

### TOWN OF SILER CITY

The Siler City Board of Commissioners met in Regular Session on **Monday, February 18, 2019** at 7:00pm in City Hall Courtroom with Mayor Grimes presiding. Commissioner Fadely gave the invocation with the recitation of the Pledge of Allegiance following. Mayor Grimes recited the Town of Siler City Mission Statement and Commissioner Haiges 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, Planning Director Jack Meadows, Human Resources Director Nancy Darden, Interim Police Chief Jeanne Miller, Police Major James Underwood, Police Officer Noah Coe and Town Clerk Jenifer Johnson.

### AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

Thompson requested the removal of Wastewater Treatment Plant RFQ Engineering Award and the addition of TARPO Resolution and §143-318.11(a)(5) Closed sessions to establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; or (ii) the amount of compensation and other material terms of an employment contract or proposed employment contract.

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

### CONSENT

*A motion to approve the consent agenda which includes the February 4, 2019 Minutes (Incorporation by reference as if fully set forth herein Schedule A) and appoint Calynn Smith to the Parks and Recreation Advisory Committee (Incorporation by reference as if fully set forth herein Schedule D) was made by Commissioner Fadely, seconded by Commissioner Fadely and unanimously.*

### PUBLIC COMMENT

none

### PRESENTATION

#### Swearing In of Police Officer Noah Coe

Interim Police Chief Jeanne Miller and Major James Underwood introduced Noah Coe. Mayor Grimes administered the oath of office for Police Officer Noah Coe.

### OLD BUSINESS

#### Conditional Use District Rezoning – N Dogwood Ave. – 7 Lot Duplex Subdivision – Minor Design Modification

Meadows shared the following background: On May 19, 2008, the Town Board of Commissioners granted a conditional use rezoning to rezone the property to R-6-C and to develop a seven (7) lot two-family residential (duplex) subdivision (attached). The owner has received many years of extensions:

- Four (4) years (2008-2011) from the State of North Carolina;
- Two (2) years (2012-2013) per the UDO; and
- Five (5) years (2013-2017) from the Town Board.

Construction of the project has started through the installation of water and sewer utilities.

Meadows shared the following Minor Design/Modification Request:

The developer request (see attached letter dated February 1, 2019) to change the development from a 7 lot two-family residential (duplex) subdivision to a 7 lot single family residential subdivision and to delete all of the previous approved conditions listed in the approved permit (on the attached Deed Book 1405 Page 65).

Meadows stated that Staff recommends the following condition of approval:

1. Single family residential includes only site-built and modular residences and specifically excludes all manufactured homes; and
2. The development shall meet all current requirements of the Town's Unified Development Ordinance.

***A motion to approve the approve the Minor Design/Modification for North Dogwood Avenue – 7 Lot Duplex Subdivision was made by Commissioner Fadely, seconded by Commissioner Haiges and unanimously approved.***

#### NEW BUSINESS

##### TARPO Resolution

Thompson shared a TARPO Resolution concerning Carolina Core and supporting the designation of US 421 as a Future Interstate. The consensus of the Board of Commissioners was the have staff bring a resolution back to the next meeting for their approval.

#### MANAGER'S REPORT

Thompson shared the following with the Board of Commissioners:

Fire Department Oyster Dinner on Monday  
Building and Fire Inspection meeting coming up  
Razor Blade Press Release

#### TOWN ATTORNEY INFORMATION

none

#### GOVERNING BODY COMMENTS

Haiges – Foreign Trade Zone event on Wednesday

#### CLOSED SESSION

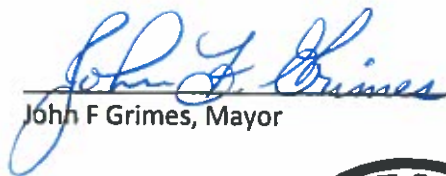
***A motion to go into §143-318.11(a)(5) Closed sessions to establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; or (ii) the amount of compensation and other material terms of an employment contract or proposed employment contract at 7:30pm was made by Commissioner Haiges, seconded by Mayor Pro Tem Cheek and unanimously approved.***

***A motion to come out of Closed Session at 7:38pm was made by Commissioner Fadely, seconded by Commissioner Price and unanimously approved.***

The Board of Commissioners discussed a grown up lot at the airport and former Boling Chair property.

**ADJOURNMENT**

With no further business the Board of Commissioners adjourned at 7:46pm.

  
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John F Grimes, Mayor

ATTEST:  
  
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Jenifer K Johnson, Town Clerk

