

TOWN OF SILER CITY

The Siler City Board of Commissioners met in Regular Session on **Monday, March 16, 2020** 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 Fadely recited the Town of Siler City Mission Statement and Mayor Grimes recited the Town of Siler City Vision Statement.

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

ELECTED TOWN OFFICIALS ABSENT: John Grimes

TOWN STAFF PRESENT: Town Manager Roy Lynch, Police Chief Mike Wagner, Public Works Director Chris McCorquodale, Parks and Recreation Director Jack Clelland, Planning Director Jack Meadows, Tony Lackey, and Town Clerk Jenifer Johnson

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

Lynch shared an amended agenda removing Kimley Horn Traffic Analysis Third Street Closing Contract Schedule D under Consent, added Summit Design and Engineering Services City Hall Renovation Project Schedule K under Consent, removed swearing In Police Officer Dakota Humphrey Schedule F under Presentation, removed Bray Park Masterplan – Withers Ravenel Schedule I under Old Business, added Coronavirus Update and Discussion under New Business.

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

CONSENT

A motion to approve the consent agenda which includes the Downtown Advisory Committee Appointment – Samuel Testerman (Incorporation by reference as if fully set forth herein Schedule A), 2020.9 Capital Project Ordinance Amendment (Incorporation by reference as if fully set forth herein Schedule B), Harris My Gov Hub Finance Software Contract (Incorporation by reference as if fully set forth herein Schedule F) Biocensis LLC Mosquito Sampling Contract (Incorporation by reference as if fully set forth herein Schedule E), Bray Park Concessions Agreement with Customized Dogs & Catering (Incorporation by reference as if fully set forth herein Schedule F), Summit Design and Engineering Services City Hall Renovation Project (Incorporation by reference as if fully set forth herein Schedule K) was made by Commissioner Fadely, seconded by Commissioner Brown and unanimously approved.

PUBLIC COMMENT

none

PRESENTATIONS

none

PUBLIC HEARING

Town of Siler City proposes text amendments to §147 Table of Permissible Uses (motor vehicle repair/maintenance outside completely enclosed structure, motor vehicle painting/body work/towing, and storage outside completely enclosed structure within C-C & G-C zoning districts), §168 Residential Density (C-C zoning district), and §172 Building Height Limitation (O-I zoning district) of the UDO.

Mayor Pro Tem Cheek opened the public hearing for proposes text amendments to §147 Table of Permissible Uses (motor vehicle repair/maintenance outside completely enclosed structure, motor

vehicle painting/body work/towing, and storage outside completely enclosed structure within C-C & G-C zoning districts), §168 Residential Density (C-C zoning district), and §172 Building Height Limitation (O-I zoning district) of the UDO at 7:04pm. (Incorporation by reference as if fully set forth herein Schedule H)

Meadows shared the following documents:

1. draft ordinance amending Article 10 and 12
2. final ordinance amending Article 10 and 12
3. Downtown Advisory Committee recommendation
4. 116 W. Raleigh St. project
5. Downtown density requirements in other communities
6. Feb. 7, 2020 letter from TightLines Designs
7. Elevation drawings from 3 story apartment complexes
8. worksheet.

Meadows stated that the proposed amendments related to outside storage were first discussed and recommended by the Downtown Advisory Committee. The proposed amendments related to height in O-I and density in C-C were first discussed by a developer. Town staff shared the discussions with the Planning Board at the February 2020 meeting. The Planning Board initiated the proposed amendments at the February 2019 meeting.

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 from the March 9, 2020 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 Cheek closed the public hearing at 7:10pm.

A motion that the text amendment to §147 Table of Permissible Uses (motor vehicle repair/maintenance outside completely enclosed structure, motor vehicle painting/body work/towing, and storage outside completely enclosed structure within C-C & G-C zoning districts), §168 Residential Density (C-C zoning district), and §172 Building Height Limitation (O-I zoning district) of the UDO is approved and consistent with the adopted land development plan and any other officially adopted plan because the land development plan recommends amending ordinances as needed to accommodate uses or situations that arise and are not clearly covered by existing ordinances and amending 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 was made by Commissioner Fadely, seconded by Commissioner Brown and unanimously approved.

OLD BUSINESS

none

NEW BUSINESS

Retiree Health Benefit Policy

Darden stated at the request of the Board, staff reviewed and is proposing a revision to the Retiree Health Benefit policy. (Incorporation by reference as if fully set forth herein Schedule J)

Darden shared the Current Policy for Retiree Health Benefits. An employee who retires before age sixty-five (65) under the provisions set forth under the North Carolina Local Government Employees' Retirement System may continue group health insurance coverage until age sixty-five (65) at the retiree rate established annually by the Board of Commissioners. Dependent coverage is paid for in full by the retiree. The employee must elect to continue insurance at the time of retirement in order to receive this benefit.

The Town will share the cost based upon length of service with the Town as described below:

Years of Service	Health Benefit Provided
0 to less than 5 years	No health benefit
5 to less than 10 years	Retiree pays full amount
10 to less than 20 years	Town pays 25% and Retiree pays 75%
20 to less than 30 years	Town pays 50% and Retiree pays 50%
More than 30 years	Town pays 100%

Darden share a Proposed Policy for Retiree Health Benefits. An employee who retires before age sixty-five (65) under the provisions set forth under the North Carolina Local Governmental Employees' Retirement System may continue group health insurance coverage until age sixty-five (65) at the retiree rate established by the health insurance provider. Employees initially hired after June 22, 2020, will no longer have the option to pay for dependent coverage upon retirement.

The employee must elect to continue current coverage at the time of retirement in order to receive this benefit.

The Town will share the premium cost based upon length of service with the Town as described below:

Years of Service	Health Benefit Provided
0 to less than 5 years	No health benefit option
5 to less than 10 years	Retiree pays 100%
10 to less than 20 years	Town pays 25% and Retiree pays 75%
20 to less than 30 years	Town pays 50% and Retiree pays 50%
30 years and above	Town pays 100%

An employee who is eligible for unreduced retirement benefits under the provisions set forth under the North Carolina Local Governmental Employees' Retirement System may use sick leave earned with the Town of Siler City to reach the years of service criteria set forth above in order to qualify for the retiree health insurance benefit.

A motion to approve the following Retire Health Benefits Policy effective immediately was made by Commissioner Fadely and unanimously approved.

Retiree Health Benefits. An employee who retires before age sixty-five (65) under the provisions set forth under the North Carolina Local Governmental Employees' Retirement System may continue group health insurance coverage until age sixty-five (65) at the retiree rate established by the health insurance provider. Employees initially hired after June 22, 2020, will no longer have the option to pay for dependent coverage upon retirement.

The employee must elect to continue current coverage at the time of retirement in order to receive this benefit.

The Town will share the premium cost based upon length of service with the Town as described below:

<i>Years of Service</i>	<i>Health Benefit Provided</i>
<i>0 to less than 5 years</i>	<i>No health benefit option</i>
<i>5 to less than 10 years</i>	<i>Retiree pays 100%</i>
<i>10 to less than 20 years</i>	<i>Town pays 25% and Retiree pays 75%</i>
<i>20 to less than 30 years</i>	<i>Town pays 50% and Retiree pays 50%</i>
<i>30 years and above</i>	<i>Town pays 100%</i>

An employee who is eligible for unreduced retirement benefits under the provisions set forth under the North Carolina Local Governmental Employees' Retirement System may use sick leave earned with the Town of Siler City to reach the years of service criteria set forth above in order to qualify for the retiree health insurance benefit.

Coronavirus Update and Discussion

Suspension of Water Disconnection Policy

Stroupe stated, in consideration of our role as a Town during the outbreak of COVID-19 and how we can serve our residents, Town staff has reviewed the Water Disconnection policy and its impact on the spread of the COVID-19 virus in our area. We have repeatedly heard and understand an important defense in the spread of this disease is to wash hands often with soap and water for at least 20 seconds. Water will be vital to help decrease the spread of this pandemic. Plus, many of our customers may be facing unusual financial hardship due to sickness or other inability to work. (Incorporation by reference as if fully set forth herein Schedule L)

Stroupe stated in an effort to lessen the effects of COVID-19, staff is recommending a suspension of our Water Disconnection Policy meaning disconnections will be discontinued until further notice. Staff also recommends, reconnecting the approximately 30 accounts recently disconnected due to non-payment and scheduled to be padlocked in an effort to make water available to our residents for their safety.

A motion to suspend the Water Disconnection Policy until further notice was made by Commissioner Haiges, seconded by Commissioner Fadely and unanimously approved.

A motion to reconnect accounts currently disconnected due to non-payment was made by Commissioner Haiges, seconded by Commissioner Fadely and unanimously approved.

2020 Calendar Amendments

Lynch shared 2020 calendar amendments. (Incorporation by reference as if fully set forth herein Schedule M)

A motion to approve the amended 2020 calendars as presented was made by Commissioner Haiges, seconded by Commissioner Fadely and unanimously approved.

State of Emergency Discussion

Lynch shared the Mayor's Proclamation for a State of Emergency to coordinate response and protective actions to prevent the spread of COVID-19.

City Hall Public Hours Discussion

Lynch shared the changes to the operation hours for Town buildings.

MANAGER'S REPORT

none

TOWN ATTORNEY INFORMATION

none

GOVERNING BODY COMMENTS

ADJOURNMENT

With no further business the Board of Commissioners adjourned at 7:45pm.


James Larry Cheek, Mayor Pro Tem

ATTEST:


Jenifer K Johnson, Town Clerk

