

TOWN OF SILER CITY

The Siler City Board of Commissioners met in Regular Session on **Monday, October 21, 2019** at 7:00pm in City Hall Courtroom with Mayor Grimes presiding. Commissioner Price gave the invocation with the recitation of the Pledge of Allegiance following. Commissioner Siler recited the Town of Siler City Mission Statement and Commissioner Bray recited the Town of Siler City Vision Statement.

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

TOWN STAFF PRESENT: Town Manager Roy Lynch, Human Resources Director Nancy Darden, Police Chief Mike Wagner, Public Works Director Chris McCorquodale, and Town Clerk Jenifer Johnson

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

Lynch requested the additional of the appointment of Loretta Kivett to the Downtown Advisory Committee with a term expiring on June 30, 2022 under the Consent Agenda and Human Resource Technician under Old Business.

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

CONSENT

A motion to approve the consent agenda which includes the October 7, 2019 Minutes (Incorporation by reference as if fully set forth herein Schedule A), USDA Resolution Wastewater Treatment Plant Upgrades (Incorporation by reference as if fully set forth herein Schedule B), Airport Pavement Rehabilitation Contract and Budget Amendment 2020.3 (Incorporation by reference as if fully set forth herein Schedule C), and the appointment of Loretta Kivett to the Downtown Advisory Committee with a term expiring on June 30, 2022 (Incorporation by reference as if fully set forth herein Schedule H) was made by Commissioner Fadely, seconded by Commissioner Haiges and unanimously approved.

PUBLIC COMMENT

Eddie Dixon, 1959 Siler City Glendon Road, Siler City, NC 27344

I've been a fireman for 42 years. What I just passed out is what I want to bring to the for front. Me and the other assistant chief have talked to the Town Manager and several other commissioners. I would like to get some consideration that the Siler City Fire Department is a family-oriented department. I'm a third-generation fireman. My great-grandfather and my great-great-grandfather were in here. My uncle was a chief and I've been assistant chief for 22 years. There are several other families that are father and son in the department and that is what has kept Siler City Fire Department going for years to get recruits. The pass out is talking about Danville and how they have relaxed their policy so they can get more recruits in the Police Department and Fire Department. I just here the try and get consideration, to get before the Board so it can be discussed. I understand it's a policy change, that can be hard pressed, but the one I'm really looking to give him a shot at it is Scott Murphy's son. He has been my employee for 10 years. I'm going to be losing him anyway. I want to see him get a shot for being a fireman for Siler City because we're losing to many local boys, that we trained, and they are going everywhere else. Dan is capable, he is a Capitan now. And I'm sure that you will go into others that will come in from other families just trying to get a shot at it. I really appreciate the consideration as a board. That's my public speech and I appreciate it. Like I said if you look at the Danville stuff, they are already starting to change. Please give Dan a shot and give him a trail through the agility test, but there will be more. I'm sure with the other families that we have now. It is family oriented and has always been a brotherhood. If you go

up north there are brothers, uncles, kids, everybody's in the same department. I understand nepotism is a policy that can't go on in other departments, but surely there's a way because this is a different situation. Because over the years there has been kin folk working for other department heads in this town. I appreciate your time.

Commissioner Constantino asked what his name is: Dixon answered Dan Murphy
Mayor Grimes thanked Dixon.

PRESENTATIONS

Indira Everett – Duke Energy Foundation Check Presentation

Everett presented a check to the Town of Siler City for \$20,000 for emergency operations center upgrades at the Police Department. (Incorporation by reference as if fully set forth herein Schedule D) The Board of Commissioners thanked Everett and the Duke Energy Foundation for the grant.

PUBLIC HEARING

Town of Siler City proposes text amendments to §153 Multi-family Downtown Development (ground floor dwelling units) of the UDO.

Mayor Grimes opened the public hearing for Town of Siler City proposes text amendments to §153 Multi-family Downtown Development (ground floor dwelling units) of the UDO at 7:10 pm. (Incorporation by reference as if fully set forth herein Schedule E)

Meadows shared the following documents:

1. draft ordinance amending Article 11
2. final ordinance amending Article 11
3. email from planning consultant – Sep. 5
4. email from local developer – Sep. 6
5. several articles on ground floor dwelling units
6. worksheet.

Meadows stated that the proposed amendments were first discussed during a pre-application consultation with the development team proposing new dwelling units in downtown. Town staff shared the discussion with the Planning Board at the September 2019 meeting. The Planning Board initiated the proposed amendments at the September 2019 meeting.

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

1. Amend ordinances as needed to accommodate uses or situations that arise and are not clearly covered by existing ordinances.
2. Amend ordinances as needed to address changes in physical, social, or environmental circumstances that make existing regulations unnecessary, outdated, or obsolete.
3. Modify the development ordinances to be more user-friendly where possible.

Meadows shared the Planning Board recommendations from the October 14, 2019 meeting:

The amendments are approved and consistent with the adopted LDP and any other officially adopted plan because the LDP recommends:

1. Amend ordinances as needed to accommodate uses or situations that arise and are not clearly covered by existing ordinances.
2. Amend ordinances as needed to address changes in physical, social, or environmental circumstances that make existing regulations unnecessary, outdated, or obsolete.

3. Modify the development ordinances to be more user-friendly where possible.

Mayor Grimes closed the public hearing at 7:17 pm.

A motion that the text amendment for §153 Multi-family Downtown Development (ground floor dwelling units) of the UDO is approved and consistent with the adopted land development plan and any other officially adopted plan because the land development plan recommends amending ordinances as needed to accommodate uses or situations that arise and are not clearly covered by existing ordinances and the action taken is reasonable and in the public interest because modifying the development ordinances is more user friendly where possible was made by Commissioner Haiges, seconded by Commissioner Fadely and unanimously approved.

OLD BUSINESS

Siler City Economic Development Strategic Plan Steering Committee

Meadows stated in September, the Town Board adopted a memorandum of understanding and resolution requesting assistance with an economic development strategic plan from NC Department of Commerce Main Street and Rural Planning Center. (Incorporation by reference as if fully set forth herein Schedule F)

Meadows shared the following documents:

1. Adopted Memorandum of Understanding
2. Adopted Resolution
3. Steering Committee Description
4. Steering Committee Meeting & Tasks List
5. Steering Committee Guide

The Board of Commissioners asked Staff to advertise the committee and bring back those interested to the November 18 meeting.

Budget Amendment 2020.2 and McGill Engineering Services Contract for Wastewater Treatment Plant Improvements and Expansion

Lynch stated as discussed during previous Board meetings, the Town will be upgrading the Wastewater Treatment Plant in two phases. First, nutrient removal requirements as part of our NPDES permit renewal while maintaining our current 4 million gallons per day capacity. Secondly, plant expansion and additional capacity to 6 million gallons per day. Incorporation by reference as if fully set forth herein Schedule G)

The Town has already received funding commitments from the Department of Commerce for a CDBG-ED and Golden Leaf for \$5,000,000.

Lynch shared the Capital Project Ordinance 2020.2 is to formalize phase 1 of the project and a contract for engineering services with McGill Associates for the Preliminary Engineering Report and Environmental Assessment for the project as required by our funders.

A motion to approve the Capital Project Ordinance 2020.2 Wastewater Treatment Plant Nutrient Removal Phase 1 was made by Commissioner Haiges, seconded by Commissioner Fadely and unanimously approved.

A motion to approve the McGill Engineering Services contract for the Preliminary Engineering Report and Environmental Assessment for the Wastewater Treatment Plant Nutrient Removal Phase 1 was made by Commissioner Fadely, seconded by Commissioner Siler and unanimously approved.

Human Resources Technician

Lynch stated as presented during the 2019/2020 budget process, the Board funded a Human Resources Technician as recommend at the time. The position was placed on hold for evaluation after the Town Manager was hired. During the conversation at the October 15, 2019 Special Board meeting, staff was tasked to evaluate whether additional HR duties could be assigned to other positions within the organization to assist the HR Director. It has been determined this is not a viable option due to the limited amount of time available within the other positions thus potentially causing delays in their departmental responsibilities and not meeting the needs of the Human Resources Technician position.

Lynch stated after discussion with staff, it is his recommendation that the position be advertised and hired.

The consensus of the Board of Commissioners was to move forward with the position as presented in the 2019/2020 budget.

NEW BUSINESS

none

CLOSED SESSION

A motion to go into § 143-318.11(a)(3) Closed sessions to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged at 7:31pm was made by Commissioner Haiges, seconded by Fadely and unanimously approved.

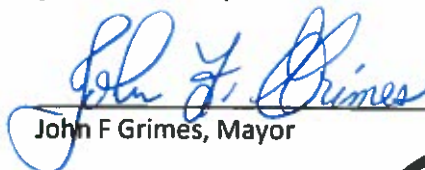
A motion to come out of closed session at 7:50pm was made by Commissioner Haiges, seconded by Commissioner Fadely and unanimously approved.

A motion to go into § 143-318.11(a)(3) Closed sessions to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged at 7:51pm was made by Commissioner Haiges, seconded by Siler and unanimously approved.

A motion to come out of closed session at 8:00pm was made by Commissioner Haiges, seconded by Commissioner Bray and unanimously approved.

ADJOURNMENT

With no further business the Board of Commissioners adjourned at 8:02pm.


John F Grimes, Mayor

ATTEST:


Jenifer K Johnson, Town Clerk

Prepared by: Jenifer K Johnson, Town Clerk

