

### TOWN OF SILER CITY

The Siler City Board of Commissioners met in Regular Session on Monday, November 5, 2018 at 7:00pm in City Hall Courtroom with Mayor Grimes presiding. Commissioner Siler gave the invocation with the recitation of 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, Lewis Fadely, John Grimes, Bill Haiges, Thomas "Chip" Price, and Tony Siler

**ELECTED TOWN OFFICIALS ABSENT:** Mike Constantino

**TOWN STAFF PRESENT:** Town Manager Bryan Thompson, Attorney William Morgan, Finance Director Roy Lynch, Parks and Recreation Director Joseph Keel, Planning Director Jack Meadows, Grant Administrator Nancy Hannah, and Town Clerk Jenifer Johnson.

### AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

Thompson asked to add Demolition Ordinance for 640 E 5<sup>th</sup> Street under the Consent Agenda, Chatham Trades building discussion and Parks and Recreation Top 5 Items under Old Business, and Closed Session 143.318.11(a)(4) To discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body, including agreement on a tentative list of economic development incentives that may be offered by the public body in negotiations, or to discuss matters relating to military installation closure or realignment.

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

### CONSENT

*A motion to approve the consent agenda which includes the Minutes: July 23, 2018 (Incorporation by reference as if fully set forth herein Schedule A), August 6, 2018 (Incorporation by reference as if fully set forth herein Schedule B), August 20, 2018 (Incorporation by reference as if fully set forth herein Schedule C), Brownfields Project Ordinance (Incorporation by reference as if fully set forth herein Schedule D), Capital Projects Financing (Incorporation by reference as if fully set forth herein Schedule E), E Raleigh Street Proposal for Professional Services (Incorporation by reference as if fully set forth herein Schedule F), Apex Investment Building Reuse Grant Resolution and Application (Incorporation by reference as if fully set forth herein Schedule G) Carolina Management 2019 Swimming Pool Contract (Incorporation by reference as if fully set forth herein Schedule H), FEMA Resolution for Hurricane Florence (Incorporation by reference as if fully set forth herein Schedule I), Louise Adcock – ABC Board (Incorporation by reference as if fully set forth herein Schedule J), Edward Coffman – Airport Authority (Incorporation by reference as if fully set forth herein Schedule K), Steve Crofts – Planning Board (Incorporation by reference as if fully set forth herein Schedule L), Demolition Ordinance for 640 East Fifth Street (Incorporation by reference as if fully set forth herein Schedule N) was made by Commissioner Fadely, seconded by Commissioner Siler and unanimously approved.*

### PRESENTATION

Mayor Grimes presented resolutions to the following:

Louise Adcock – ABC Board

Edward Coffman – Airport Authority

Steve Crofts – Planning Board

**OLD BUSINESS**

Hampton Village MHP

Meadows stated that the Town of Siler City planning board initiated a rezoning application to rezone ~166.4 acres from H-C & A-R to R-MH in May 2018. The subject properties are identified as Hampton Village MHP located off of Pony Farm Rd. and parcel # 74578, 14302, 74583, & 73963. Planning Board recommended approval on June 11, 2018. Town Board held a public hearing on June 18, 2018 and continued to the July 16, 2018. On July 16, 2018, the Town Board denied the rezoning request. During the public hearing, adjoining property owners shared concerns about traffic and accidents. (Incorporation by reference as if fully set forth herein Schedule M)

Meadows stated that the subject property is:

1. owned by Hampton Village, LLC
2. located outside the Town's Corporate Limits

Meadows shared the street/road frontage:

Street/Road	Road Frontage (feet)	Travel Lanes	Maintenance	Speed Limit (mph)	Average Daily Trips
Pony Farm Rd.	2,400	2	Town	35	NA
Alston Bridge Rd.	3,000	2	State	45 (with School Zone)	3,000 (2016) near S. 2 <sup>nd</sup> Ave. 1,800 (2016) near Old Plank Rd.

The pedestrian master plan recommends pedestrian improvements along Alston Bridge Rd. and Pony Farm Rd.

Meadows shared the following documents:

1. Draft text amendment
2. Meeting minutes from the June 18 & July 16, 2018 Town Board meetings
3. Approved development site plan, meeting minutes, traffic study, and permit that were approved in 1998 for the Hampton Village Manufactured Home Park.

The Board of Commissioners discussed the proposed change.

The consensus of the Board of Commissioners was to have Staff start the process of starting the text amendment.

Chatham Trades – Parks and Recreation Offices

Keel shared the appraisal for the Chatham Trades. The Board of Commissioners discussed the building. The consensus of the Board of Commissioners was to offer \$275,000 on the building. The Board of Commissioners discussed financing the building or moving the money out of fund balance. The Board of Commissioners discussed the top 5 items that are needed by Parks and Recreation.

**NEW BUSINESS**

none

**MANAGER'S REPORT**

none

**TOWN ATTORNEY INFORMATION**

none

**GOVERNING BODY COMMENTS**

none

**CLOSED SESSION**

*A motion to go into Closed Session 143.318.11(a)(4) To discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body, including agreement on a tentative list of economic development incentives that may be offered by the public body in negotiations, or to discuss matters relating to military installation closure or realignment was made by Commissioner Fadely, seconded by Commissioner Price and unanimously approved at 7:51pm.*

*A motion to come out of closed session was made by Commissioner Fadely, seconded by Commissioner Haiges and unanimously approved at 8:35pm.*

The Board of Commissioners asked Town Manager to send a letter to NCDOT and Mountaire requesting Third Street be opened as soon as possible.  
The Board of Commissioners discussed Code Enforcement and dilapidated houses and building in town.

**ADJOURNMENT**

With no further business the Board of Commissioners adjourned at 8:50pm.

  
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John F Grimes, Mayor

**ATTEST:**

  
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Jenifer K Johnson, Town Clerk

