

TOWN OF SILER CITY

The Siler City Board of Commissioners met in Regular Session on **Monday, November 4, 2019** at 7:00pm in City Hall Courtroom with Mayor Grimes presiding. Commissioner Siler gave the invocation with the Pledge of Allegiance following. Commissioner Bray recited the Town of Siler City Mission Statement and Mayor Pro Tem Cheek 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, Attorney William Morgan, Human Resources Director Nancy Darden, Finance Director Tina Stroupe, Planning Director Jack Meadows, Police Chief Mike Wagner, and Town Clerk Jenifer Johnson.

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

The Board of Commissioners approved the agenda by consensus.

CONSENT

A motion to approve the consent agenda which includes the October 15, 2019 Minutes (Incorporation by reference as if fully set forth herein Schedule A), October 21, 2019 Minutes (Incorporation by reference as if fully set forth herein Schedule B), Veterans Day Parade Street Closure Request (Incorporation by reference as if fully set forth herein Schedule C), Christmas Parade Street Closure Request (Incorporation by reference as if fully set forth herein Schedule D), 2020.4 Budget Amendment FEMA WWTP Bridge Damage from Hurricane Florence (Incorporation by reference as if fully set forth herein Schedule E), 2020.5 Budget Amendment and Release and Settlement Agreement - Airport Tree Removal (Incorporation by reference as if fully set forth herein Schedule F), 2020.6 Project Ordinance Capital Project and McGill Contract - Loves Creek Greenway Project – Map Revision (Incorporation by reference as if fully set forth herein Schedule G) was made by Commissioner Constantino, seconded by Commissioner Siler and unanimously approved.

PRESENTATIONS

none

PUBLIC HEARING

To consider a request for contiguous annexation presented by petition by Taco Bell Restaurant/ LUIHN Real Estate Investments, LLC. The approximate 1.08 acre tract of property is located at 349 Walmart Supercenter, Siler City, NC 27344 as an out-parcel at Walmart Supercenter.

Mayor Grimes opened the Public Hearing to consider a request for contiguous annexation presented by petition by Taco Bell Restaurant/ LUIHN Real Estate Investments, LLC. The approximate 1.08 acre tract of property is located at 349 Walmart Supercenter, Siler City, NC 27344 as an out-parcel at Walmart Supercenter at 7:03pm. (Incorporation by reference as if fully set forth herein Schedule H)

Lynch shared the timeline of the process thus far:

1. On September 3, 2019: Town Board approved a resolution directing the Town Clerk to investigate the subject petition and offer a finding of sufficiency.
2. On October 7, 2019: Town Board reviewed findings of sufficiency and approved a resolution to advertise and set a public hearing for November 4, 2019.
3. October 24, 2019 and October 31, 2019 Public Hearing noticed in the Chatham News and Record

Lynch stated that the finding of the Town Clerk are favorable, as noted in the document from the September 3, 2019 meeting.

Lynch stated that the Town Board may hold a public hearing and receive public comment and take action on the subject petition through the Ordinance to Extend the Corporate Limits.

Mayor Grimes closed the public hearing at 7:05pm.

A motion to approve the Ordinance to Extend the Corporate Limits of the Town of Siler City for Taco Bell Restaurant/LUIHN Real Estate Investment, LLC 349 Walmart Supercenter by 1.08 acre was made by Commissioner Fadely, seconded by Commissioner Haiges and unanimously approved.

OLD BUSINESS

Downtown Advisory Committee Update

Meadows stated that the Siler City Downtown Advisory Committee was established to serve in an advisory capacity to the Siler City Board of Commissioners for the purpose of developing a viable framework to enhance further revitalization and development of downtown, utilizing existing and emerging strengths of this vital central commercial hub of the Siler City community. One of the objectives of the Committee is to annually recommend to the Siler City Board of Commissioners a priority overview the Committee seeks to address within the downtown district. (Incorporation by reference as if fully set forth herein Schedule I)

Meadows shared the Downtown Advisory Committee priority list of recommendations:

1. Allocate funds to SCDO for Downtown Facade Grant program = \$15,000
2. Replace existing sidewalk trash receptacles = \$12,515
3. Eliminate rolling garbage carts where Town dumpsters are available = \$?
4. Initiate an UDO Amendment to remove storage as a permissible use within the Central-Business (C-C) and General-Commercial (G-C) zoning districts = \$475.00 (cost for processing UDO Amendments is currently budgeted)
5. Adopt commercial maintenance code within Downtown = \$0 (enforcement is currently budgeted)
6. Hire police officer to patrol the Downtown = \$?
7. Replace existing parking signs and change maximum time to 3 hours = \$300
8. Request NCDOT install crosswalk markings at the intersections along Chatham Ave. = \$0
9. Request NCDOT remove left hand turn restrictions at intersection of Chatham Ave. and Raleigh St. = \$0
10. Send Downtown Advisory Committee (DAC) members to 2021 Main Street Conference for training = \$4,500 (\$500 per member)

Meadows stated that the following are either funded in the current budget or don't affect the budget:

4. Initiate an UDO Amendment to remove storage as a permissible use within the Central-Business (C-C) and General-Commercial (G-C) zoning districts = \$475.00 (cost for processing UDO Amendments is currently budgeted)
5. Adopt commercial maintenance code within Downtown = \$0 (enforcement is currently budgeted)
8. Request NCDOT install crosswalk markings at the intersections along Chatham Ave. = \$0

9. Request NCDOT remove left hand turn restrictions at intersection of Chatham Ave. and Raleigh St. = \$0

The Board of Commissioners discussed the recommendations.

The consensus of the Board of Commissioners was to move forward with a staff draft for commercial maintenance code within Downtown = \$0 (enforcement is currently budgeted) and bring it back to the Board of Commissioners for review and request NCDOT install crosswalk markings at the intersections along Chatham Ave. = \$0, then review all the other recommendations during the budget process.

NEW BUSINESS

Street Maintenance Request – After School LLC

Lynch shared a request from After School LLC who owns the former Henry Siler City property located at 511 W Third Street (parcel 62694), which is being developed into 44 apartments. Since the property is a former school the roads adjacent to the school have been maintained by the North Carolina Department of Transportation (NCDOT), as show in the Powell Bill map below, the developer is requesting that the Town maintain the streets so that it will reduce the extra development costs related to meeting the NCDOT requirements for minimum street widths. (Incorporation by reference as if fully set forth herein Schedule J)

Lynch stated that the streets included:

300 block of North Fir Avenue (368.9 feet)

300 block of North Evergreen Avenue (366.10 feet)

500 block of West 4th Street (320 feet)

Lynch stated that Staff has spoken with representatives of NCDOT about the request and if the Board approves, Town Staff will formally send a request to NCDOT asking to take over maintenance of the 1,055 feet of streets.

A motion to approve sending a request to NCDOT asking to take over maintenance of the 1,055 feet of streets on 300 block of North Fir Avenue (368.9 feet), 300 block of North Evergreen Avenue (366.10 feet), and 500 block of West 4th Street (320 feet) and ask NCDOT to make repairs to the streets and bring them up to NCDOT standards was made by Commissioner Fadely, seconded by Commissioner Haiges and unanimously approved.

MANAGER'S REPORT

Lynch updated the Board of Commissioner on the following:

Budget Retreat on Saturday, January 11 at 8am at the Wastewater Treatment Plant

2020 Census Hiring

Mountaire Farms will be packing up 2,500 Thanksgiving Meal Boxes on November 22 in the parking lot on Raleigh Street

TOWN ATTORNEY INFORMATION

None

DEPARTMENT REPORTS

The following reports were shared with the Board of Commissioners: Finance, Fire, Human Resources, Parks and Recreation, Planning and Community Development, Police, and Public Works.

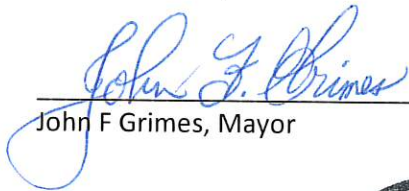
GOVERNING BODY COMMENTS

Mayor Pro Tem Cheek stated that he would like to invite Linda Marsh with CCC to do a presentation at a Board meeting.

Commissioner Constantino asked if the Town has heard anything more about Third Street closure from Mountaire Farms.

ADJOURNMENT

With no further business the Board of Commissioners adjourned at 7:44pm.



John F Grimes, Mayor

ATTEST:



Jenifer K Johnson, Town Clerk

