

TOWN OF SILER CITY

The Siler City Board of Commissioners met in Regular Session on **Monday, October 3, 2022**, at 6:30pm in Multipurpose at the Wren Memorial Library with Mayor Price presiding. Commissioner Boone gave the invocation with the recitation of the Pledge of Allegiance following. Commissioner Bray recited the Town of Siler City Mission Statement and Commissioner Brown recited the Town of Siler City Vision Statement.

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

TOWN STAFF PRESENT: Town Manager Hank Raper, Attorney William Morgan, Public Works Director Cal Pettiford, Parks and Recreation Director Jack Clelland, Human Resource Director Nancy Darden, Finance Director Tina Stroupe, Police Chief Mike Wagner, and Town Clerk Jenifer Johnson and by zoom Planning and Community Development Jack Meadows

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

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 includes the September 19, 2022 Minutes (Incorporation by reference as if fully set forth herein Schedule A), Public Input Resolution (Incorporation by reference as if fully set forth herein Schedule B), CDBG – NR Construction Award Contracts (Incorporation by reference as if fully set forth herein Schedule C), was made by Commissioner Fadely, seconded by Commissioner Brown, and unanimously approved.

PUBLIC COMMENT PERIOD

Brad Phelps, 232 Hunter Glen Lane, Siler City, NC

I'm here today, as I'm unable to get a direct response from the Town of Siler City as to why my lots are subject to the sewer moratorium. As a result, the planning department will not issue a zoning permit.

The North Carolina Department of Environmental Quality (NCDEQ) has given clear guidance on what's prohibited under this moratorium: No issuance of permits for new Sewer lanes, no new taps, and no significant volumes of new wastewater flow. None of these apply to my situation. Tap already has been permitted and installed on lots and the residential dwellings are 1700 square foot, three bedroom. This is my project in front of you with my goal to fill a much-needed void in this community. Bring affordable housing and growth to the downtown area. I've been working on this for some time now and this latest setback puts this project in jeopardy. Construction drawings are complete, builder committed, finance in place, closing documents have been signed, and the market conditions are right. I'm not here to make a special request. I'm simply asking this Board to take this matter in consideration, act within the boundaries of this moratorium, and allow the planning department to proceed with granting the zoning application for me to get my building permits for these lots.

PRESENTATION

None

PUBLIC HEARING

To consider potential projects for which funding may be applied under the CDBG Housing, Planning, Infrastructure and Economic Development programs. Suggestions for potential projects will be solicited, both verbally and in writing, from all interested parties. The expected amount of CDBG funds will be discussed along with the range of projects eligible under these programs and a review of previously funded projects.

Mayor Price opened the public hearing at 6:42pm.

Finance Director Tina Stroupe stated that the Town of Siler City is holding this general public hearing to consider potential projects for which funding may be applied under the CDBG Housing, Planning, Infrastructure and Economic Development programs. Suggestions for potential projects are welcome from all interested parties. Stroupe stated that another public hearing will be held at the next meeting to discuss the \$2.5 million for a water tank at the CAM Site. (Incorporation by reference as if fully set forth herein Schedule D)

Mayor Price closed the public hearing at 6:44pm.

OLD BUSINESSVoluntary Annexation Petition 265 Hamp Stone Road

Town Clerk Jenifer Johnson stated that the Town of Siler City received a Voluntary Non-Contiguous Annexation Petition for an existing mobile home park and proposed expansion of twenty-five homes at 265 Hamp Stone Road, Siler City (parcel #13625). As part of the Town's utility extension policy, developers must request annexation when they are requiring town utilities. (Incorporation by reference as if fully set forth herein Schedule E)

Johnson stated that the Board of Commissioners requested the annexation be investigated to determine feasibility, cost effectiveness, and offer findings. Johnson shared the findings:

Town Financial Impacts

Water and Sewer loss of -\$2,053 with current homes.

Tax revenue gain of \$4,730.

Fire Tax revenue loss -\$1,053.

Total revenue gain of \$1,624.00

Service Impacts

Fire Department - This will not add any additional burden on the Fire Department as the parcel is already in the Central Fire District.

Parks & Recreation – This will not add any additional burden to Parks and Recreation.

Planning Department – Code enforcement of Town's Code of Ordinances: Public nuisances, abandoned, nuisance, and junked motor vehicles, and abandoned structures

Police Department – This annexation will increase routine patrol, crime prevention, and calls for services, which will require additional staffing, training, and equipment including vehicles.

Public Works – This will cause an additional burden on the Public Works Department due to the addition of a street that currently is in poor condition and will need to be paved right away. This will also cause an increase in calls for service for white and brown goods with the curb side program.

Public Utilities – The area is already connected to water and sewer. This would have a revenue loss.

After the Board of Commissioners review the findings of sufficiency, then the Board of Commissioners may elect to schedule a public hearing on October 17, 2022, to receive public comment or the Board of Commissioners may also take no action on this petition.

Johnson stated that Staff is not recommending the annexation of this property, therefore the Board of Commissioners will take no action if they agree.

Voluntary Annexation Petition CAM Site

Town Clerk Jenifer Johnson stated that the Town of Siler City received a Voluntary Non-Contiguous Annexation Petition for 445.687 acres of the CAM Site located just off of Highway 64. (Incorporation by reference as if fully set forth herein Schedule F)

Johnson stated that the Board of Commissioners requested the annexation be investigated to determine feasibility, cost effectiveness, and offer findings. Johnson shared the findings:

Town Financial Impacts

Tax revenue gain of \$4,137 for current land value.

Fire Tax revenue loss -\$1,800.

Total revenue gain of \$2,337.00

Service Impacts

Fire Department - This area will not add any additional burden on the Fire Department as the parcel is already in the Central Fire District.

Parks & Recreation – This area will not add any additional burden to Parks and Recreation.

Planning Department – Code enforcement of Town’s Code of Ordinances: Public nuisances, abandoned, nuisance, and junked motor vehicles, and abandoned structures

Police Department – This annexation will increase routine patrol, crime prevention, and calls for services, which will require additional staffing, training, and equipment including vehicles.

Public Works – This will not add any additional burden to Public Works Department.

Public Utilities – This area will not add any additional burden to Public Utilities Department.

Johnson stated after the Board of Commissioners review the findings of sufficiency, then the Board of Commissioners may elect to schedule a public hearing on October 17, 2022, to receive public comment or the Board of Commissioners may also take no action on this petition.

Johnson stated that Staff is recommending the annexation of these properties; therefore, the Board of Commissioners would approve the resolution setting the public hearing date.

A motion to approve the resolution setting a public hearing date to annex property owned by Tim's Farm & Forestry, LLC, G5 Investments, LLC, and DHG Megaasite, LLC which is Noncontiguous to the existing Municipal Boundaries Under G.S. 160A-58.1 was made by Commissioner Fadely, seconded by Mayor Pro Tem Haiges, and unanimously approved.

NEW BUSINESS

Planning and Community Development Realignment

Town Manager Hank Raper stated due to the anticipated and expected Town growth, ever-growing compliance issues, and demands for services in the Planning and Community Development Department, we would like to divide the planning and community development divisions. This would create a Planning Director and a Community Development Director which would be grade 34. (Incorporation by reference as if fully set forth herein Schedule G)

Raper stated that Jack Meadows who is currently the Planning and Community Development Director would continue as the Community Development Director and the Planning Director position would be posted.

Raper stated with the separation of the two divisions, we also recommend hiring a Code Enforcement Officer. The base salary for this position would be a grade 23 with a hiring range of \$45,004 - \$58,505 depending on qualifications and experience. This position would be a direct report of the Community Development Director. We would then terminate the contract with State Code Enforcement. Bringing code enforcement in-house will save the Town over \$40,000 a year.

Raper stated that the current Planner I position would be a direct report of the Planning Director. Our goal is to put ourselves in the best position to proactively and efficiently address the vast amount of development that is coming our way in the near future and to continue to address the current needs of existing properties and residents in the areas of downtown beautification, code enforcement, and other areas of community development.

The Board of Commissioners discussed the realignment of the department. Mayor Price shared his reservations with the realignment, stating he would like to hear what Jack Meadows thought about the change. Attorney Morgan stated that the board would need to go into closed session to discuss personnel. The Board of Commissioners continued the conversation about the realignment.

A motion to approve a approve the creation of the Community Development Director and Code Enforcement Officer and split the department was made by Commissioner Fadely, seconded by Commissioner Bray.

Vote: Aye- Alston, Bray, Boone, Fadely, Haiges, Underwood Nay- Brown Motion passed.

MANAGER'S REPORT

Town Manager Hank Raper shared the following with the Board of Commissioners:

- Purchasing and Contracting Manual (Incorporation by reference as if fully set forth herein Schedule H)
- Hobbs Architects City Hall Improvements & Renovation Field Report 41 (Incorporation by reference as if fully set forth herein Schedule I)
- Grant discussion
- Moratorium conversation with Wolfsped
- Meeting with DEQ weekly
- Police Department customer service open from 8:00am to 5:00pm, Monday through Friday
- License Plate Agency is fully staffed
- Custodian and Finance Analyst have been hired

TOWN ATTORNEY INFORMATION

none

GOVERNING BODY COMMENTS

Commissioner Boone stated that she sent in issues in her neighborhood back in 2019 and the issues have not been addressed. She asked that the Town Manager and the Public Works Director review the list.

Mayor Price reminded everyone that the Police Department runs 24 hours a day seven days and week. The lobby is open all the time and someone can go in and there is a red emergency phone that they can pick up and get help.

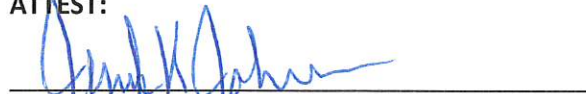
ADJOURNMENT

With no further business the Board of Commissioners adjourned at 7:28pm.



Thomas K. Price, III, Mayor

ATTEST:



Jenifer K. Johnson, Town Clerk