

TOWN OF SILER CITY

The Siler City Town Board of Commissioners met in regular session on **Monday, November 17, 2014** at 7:00 p.m. in the City Hall Courtroom with Mayor John Grimes presiding. Commissioner Siler gave the invocation with the recitation of the Pledge of Allegiance following.

COMMISSIONERS PRESENT: Cindy Bray, Michael Constantino, Larry Cheek, John Grimes, Lewis Fadely, Bill Haiges, Thomas Price, and Tony Siler.

TOWN STAFF PRESENT: Town Manager Bryan Thompson, Town Attorney William Morgan, Finance Director Tammy Speicher, Police Chief Gary Tyson, Town Planner Jack Meadows, Fire Chief Scott Murphy, Public Works Director Terry Green, Water Treatment Plant Superintendent Phillip Perkins, Wastewater Treatment Plant Superintendent Chris McCorquodale, and Town Clerk Jenifer Everage.

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

Manager Thompson requested the following be added to the agenda: under Consent Agenda: Appearance Review Committee request for extension with them presenting to the Planning Board on January 12, 2015.

A motion to approve the agenda with the additional items was made by Mayor Pro Tem Cheek, seconded by Commissioner Price and unanimously approved.

CONSENT AGENDA

A motion to approve the consent agenda which included the Oct 28, 2014 Special Meeting Minutes (Incorporated by reference as if fully set forth herein Schedule A), 2015.6 Amended Budget Amendment (Incorporated by reference as if fully set forth herein Schedule B), Proclamation Honoring 50 Years of Service by Siler City Firefighter Bruce Clark (Incorporated by reference as if fully set forth herein Schedule C), Proclamation Honoring 50 Years of Service by Siler City Firefighter Jerry Ward (Incorporated by reference as if fully set forth herein Schedule D), and Appearance Review Committee request for extension was made by Mayor Pro Tem Cheek, 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 E)

Cheyney Hales, 528 Will Be Lane, Siler City, NC 27344

Hales stated the town can't supply water for the mega site without finding another water source, because the Rocky River is over used.

PUBLIC HEARINGS

Public Hearing for Proposed UDO Text Amendments

Mayor Grimes opened the Public Hearing for the Proposed UDO Text Amendments at 7:09 PM.

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 proposed text amendment to §279 Parking Requirement (reduce the number of required parking spaces for nursery schools; day care centers) and § 282 Required Widths of Parking Area Aisles and Driveways. Meadows stated the amendments were developed by the UDO Review Committee.

Meadows further stated the Land Development Plan (LDP) recommends the following: 1) Modifying the development ordinances to be more user friendly where possible, 2) Improve the appearance of commercial properties abutting major thoroughfares by providing landscaping to buffer parking lots and service areas, 3) Permit common and shared off-street parking, 4) Develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways.

No one signed up to speak.

Mayor Grimes closed the Public Hearing at 7:15 PM.

A motion that the UDO Text Amendments which includes text amendments to §279 Parking Requirement (reduce the number of required parking spaces for nursery schools; day care centers) and § 282 Required Widths of Parking Area Aisles and Driveways because it is business friendly was made by Mayor Pro Tem Cheek , seconded by Commissioner Price and unanimously approved.

A motion that the UDO Text Amendments which includes text amendments to §279 Parking Requirement (reduce the number of required parking spaces for nursery schools; day care centers) and § 282 Required Widths of Parking Area Aisles and Driveways because it is in the safety of the citizens of Siler City was made by Mayor Pro Tem Cheek, seconded by Commissioner Haiges and unanimously approved.

A motion to approve the UDO Text Amendments which includes text amendments to §279 Parking Requirement (reduce the number of required parking spaces for nursery schools; day care centers) and § 282 Required Widths of Parking Area Aisles and Driveways to promote the general health, safety and welfare of the citizens of Siler City was made by Commissioner Fadely, seconded by Commissioner Price and unanimously approved.

OLD BUSINESS

Façade/ Streetscape Grant Program

Meadows presented an update to the Façade/Streetscape Grant Program (Incorporated by reference as if fully set forth herein Schedule G). Meadows stated the FY 2014/2015 Budget includes an allocation of \$2,500 for Downtown Façade/Streetscape Improvement Program. Meadows stated the town received the following applications: 1) 143 North Chatham Avenue for \$1,588.06, 2) 117 East Second Street for \$524.44 and 3) 207/209 South Second Avenue for \$387.50, which the Planning Board unanimous approved. Meadows stated this is just an informational item for the Board of Commissioners.

Safe Route To School Project – Chatham Middle School

Meadows presented an update on the Safe Route to School Project for Chatham Middle School (Incorporated by reference as if fully set forth herein Schedule H). Meadows presented a Locally Administered Project Agreement from NCDOT to the Board of Commissioners. The Board of Commissioners discussed the project.

A motion to authorize the Town Manager to administer the Locally Administered Project Agreement with NCDOT for the Safe Route to School at Chatham Middle School Project was made by Commissioner Fadely, seconded by Commissioner Haiges and unanimously approved.

Proposed Amendment to Personnel Policy, Section 8, Vacation Leave: Maximum Accumulation

Thompson presented a proposed amendment to the Personnel Policy, Section 8, Vacation Leave: Maximum Accumulation (Incorporated by reference as if fully set forth herein Schedule I). Thompson stated the policy establishes a maximum accumulations for various types of leave, in particular vacation leave and the policy dictates the manner of transfer of accumulated vacation hours over the maximum limit. Thompson stated unlike vacation, sick does not place any additional financial liability to the Town. The proposed amendment will enable the full balance of excess vacation leave to be transferred to the employee's sick leave balance.

A motion to approve the amendment of Section 8, Vacation Leave of the Town of Siler City Personnel Policy was made by Commissioner Haiges, seconded by Commissioner Fadely and unanimously approved.

Proposed Amendments to Fire Department Guidelines and Fire Chief Extension

Thompson shared proposed amendments to the Siler City Fire Department Guidelines (Incorporated by reference as if fully set forth herein Schedule J). Thompson stated the Siler City Fire Department Command and Membership are making efforts to revise the current Guidelines of the Fire Department. Thompson stated in light of the funding of a career Fire Chief and in recognition of the upcoming officers' election for the Fire Department. Thompson requested the Board of Commissioners to consider amending the current language of the subject document. The Board of Commissioners discussed the proposed amendments.

A motion to amend the Siler City Fire Department Guidelines as presented was made by Commissioner Price, seconded by Mayor Pro Tem Cheek and unanimously approved.

NEW BUSINESS

Rural Economic Development Institute (REDI)

Meadows shared a training program with the Board of Commissioners (Incorporated by reference as if fully set forth herein Schedule K) with the NC Rural Center. Meadows stated he attended the Institute and recommends others apply to the program.

Rocky River Nutrient Report by Dr. John Fountain, Professor, NC State Department of Marine, Earth, and Atmospheric Sciences

Dr. Fountain shared a report that a student research group completed (Incorporated by reference as if fully set forth herein Schedule L) over the summer of 2014. Fountain stated the objective of the project was to determine the major sources of nitrogen in the Rocky River. Fountain review different sample results with the Board of Commissioners.

MANAGER'S REPORT

Airport Obstruction Clearing Phase 1 – Runway 22 Project Status Report

Thompson shared an Airport Status Report (Incorporated by reference as if fully set forth herein Schedule M) with the Board of Commissioners, as well as updated November and December Calendars.

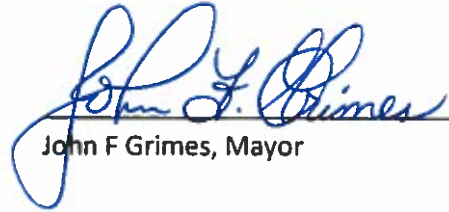
Meadows shared information from the Siler Crossing Shopping Center leasing agent concerning retail recruitment to Siler City. Meadows stated the leasing agent is willing to come speak with the Board of Commissioners. The Board of Commissioners discussed how to recruit retail businesses to Siler City and would like to have the agent attend a further meeting.

DEPARMENT REPORTS

The following Department Reports were presented to the Board of Commissioners: 1) Building Inspection (Incorporated by reference as if fully set forth herein Schedule N), 2) Fire (Incorporated by reference as if fully set forth herein Schedule P), 3) Parks and Recreation (Incorporated by reference as if fully set forth herein Schedule Q), 4) Planning and Community Development (Incorporated by reference as if fully set forth herein Schedule R), 5) Police (Incorporated by reference as if fully set forth herein Schedule S), 6) Public Works (Incorporated by reference as if fully set forth herein Schedule T).

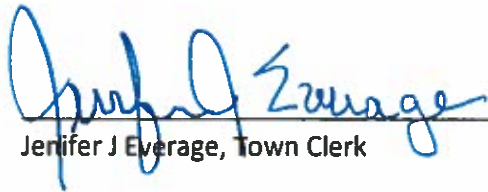
ADJOURNMENT

The meeting adjourned at 8:08 PM



John F Grimes, Mayor

ATTEST:



Jenifer J Everage, Town Clerk

