

TOWN OF SILER CITY

The Siler City Board of Commissioners met in Regular Session on **Monday, March 15, 2021** at 6:30pm in City Hall Courtroom with Mayor Pro Tem Bray presiding. Commissioner Fadely gave the invocation with the recitation of the Pledge of Allegiance following. Commissioner Bray recited the Town of Siler City Mission Statement and Commissioner Brown recited the Town of Siler City Vision Statement.

ELECTED TOWN OFFICIALS PRESENT: Cindy Bray, Norma Boone, Bill Haiges, Thomas “Chip” Price, and Tony Siler, Zoom: Curtis Brown, Lewis Fadely

TOWN STAFF PRESENT: Town Manager Roy Lynch, Planning Director Jack Meadows, Public Works Director Chris McCorquodale, Police Chief Mike Wagner, Parks and Recreation Director Jack Clelland, Town Clerk Jenifer Johnson, Attorney William Morgan, Finance Director Tina Stroupe, Human Resources Director Nancy Darden

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

Lynch requested the addition of Code of Ordinance amendment to Chapter 27 Utilities, Article VI, Control of Backflow and Cross-Connections, Section 285 Indoor Location Requirement for Backflow Assemblies, Schedule I.

A motion to approve the agenda as amended was made by Commissioner Siler, seconded by Commissioner Price, and unanimously approved.

CONSENT

A motion to approve the consent agenda which includes the March 1, 2021 Minutes (Incorporation by reference as if fully set forth herein Schedule A) and Planning Board ETJ Member Appointment (Incorporation by reference as if fully set forth herein Schedule B) was made by Commissioner Haiges, seconded by Commissioner Siler and unanimously approved.

PRESENTATION

General Fund Capital Improvement Plan – Davenport & Company

Lynch stated on September 16, 2020, the Board of Commissioners contracted with Davenport & Company to develop a Capital Improvements Plan for the General Fund. (Incorporation by reference as if fully set forth herein Schedule C)

Lynch stated that Staff began working Davenport & Company to come up with a 10-year plan to help map out our capital improvements and how these improvements might be funded. Included in the process were both the projects discussed by the Board of Commissioners as well as priorities presented by Department Heads. Staff and the Davenport team then worked together to construct a Capital Improvement Plan.

Lynch introduced Ty Welford from Davenport and Company to present the draft plan.

Lynch stated that Staff is seeking the Board’s direction on prioritizing, on an annual basis, the previously discussed capital needs of the Town. Once direction is received and the plan is finalized, staff will bring back a resolution to the Board of Commissioners for your approval.

The consensus of the Board of Commissioners was to discuss the CIP at a future meeting.

Prepared by Jenifer K Johnson, Town Clerk

2021 Chatham County Property Revaluation- Jenny Williams – Tax Administration

Lynch stated that North Carolina law requires all counties to reappraise real property every eight years. Chatham County's last reappraisal took effect on January 1, 2017. Chatham County has elected to reappraise property values every four years. The next reappraisal will become effective January 1, 2021. (Incorporation by reference as if fully set forth herein Schedule D)

Lynch introduced Chatham County Tax Administrator Jenny Williams and Ryan Vincent with Vincent Valuation to present the results of the Chatham County 2021 Reappraisal (Revaluation).

The Board of Commissioners thanked Williams and Vincent for the presentation.

PUBLIC HEARING

Public hearing and Town of Siler City proposes text amendments to the following sections of the UDO: §147 Table of Permissible Uses (primary residence with accessory apartment, R-20), §148(e) Primary Residence with Accessory Apartment, §168 Residential Density (primary residence with accessory apartment), §286 Satellite Parking (600 feet, exceptions, exclusions, C-C).

Mayor Pro Tem Bray opened the public hearing for the Public hearing and Town of Siler City proposes text amendments to the following sections of the UDO: §147 Table of Permissible Uses (primary residence with accessory apartment, R-20), §148(e) Primary Residence With Accessory Apartment, §168 Residential Density (primary residence with accessory apartment), §286 Satellite Parking (600 feet, exceptions, exclusions, C-C) at 7:23pm. (Incorporation by reference as if fully set forth herein Schedule E)

Meadows shared the following documents:

1. draft Articles 10, 11, 12, 18
2. maps, photos, area ordinances
3. final ordinance amending Articles 10, 11, 12, 18
4. worksheet.

Meadows stated that the proposed amendments were first discussed between town staff and property owners. The items were further discussed at several planning board meetings. The planning board initiated the proposed amendments at the February 2021 planning board meeting.

Meadows shared the compatibility with 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 from the March 8, 2021 meeting:

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 Pro Tem Bray closed the public hearing at 7:36pm.

A motion, that the Board of Commissioners adopt the amendment to the following sections of the UDO: §147 Table of Permissible Uses (primary residence with accessory apartment, R-20), §148(e) Primary Residence with Accessory Apartment, §168 Residential Density (primary residence with accessory apartment), §286 Satellite Parking (600 feet, exceptions, exclusions, C-C), approve that the action is consistent with the adopted land development plan because Amend ordinances as needed to accommodate uses or situations that arise and are not clearly covered by existing ordinances and approve that the proposed amendment is reasonable because Modify the development ordinances to be more user-friendly where possible was made by Commissioner Haiges, seconded by Commissioner Price and unanimously approved.

OLD BUSINESS

Chicken Festival Update

Clelland stated at the previous Siler City Board of Commissioners meeting, Recreation staff presented the concept of offering the 3rd Annual Spring Chicken Festival as a virtual event in response to the ongoing Covid-19 Pandemic. While a virtual event would permit the festival to premiere on Saturday May 1, 2021, staff was asked to explore the option of postponing the event to the Fall of 2021 in anticipation of relaxed guidelines, regulations, and increased mass gathering limits that may permit the festival to be offered in-person in downtown Siler City. (Incorporation by reference as if fully set forth herein Schedule F)

Clelland stated that Staff contacted The Embers featuring Craig Woolard and initial conversations indicate possible availability in the Fall of 2021. Staff also received notification from Jumping Jacks Party Rentals, the contracted company that operates the mechanical rides and attractions, stating they are currently not providing attendants to operate rides, inflatables, or games at events due to Covid-19 and they are unsure when these services will become available again. The company will notify the Town when they are booking events.

Clelland stated that Staff is seeking direction from the Board to tentatively move forward with an event in the Fall of 2021 with limited activities or simply reschedule until May of 2022.

The consensus of the Board of Commissioners was to postpone the 2021 event and reschedule for May 7, 2022.

DAC Recommendation – Left Turn on Chatham Ave.

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 G)

Meadows stated that the Downtown Advisory Committee presented the following priority to the Town Board on October 7, 2019: Request NCDOT remove left hand turn restrictions at intersection of Chatham Ave. and Raleigh St. = \$0 and at the September 21, 2020 Board of Commissioners meeting the Downtown Advisory Committee recommended replacing the existing metal sign with no left turn restrictions from 7:00am-9:00am and 4:00pm-6:00pm metal sign and the Board of Commissioners suggested that the Downtown Advisory Committee consider replacing the existing metal sign with an illuminated/blinking light sign with no left turn restrictions from 7:00am to 9:00am and 4:00pm to 6:00pm. Meadows shared an email chain dated October 28, 2020 from NCDOT regarding this proposal.

Meadows shared the on November 17, 2020, the DAC recommended to remove the left turn restriction at the intersection of Chatham Ave. and Raleigh Street. The DAC members stated that many citizens wish the sign would be changed (including elderly citizens). Meadows shared the meeting minutes from the Nov. 17, 2020 DAC meeting.

The consensus was to leave the no left turn sign and requested Staff bring back cost estimates for a sign that lights up for evening traffic.

NEW BUSINESS

Voluntary Annexation Petition Non-Contiguous Request – 1217 Harold Andrews Road

Lynch stated that the Town of Siler City received a Voluntary Non-Contiguous Annexation Petition for New Manufacturing Building and Storm Water Filter Area located at 1217 Harold Andrews Road, Siler City (parcels #61149). (Incorporation by reference as if fully set forth herein Schedule H)

Lynch stated if directed by the Board of Commissioners through resolution, the request for annexation will be investigated by the Town Clerk to determine feasibility and cost effectiveness and offer findings, then the Board of Commissioners may elect to schedule a public hearing to receive public comment and take action on the subject petition.

Lynch also stated that the Board of Commissioners may also take no action on this petition.

Lynch shared the proposed timeline of the process:

- February 16, 2021: Voluntary Annexation Petition was received by the Planning Department.
- March 15, 2021: Resolution Directing the Town Clerk to Investigate the Subject Petition and Officer a Finding of Sufficiency.
- April 5, 2021: Town Board reviews findings of sufficiency and approves a resolution to advertise and set a public hearing for May 17, 2021.
- May 6, 2021 and May 13, 2021: Public Hearing noticed in the Chatham News and Record.
- May 17, 2021: Public Hearing held, receive public comment, and take action on the subject petition through ordinance.

Lynch stated if adopted the annexation must be properly recorded with the appropriate board of elections, the register of deeds, and the Secretary of State and population information must be reported to the Office of State Planning.

A motion to approve the resolution directing the Town Clerk to Investigate a Petition Received Under N.C.G.S. 160A-58.1 for 1217 Harold Andrews Road/ Parcel # 61149 was made by Commissioner Fadely, seconded by Commissioner Haiges and unanimously approved.

Chapter 27 Utilities, Article VI, Control of Backflow and Cross-Connections, Section 285 Indoor Location Requirement for Backflow Assemblies

McCorquodale stated that Staff is proposing a text amendment to the Town's Code of Ordinance with the addition to the following section of Chapter 27 (Utilities), Article VI, Control of Backflow and Cross-Connections, Section 27-285 - Indoor Location Requirements for Backflow Assemblies. The proposed change will give architects, engineers, and property owners a clear direction in what is needed when upfitting a building to include an indoor Backflow preventor. (Incorporation by reference as if fully set forth herein Schedule I)

A motion to approve the amendment to Chapter 27 Utilities, Article VI, Control of Backflow and Cross-Connections, Section 285 Indoor Location Requirement Backflow Assemblies was made by Commissioner Haiges, seconded by Commissioner Price and unanimously approved.

MANAGER'S REPORT

Lynch shared the following with the Board of Commissioners:

- Department of Insurance donated smoke alarms to the Fire Department
- Fire Department had a successful live burn on Saturday
- Town Code of Ordinance is update to date on Municode

TOWN ATTORNEY INFORMATION

none

GOVERNING BODY COMMENTS

none

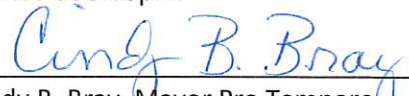
CLOSED SESSION

A motion to go into closed § 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 8:00 pm was made by Mayor Pro Tem Bray, seconded by Commissioner Haiges and unanimously approved.

A motion to come out of closed session at 8:14pm was made by Commissioner Haiges, seconded by Commissioner Siler and unanimously approved.

ADJOURNMENT

With no further business the Board of Commissioners adjourned at 8:18pm.


Cindy B. Bray, Mayor Pro Tempore

ATTEST:


Jenifer K. Johnson, Town Clerk

Prepared by Jenifer K Johnson, Town Clerk

