

TOWN OF SILER CITY

The Siler City Board of Commissioners met in Regular Session on **Monday, February 4, 2019** at 7:00pm in City Hall Courtroom with Mayor Grimes presiding. Mayor Pro Tem Cheek gave the invocation with the recitation of the Pledge of Allegiance following. Commissioner Constantino recited the Town of Siler City Mission Statement and Commissioner Fadely recited the Town of Siler City Vision Statement.

ELECTED TOWN OFFICIALS PRESENT: Larry Cheek, Mike Constantino, Lewis Fadely, John Grimes, Bill Haiges, Thomas "Chip" Price, and Tony Siler

ELECTED TOWN OFFICIALS ABSENT: Cindy Bray

TOWN STAFF PRESENT: Town Manager Bryan Thompson, Attorney William Morgan, Finance Director Roy Lynch, Interim Police Chief Jean Miller, Planning Director Jack Meadows, Parks and Recreation Director Joseph Keel, and Town Clerk Jenifer Johnson.

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

Thompson requested the addition of Amendment to Audit Contract under the Consent Agenda and § 143-318.11(a) (6) Closed Session: To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee.

A motion to approve the agenda as amended was made by Mayor Pro Tem Cheek, seconded by Commissioner Constantino and unanimously approved.

CONSENT

A motion to approve the consent agenda which includes the January 22, 2019 Minutes (Incorporation by reference as if fully set forth herein Schedule A), January 26, 2019 Budget Retreat Minutes (Incorporation by reference as if fully set forth herein Schedule B), NCDOC AD Tubi Building Reuse Grant Agreement (Incorporation by reference as if fully set forth herein Schedule C) Amendment to Audit Contract (Incorporation by reference as if fully set forth herein Schedule G) was made by Commissioner Haiges, seconded by Commissioner Fadely and unanimously approved.

PRESENTATIONS

none

PUBLIC HEARING CONTINUATION

Town of Siler City proposes text amendments to §136 Definitions (temporary emergency, construction, or repair residence), §139 Permissible Uses and Specific Exclusions (travel trailer), §147 Table of Permissible Uses (temporary emergency, construction, or repair residence), & §150 Temporary Emergency, Construction, or Repair Residence (density, design, dimensional, location, and minimum housing standards) of the UDO.

A motion to open the public hearing for the proposed text amendments to §136 Definitions (temporary emergency, construction, or repair residence), §139 Permissible Uses and Specific Exclusions (travel trailer), §147 Table of Permissible Uses (temporary emergency, construction, or repair residence), & §150 Temporary Emergency, Construction, or Repair Residence (density, design,

dimensional, location, and minimum housing standards) of the UDO at 7:04pm was made by Commissioner Haiges, seconded by Commissioner Fadely and unanimously approved. (Incorporation by reference as if fully set forth herein Schedule D)

Meadows shared the proposed amendments were discussed and initiated by the Mayor. Town staff submitted an email to the NC Planning listserv but only received one response (Coates Cannons entry). Town staff prepared the proposed amendments.

Meadows shared the following documents:

1. draft ordinance amending Article 10 & 11
2. ordinance amending Article 10 & 11
3. 2018 NC Residential Code definition of habitable space
4. Town Code of Ordinances Article IV - Minimum Housing Standards
5. NCGS §160A-441 – Minimum Housing Standards
6. Coates' Cannons - Temporary Housing and Zoning Amendments – Adam Lovelady – October 5, 2018
7. worksheet

Meadows shared the compatibility with the existing Comprehensive Land Development Plan:

1. Amend ordinances as needed to accommodate uses or situations that arise and are not clearly covered by existing ordinances.
2. Amend ordinances as needed to address changes in physical, social, or environmental circumstances that make existing regulations unnecessary, outdated, or obsolete.
3. Modify the development ordinances to be more user-friendly where possible.

Meadows shared the Planning Board recommendations:

The amendments are approved and consistent with the adopted LDP and any other officially adopted plan because the LDP recommends:

1. Amend ordinances as needed to accommodate uses or situations that arise and are not clearly covered by existing ordinances.
2. Amend ordinances as needed to address changes in physical, social, or environmental circumstances that make existing regulations unnecessary, outdated, or obsolete.
3. Modify the development ordinances to be more user-friendly where possible.

Mayor Grimes closed the public hearing at 7:07pm.

A motion that the text amendments to proposed text amendments to §136 Definitions (temporary emergency, construction, or repair residence), §139 Permissible Uses and Specific Exclusions (travel trailer), §147 Table of Permissible Uses (temporary emergency, construction, or repair residence), & §150 Temporary Emergency, Construction, or Repair Residence (density, design, dimensional, location, and minimum housing standards) are approved and consistent with the adopted land development plan and any other officially adopted plan because amending ordinances as needed to accommodate uses or situations that arise and are not clearly covered by existing ordinances and amend ordinances as needed to address changes in physical, social, or environmental circumstances that make existing regulations unnecessary, outdated, or obsolete and the action taken is reasonable in the public interest because modify the development ordinances to be more user-friendly where possible and to

benefit the health and safety of the citizens was made by Commissioner Fadely, seconded by Commissioner Haiges and unanimously approved.

OLD BUSINESS

Conditional Use District Rezoning – Cambridge Southeast Estates – Manufactured Home Park – R-MH-C Payment In-Lieu

Meadows stated that the subject property is located off of Hamp Stone Rd, Hyatt Ct, Santa Fe. Cir. and is identified as parcel # 13625 & 13637. On February 19, 2018, the Siler City Board of Commissioners approved a conditional use district rezoning with conditions for Development Engineering, Inc. to rezone 25.71 acres from A-R to R-MH-C and develop 31 new manufactured homes sites within an existing 32 unit manufactured home park. (Incorporation by reference as if fully set forth herein Schedule E)

Meadows stated that the Town Board Approved Minor Design Modification #2 on January 22, 2019: Condition to provide a fee in lieu of \$57,063.00 rather than provide onsite recreation facilities.

Meadows shared parks eligible for the committed Fee in Lieu Funds:

1. District Park (serves all of the residents in the community) - Bray Park Sports Complex
2. Nearest Community/Neighborhood/Mini Park - Landrus Siler Park (7,175 feet)
3. Parks Not Eligible
 - a. W.F. Collins Park (7,549 feet)
 - b. Ernest Ramsey Gym (7,870 feet)
 - c. Boling Lane Park (7,971 feet)
 - d. Washington Avenue Park (8,654 feet)
 - e. Paul Braxton Park/Gym & Earl B. Fitts Community Center (8,864 feet)
 - f. Loves Creek Greenway (11,062 feet)

Meadows shared the Parks and Recreation Department recommendation:

All payment in lieu funds from mini park developments correlate with the needs of the Parks and Recreation Department. To directly reflect with needs of the department that was presented at the Board of Commissioners meeting, the department recommends that these funds go towards the ball field lighting project of field 2 at Bray Park Sports Complex. This project will cost \$150,000, so all future payment in lieu funds will be recommended to go towards this project until sufficient funds are there to complete this project. The ball field lights on field 2 keep us from playing games at night time on field 2. Field 2 is our nicest field but we are handicapped by the outdated light system that is on it. Field 1, Field 3 and Field 4 all have adequate Musco Lighting.

Keel stated that the Parks and Recreation staff has completed a renovation to Landrus Siler Park. All safety I, II and III hazards have been addressed and fixed. Staff has requested in the FY-20' budget to install a new roof on the shelter as well. The multi-purpose field at Landrus Siler has also been implemented into our maintenance and fertilizer application plan. The multi-purpose field will host the Chatham Soccer League teams this upcoming Spring and Fall season. This park has seen a lot of attention over the past year and the participation at this park has increased.

Keel stated that the lighting on Field 2 at Bray Park Sports Complex is hindering the department at this time. Field 1, 3 & 4 are equipped with Musco Lighting and give the department no issues. However,

Field 2 lighting hasn't been updated since the construction of the field in the 1960's. The lights won't stay on more than 15 minutes before they go out and trip a breaker. The wood poles are unstable and beginning to be a safety concern for the department. Staff has spent \$8,000 over the past year to address this issue with no positive outcome. The last lighting contractor recommended new lights be installed. New lights on Field 2 have been quoted at \$150,000, which is three times more than our current Capital Improvement budget line item. At this time, staff can't schedule games on Field 2 after the sun goes down. With the increase in parks and recreation participation this makes it very difficult to allow enough practices and games for participants. Weekend tournaments are also forced to move games off of Field 2 once the sun goes down.

Keel stated with the \$57,063 in parks payment in-lieu funds, the department requests that these funds go towards the Field 2 lighting project at Bray Park Sports Complex. With these funds and grant opportunities, staff believes that this project can be completed by FY-21' but hopefully sooner.

The Board of Commissioners discussed the Bray Park lighting.

A motion to approve the payment in-lieu funds of \$57,063 to go towards the Field 2 lighting project at Bray Park Sports Complex was made by Commissioner Haiges, seconded by Commissioner Fadely and unanimously approved.

NEW BUSINESS

Chatham Soccer League Agreement

Keel stated that the Parks and Recreation staff has recognized the need for a recreation soccer program in Siler City. However, with limited staff and the implementation of 10 new programs over the past year, staff isn't equipped to solely run a recreation soccer league. Chatham Soccer League currently uses our facilities for their soccer program at no cost. Staff was informed that this was an agreement that was made some years ago that Chatham Soccer League could use Town of Siler City fields at no cost, however staff hasn't been able to find any documentation of this agreement. (Incorporation by reference as if fully set forth herein Schedule F)

Keel stated that Staff's goal is to ensure a mutual agreement between the Town of Siler City and Chatham Soccer League. Staff approached Chatham Soccer League with a proposal back in November of 2018. Staff's proposal was to continue allowing Chatham Soccer League the use of our facilities at no cost and in return Chatham Soccer League would allow Siler City residents to sign up for their soccer leagues at \$25. The normal cost for Chatham Soccer League's soccer programs are between \$130 and \$150, which is unrealistic for some in our community.

Keel stated that this agreement accomplishes many things for the Town of Siler City. It allows Siler City residents the opportunity to participate in a professional recreation soccer league at a recreation cost of \$25. This agreement also allows staff the time to devote to the many programs and leagues that have been implemented in Siler City over the past year. Chatham Soccer League is excited about this agreement and more excited about expanding their program in Siler City. The agreement between Town of Siler City and Chatham Soccer League has been built and formulated by William Morgan, Town Attorney and vetted through Town Staff.

A motion to approve the agreement between the Town of Siler City and Chatham Soccer League was made by Commissioner Fadely, seconded by Commissioner Haiges and unanimously approved.

MANAGER'S REPORT

Thompson updated the Board of Commissioners on the following:
First Budget Workshop will be next Thursday, February 14 at 6:30pm where the non-profits will present.
Economic Development Opportunity Chatham event
Triangle J COG Trade Zone event
AB Tubi Job Fair event

TOWN ATTORNEY INFORMATION

none

DEPARTMENT REPORTS

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

GOVERNING BODY COMMENTS

none

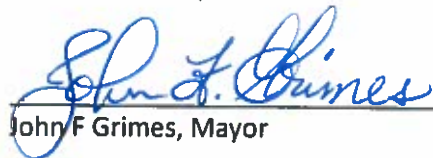
CLOSED SESSION

A motion to go into Closed Session 143-318.11(a) (6) To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee at 7:40pm was made by Commissioner Fadely, seconded by Commissioner Haiges and unanimously approved.

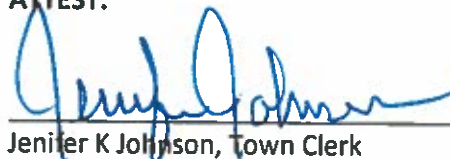
A motion to come out of closed session at 7:46pm was made by Commissioner Fadely, seconded by Commissioner Haiges and unanimously approved.

ADJOURNMENT

With no further business the Board of Commissioners adjourned at 7:47pm.


John F Grimes, Mayor

ATTEST:


Jenifer K Johnson, Town Clerk

