herein Schedule T)

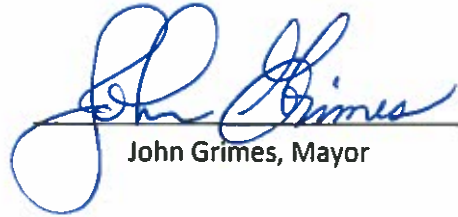
**GOVERNING BODY COMMENTS**

Commissioner Price shared information from SCDO, stating that they would like to compliment the appearance committee and work with them. SCDO had identified a work day on November 1 to do things around town including right of way property trim work. The group is going to work on West 11st from Greensboro Avenue and Birch Avenue, Fayetteville Avenue and West Third Street.

Commissioner Bray asked about the appearance of the building behind Farmer's Alliance Store, she asked if anything can be done. Thompson and Meadows stated they will check into the building.

**ADJOURNMENT**

The meeting adjourned at 8:55PM



John Grimes, Mayor

**ATTEST:**



Jenifer J Everage, Town Clerk

