

TOWN OF SILER CITY

The Siler City Board of Commissioners met in Regular Session on **Monday, May 15, 2017** at 7:00pm in City Hall Courtroom with Mayor John Grimes presiding. Commissioner Siler gave the invocation with the recitation of the Pledge of Allegiance following. Commissioner Bray recited the Town of Siler City Mission Statement and Commissioner Constantino recited the Town of Siler City Vision Statement.

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

TOWN STAFF PRESENT: Town Manager Bryan Thompson, Human Resources Director Nancy Bullins, Planning Director Jack Meadows, Police Chief Gary Tyson, and Town Clerk Jenifer Johnson.

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

Thompson requested that the CDBG – Wastewater Collection System Improvements Grant Contract be moved to the Consent Agenda and the Wireless Telecommunications Facilities Agreement be removed from the agenda.

A motion to approve the agenda with the changes was made by Commissioner Fadely, seconded by Commissioner Siler and unanimously approved.

CONSENT

A motion to approve the consent agenda which includes the April 3, 2017 Minutes (Incorporation by reference as if fully set forth herein Schedule B) and the CDBG Wastewater Collection System Improvement Grant Contract (Incorporation by reference as if fully set forth herein Schedule E) was made by Commissioner Fadely, seconded by Commissioner Haiges and unanimously approved.

PUBLIC COMMENT

Ed Barnes 101 South Third Avenue Apt 206, Siler City, NC 27344

I've come here tonight to ask for your assistance in helping to prevent a recurrence of the problems we faced last year during weekend soccer games at the fields located opposite the Boys & Girls Clubs' building on Cardinal Street and to the rear of Braxton Manor apartments.

Parking

Both players and attendees make use of the paved parking lot adjacent to the Braxton Manor building. At time it gets so full that there aren't any spaces left available to residents or their double-parking make accessing or exiting spaces difficult to navigate. There are "No Parking-Residents Only" signs posted at the entrance (and a recently installed sign to the rear) but these are ignored.

I have called the police a couple of times but have been told by dispatch that management must file a complaint. Management is not on site Friday thru Sunday and when I notify them after the fact, I'm told to call the police if it happens again. I am at a loss of what to do here.

Trash

I have counted 8 trash cans arranged along Cardinal Street behind the bleachers but people still leave trash (mostly fast food bags, boxes, wrappers, napkin, straws, etc.) strewn about the hillside lawn next to Braxton Manor where they sit and watch games. Those that do pick up after themselves sometimes place their trash next to our dumpster instead of in those provided at the bleachers. We then have to pick it up and put it in the dumpster since the truck driver will not exit his vehicle to collect bags or trash

on the ground. There is a "Dumpster for Tenants Only" sign but, as with the "No Parking" signs, it is ignored.

Bathrooms

There are 2 Port-O-Johns behind the Earl B Fitts building for public use. However, a few spectators or players occasionally feel compelled to relieve themselves in our dumpster enclosure. When this happens, we residents have to step over and around human waste, wipes and/or urine puddles to put our trash in the dumpster. This particular trespass is intolerable. Thank you for listening.

Mayor Grimes stated that the Town Manager would try to resolve the issues.

Rosa Sutton 156 Scotton Matthew Drive, Siler City, NC 27344

Sutton invited the Board of Commissioner to the third annual Fun In the Sun event honoring her son. Sutton stated there would be small amusement park, food, and games. The event will be held on June 3, 2017 in Washington Avenue Park. The proceeds of the event will help with scholarships and a donation will be made to Siler City Parks & Recreation.

The Board of Commissioners thanked Sutton for her invitation.

PRESENTATIONS

none

PUBLIC HEARINGS

UDO Text Amendments

Mayor Grimes opened the public hearing for the Town of Siler City proposes text amendments to §157 Manufactured Home Park Ordinance (6,000 sq. ft.), §167 Minimum Lot Size (R-MH – 6,000 sq. ft.), §168 Residential Density (R-MH – 6,000 sq. ft.), §169 Minimum Lot Width (R-MH – 60'), §170 Building Setback Requirements (R-MH – 20' front/street), I-6 Design Standards (6,000 sq. ft., 20' street setback, 4'x4' landing at every entrance/exit door, skirting), I-8 Existing Manufactured Home Rental Communities (6,000 sq. ft.) (Incorporation by reference as if fully set forth herein Schedule C) at 7:12pm.

Meadows stated that the proposed amendment was first discussed by a developer during a pre-development meeting. The developer shared the proposed amendment with the Planning Board. The Planning Board initiated the text amendment.

Meadows shared the following documents:

1. Standards from other jurisdictions
2. Draft ordinance amending Article 11 & 12 and Appendix I
3. Final ordinance amending Article 11 & 12 and Appendix I
4. Worksheet

Meadows shared the compatibility with existing Comprehensive Land Development Plan:

1. Modifying the development ordinances to be more user friendly where possible.
2. Develop a manufactured housing zoning district for manufactured housing parks with appropriate design standards.
3. Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.
4. Encourage the continual development of affordable housing on individual lots.
5. Encourage in-fill development in established residential areas.
6. Maintain the integrity of existing neighborhoods.

7. Single-family residential density is recommended to be at a density of between 2 and 4 units per acre in the general residential category.
8. Prevent the conversion of residences to other land uses unless such conversion will assist in stabilizing the larger residential neighborhood or unless such conversion will preserve the unique quality or architectural significance of residences.
9. Preserve the existing housing stock by vigorously enforcing the minimum housing code and providing financial assistance to rehabilitate and stabilize deteriorating housing. Prevent the conversion of residences to other land uses unless such conversion will assist in stabilizing the larger residential neighborhood or unless such conversion will preserve the unique quality or architectural significance of residences.
10. Preserve the existing density and scale of development in established residential neighborhoods by excluding the introduction of intensive, non-residential land uses into such neighborhoods and by avoiding the rezoning of established residential areas to a higher density.

Meadows shared the Planning Board Recommendations from the May 8, 2017 meeting:

1. The amendment is consistent with the adopted LDP and any other officially adopted plan because the LDP recommends:
 - a. Modifying the development ordinances to be more user friendly where possible.
 - b. Develop a manufactured housing zoning district for manufactured housing parks with appropriate design standards.
 - c. Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.
 - d. Encourage the continual development of affordable housing on individual lots.
2. Approve the amendment:
 - a. Because of changed or changing conditions in a particular neighborhood or community as a whole;
 - b. To promote and forward the purposes of the adopted Siler City Land Development Plan; and To promote the general health, safety, and welfare of the citizens of Siler City.

Mayor Grimes closed the public hearing at 7:39pm.

The Board of Commissioners discussed the proposed text amendment and asked Staff to bring back more information.

OLD BUSINESS

none

NEW BUSINESS

2017/2018 Employee Benefits Update

Bullins shared an overview of the 2017/2018 employee benefits. Bullins stated that the Town has gone with a different third party administrator that won't charge as many fees as the previous administrator and because of the increase with BCBS, the Town is changing to CIGNA. The overall benefits remain the same with a few changes, which she thinks will be welcome by employees. Bullins also stated that with CIGNA the Town will be able to capture employee usage data that was not available with BCBS.

The Board of Commissioners discussed the rates and coverage of the policy and thanked Bullins for her hard work.

MANAGERS REPORT

none

TOWN ATTORNEY INFORMATION

none

GOVERNING BODY COMMENTS

none

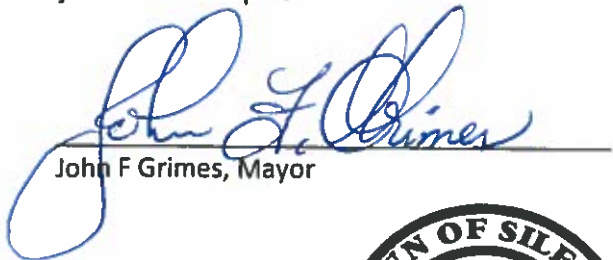
CLOSED SESSION

A motion to go into closed session § 143-318.11(a)(3) To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged was made by Commissioner Fadely, seconded by Commissioner Siler and unanimously approved at 7:55pm.

A motion to come out of closed session was made by Commissioner Haiges, seconded by Commissioner Fadley and unanimously approved at 8:31pm.

ADJOURNMENT

With no further business the Board of Commissioners adjourned at 8:32pm.



John F Grimes, Mayor

ATTEST:



Jennifer K Johnson, Town Clerk

