

**TOWN OF SILER CITY**

The Siler City Board of Commissioners met in Regular Session on **Monday, April 16, 2018** at 7:00pm in City Hall Courtroom with Mayor Grimes presiding. Commissioner Haiges gave the invocation with the recitation of the Pledge of Allegiance following. Commissioner Siler recited the Town of Siler City Mission Statement and Commissioner Bray recited the Town of Siler City Vision Statement.

**ELECTED TOWN OFFICIALS PRESENT:** Cindy Bray, Larry Cheek, Mike Constantino, Lewis Fadely, John Grimes, Bill Haiges, Chip Price, and Tony Siler.

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

**AGENDA ADJUSTMENTS/APPROVAL OF AGENDA**

Thompson asked to add Leave Policy under Old Business and 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.

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

**CONSENT**

***A motion to approve the consent agenda which includes the March 5, 2018 Minutes (Incorporation by reference as if fully set forth herein Schedule A), the March 19, 2018 Minutes (Incorporation by reference as if fully set forth herein Schedule B), the Lineman Proclamation (Incorporation by reference as if fully set forth herein Schedule E) was made by Commissioner Haiges, seconded by Commissioner Siler and unanimously approved.***

**PUBLIC COMMENT**

**Nancy Jacobs, 138 Weatherbend, Pittsboro, NC 27344**

My name is Nancy Jacobs, I live in Chatham County – Pittsboro. I'm here today to ask you to please put Early Voting money into your budget for 2019. I was here last year to ask you to adopt this, but there was no money. The Commissioners said during the next budget meetings that you would definitely add this. It is a great benefit you offer your voters in the city and county when you have early voting within easy walking or driving distance. More people will vote if you have early voting, in fact more people vote early than on Election Day. You'll get a better turnout over all. People who work full time do not often have time, gas money, or energy to drive the 60 or so miles round trip to get to Pittsboro to early vote. People who work at some jobs may not be able to get off on voting day to vote. Voters who don't drive have to depend on others to take them to the polls. If people can't get to the polls to vote, they begin to feel disenfranchised instead of included. This is not a partisan issue, people need to be free to vote easily, without hardship. I'm sure you want your city to be an inclusive one so that all of your residents feel they are listened to. Early voting in Siler City says that you want to hear from all the people. I urge you to take this step for 2019 and all future years. Thank you for allowing me to speak to you.

## PRESENTATIONS

### Parks & Recreation Fund Raising Update

Lee Mikell with Convergent shared the following with the Board of Commissioners:  
(Incorporation by reference as if fully set forth herein Schedule D):

A. Siler City Rotary Club - \$20,000 Pledge

B. Anonymous - \$50,000 Pledge

C. Total To Date - \$220,000

D. All Five Potential Major Investor Solicitations Underway

(1) Due to amounts and nature of entities, time required for decision-making and negotiations

E. Preparation and Distribution of Second Campaign Newsletter Highlighting Wren Family Investment

F. Prospect Solicitations Beyond the Top 5 Underway

G. Church Awareness Program Plan

(1) An informational update letter is sent to the approximately 101 churches in Chatham County concerning the Aquatic Center

(2) In the letter, a Tuesday and Thursday night in May will be designated as "Awareness Nights" and church members invited to come to City Hall to learn more and ask questions. The meetings will begin at 7 p.m.

(3) While assembled, attendees will also learn from Joseph Keel about the exciting things underway in Siler City Parks and Recreation

H. EVERYONE JUMP IN!

(1) Leadership is Key

(2) Three Forms

a. Financial

b. Community

c. Political

### Run for the Wall

Tony Roberts with Pentecostal Holiness Church shared the date of the 2018 Run for the Wall event which will take place on Wednesday, May 23, 2018. Roberts stated that the lunch will be held at 11:30am at the church then the group will travel through downtown Siler City on the way to Fayetteville. The Board of Commissioners stated that they look forward to the event.

## PUBLIC HEARING

Mayor Grimes opened the public hearing for the proposes text amendments to §18 Definitions (accessory structure/use, dwelling unit, family, handicap ramp, HUD label, manufacture home skirting/space/stand, residence, residential, structure), §136 Definitions (manufactured home, manufactured home class A/B, manufactured home double wide/single wide, manufactured home park, modular home, temporary residence, travel trailer), and replace the term "mobile" with "manufactured" in (§125 Residential Districts Established, §139 Permissible Uses and Specific Exclusions, §146 Residential Units Allowed Per Building Lot, §147 Table of Permissible Uses, §157 Manufactured Homes, §274 Special Provisions for Certain Signs, §279 Parking Requirement, Appendix I, & Appendix J-2) at 7:21pm. (Incorporation by reference as if fully set forth herein Schedule G)

Meadows stated that the proposed amendments were first discussed by the Town Board and Town staff at the March 5, 2018 Town Board meeting. Town staff prepared the proposed amendments following a review of other communities' ordinances, NC Dept. of Insurance guidelines, and NC General Statutes.

The Planning Board reviewed draft language at their March 15<sup>th</sup> meeting and initiated the proposed amendment.

Meadows shared the following documents:

1. draft ordinance amending Article 2, 9, 10, 11, 17, 18, Appendix I, J
2. final ordinance amending Article 2, 9, 10, 11, 17, 18, Appendix I, J
3. Johnson MHP information
4. Siler City residential data
5. Land Development Plan map
6. Response from Swansboro and Wendell
7. NCDOT memorandum on home identification
8. Appendix F of Manufactured Homes Building Code
9. 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.
4. Develop flexible zoning standards that accommodate mixed uses in the CBD, which will assist in the adaptive reuse of buildings.
5. Ensure high-quality, aesthetically-pleasing mobile home park development with adequate, safe infrastructure to serve the residents.
6. Encourage the development of affordable housing.
7. Encourage close proximity of higher-density residential uses to mixed-use areas and compatible industrial areas.
8. Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.

Meadows shared the Planning Board recommendation from the April 9, 2018 meeting:

The text amendment is approved and consistent with the adopted land development plan and any other officially adopted plan because:

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.
4. Develop flexible zoning standards that accommodate mixed uses in the CBD, which will assist in the adaptive reuse of buildings.
5. Ensure high-quality, aesthetically-pleasing mobile home park development with adequate, safe infrastructure to serve the residents.
6. Encourage the development of affordable housing.
7. Encourage close proximity of higher-density residential uses to mixed-use areas and compatible industrial areas.

8. Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.

Mayor Grimes closed the public hearing at 7:36pm

*A motion that the text amendments to §18 Definitions (accessory structure/use, dwelling unit, family, handicap ramp, HUD label, manufacture home skirting/space/stand, residence, residential, structure), §136 Definitions (manufactured home, manufactured home class A/B, manufactured home double wide/single wide, manufactured home park, modular home, temporary residence, travel trailer), and replace the term "mobile" with "manufactured" in (§125 Residential Districts Established, §139 Permissible Uses and Specific Exclusions, §146 Residential Units Allowed Per Building Lot, §147 Table of Permissible Uses, §157 Manufactured Homes, §274 Special Provisions for Certain Signs, §279 Parking Requirement, Appendix I, & Appendix J-2) was approved and consistent with the adopted land development plan and any other officially adopted plan because it brings up to the state statute and the action taken is reasonable and in the public interest because modifying the existing ordinance makes it more user friendly was made by Commissioner Haiges, seconded by Commissioner Fadely and unanimously approved.*

#### OLD BUSINESS

##### RFP Audit Services

Lynch stated that five audit proposals were received in reference to our Request for Proposal. We have reviewed the five submitted and three of the firms can be eliminated based on either the quality of submission, lack of North Carolina municipal account experience or overall level of expertise. (Incorporation by reference as if fully set forth herein Schedule H)

The two firms as the top contenders are as follows:

Dixon Hughes Goodman, LLP	High Point, NC
Rives & Associates, LLP	Raleigh, NC

Lynch stated that there has been a decline over the last couple of years in firms performing governmental audits and pricing has become very competitive which we see in the pricing of the proposals received. I have attached a copy of the 2018 Audit Services RFP Analysis to date.

Lynch stated that he completed the review of references and is recommending Dixon Hughes Goodman based on the needs of our organization.

*A motion to award the bid to Dixon Hughes Goodman, LLP for audit services was made by Commissioner Fadely, seconded by Commissioner Siler City unanimously approved.*

##### Leave Policy

Darden stated as requested by the Board of Commissioner, that the proposed leave policy was shared and discussed with the Department Heads at the meeting. There were no proposed changes in the policy. Darden stated one clarification has been made regarding vacation leave. The wording has changed from "Years of Aggregate State Service" to "Years of Aggregate NC Retirement System Service". This gives a clearer understanding of accrual eligibility. The Board of Commissioners discussed the policy. (Incorporation by reference as if fully set forth herein Schedule I)

*A motion effective April 17, 2018, to strike Article VII, Holidays and Leaves of Absence of the Employee Handbook and adopt in its place the proposed Leave Policy was made by Commissioner Haiges, second by Commissioner Siler and unanimously approved.*

**NEW BUSINESS**

none

**MANAGERS REPORT**

Thompson shared the following with the Board of Commissioners:  
Police Chief Tyson's retirement party will be held on Tuesday, May 15 from 4pm to 6pm at Ramsey Gym.  
The Town received a \$600,000 grant from Golden Leaf for the Water Plant project.

**TOWN ATTORNEY INFORMATION**

none

**GOVERNING BODY COMMENTS**

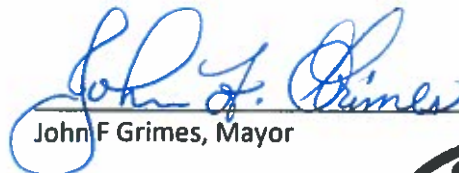
none

*A motion to go 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 was made by Commissioner Price, seconded by Commissioner Haiges and unanimously approved at 7:58pm.*

*A motion to come out of Closed Session was made by Commissioner Haiges, seconded by Commissioner Price and unanimously approved.*

**ADJOURNMENT**

With no further business the Board of Commissioners adjourned at 8:34pm.

  
John F Grimes, Mayor

ATTEST:

  
Jenifer K Johnson, Town Clerk

