

TOWN OF SILER CITY

The Siler City Board of Commissioners met in Regular Session on **Monday, May 17, 2021** at 6:30pm in City Hall Courtroom with Mayor Pro Tem Bray presiding. Commissioner Brown gave the invocation with the recitation of the Pledge of Allegiance following. Commissioner Boone 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, Norma Boone, Curtis Brown, Lewis Fadely, Thomas “Chip” Price, and Tony Siler

ELECTED TOWN OFFICIALS ABSENT: Bill Haiges

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

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

Lynch requested the addition of American Rescue Plan Pre-Funding (Schedule K) and Recognition of Black Business District (Schedule L) under Old Business.

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

CONSENT

A motion to approve the consent agenda which includes the April 22, 2021 Budget Workshop Minutes (Incorporation by reference as if fully set forth herein Schedule A), May 3, 2021 Minutes (Incorporation by reference as if fully set forth herein Schedule B), and New Bank Account (Incorporation by reference as if fully set forth herein Schedule C) was made by Commissioner Brown, seconded by Commissioner Boone, and unanimously approved.

PRESENTATION

none

PUBLIC HEARING

Request for non-contiguous annexation presented by petition by SICH PROPERTY HOLDINGS, LLC. The approximate 20.318-acre tract of property is located at 1217 Harold Andrews Road, Siler City, NC 27344. Mayor Pro Tem Bray opened the public hearing for the Voluntary Non-Contiguous Annexation Petition for New Manufacturing Building and Storm Water Filter Area located at 1217 Harold Andrews Road, Siler City (parcels #61149) at 6:36pm. (Incorporation by reference as if fully set forth herein Schedule D)

Lynch stated that the Board of Commissioners through resolution directed the investigated by the Town Clerk and it was determined feasible and cost effective for the Board of Commissioners to annex the property, then the Board of Commissioners scheduled this public hearing to receive public comment and act on the subject petition.

Lynch shared the timeline of the process:

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

Lynch stated once 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.

Mayor Pro Tem Bray closed the public hearing at 6:38pm.

The Board of Commissioners discussed the annexation.

A motion to approve the Ordinance to Extend the Corporate Limits for the Voluntary Annexation 1217 Harold Andrews Road was made by Commissioner Brown, seconded by Commissioner Price, and unanimously approved.

OLD BUSINESS

Economic Development Strategic Plan

Meadows stated during the 2019 budget process the Planning Department requested \$1,000.00 to partner with the NC Department of Commerce Main Street and Rural Planning Center to develop a downtown economic development strategic plan. The Town Board committed \$1,000 in fiscal year 2019-2020. In September 2019, the Town Board adopted a memorandum of understanding and resolution requesting assistance with an economic development strategic plan from NC Department of Commerce Main Street and Rural Planning Center. In November 2019, the Town Board appointed steering committee members for the project. On April 19, 2021, Bruce Naeglen (NC Commerce) presented to the Town Board. (Incorporation by reference as if fully set forth herein Schedule F)

Meadows shared a list of the Committee Members: Tim Booras, Cynthia Dameron, Denis de St. Aubin, Karen Hall, Gregory Lask, Theresa Thompson, Cecil Wilson, Jack Meadows, Sam Rauf, Lindsay Whitson, and Lewis Fadely.

Meadows shared the recommended Economic Positioning/Vision Statement:

Siler City's inclusive community blends its bucolic and industrial heritage with a twenty-first century lifestyle. Our lively, multi-culture downtown of shops, makers, and artisans is home to the NC Arts Incubator and entrepreneurs. Safe neighborhoods are connected to schools, parks, and world class health care. Siler City is logistically located in the center of North Carolina, minutes to interstate, rail, and air transportation. Innovative industries and businesses employ an engaged workforce with craftsman-like skills. Mega opportunities about for small business and large industry.

The Board of Commissioners discussed the plan.

A motion to adopt the Economic Positioning/Vision Statement was made by Commissioner Brown, seconded by Commissioner Price, and unanimously approved.

A motion to adopt the Economic Development Strategic Five-Year Plan, Downtown Economic Assessment, and Community Economic Recovery and Resiliency Initiative was made by Commissioner Fadely, seconded by Commissioner Brown and unanimously approved.

American Rescue Plan Pre-Funding

Lynch stated with the launch of the American Rescue Plan's Coronavirus State and Local Fiscal Recovery Funds program, the Town will receive ARP funds through the State. However, to receive the funding, municipalities are required to complete a pre-funding process to make certain that the distributions move quickly and seamlessly. (Incorporation by reference as if fully set forth herein Schedule K)

Lynch stated that Staff is requesting Board's approval to proceed with the completion of the pre-funding requirements to ensure the funds are received efficiently. Board will also need to approve Town Manager, Roy Lynch, as the Contract Signing Authority and Finance Director, Tina Stroupe, as the Principal Administrator of the funds.

A motion to approve staff to complete funding process was made by Commissioner Fadely, seconded by Commissioner Siler and unanimously approved.

A motion to authorize the Town Manager as Contract Signing Authority and the Finance Director as Principal Administrator was made by Commissioner Fadely, seconded by Commissioner Brown and unanimously approved.

Recognition of Black Business District and Mural

Meadows stated that Donald Matthews is proposing to install a 10' tall by 20' wide mural along the norther exterior wall at 127-A S. Birch Ave. The subject wall faces W. Raleigh St. Meadows shared photography and information. (Incorporation by reference as if fully set forth herein Schedule L)

Meadows shared the Mural information from the UDO:

Definition of Mural: "An image, such as a painting or enlarged photograph, applied directly to a wall or external ceiling."

§274 Special Provisions for Certain Signs

(n) Murals

- (1) Murals are allowed with a mural permit.
- (2) Murals are purely artistic forms of expression. While basic content is free from evaluation, obscenity and other language deemed questionable may require approval.
- (3) Depending on content, murals will be evaluated for signage calculation and the remaining area can be deemed a mural. If the following content are incorporated within a mural, those items shall be classified as signage and comply with the standards for attached wall signs and be included in the attached wall sign area calculation:
 - (a) advertising message for contemporary establishments and/or contemporary merchandise/services.

- (b) advertisement for products, services, or businesses.
 - (c) commercial text.
 - (d) logos.
 - (e) registered trademarks; and
 - (f) containing graphics (other than logos or registered trademarks) related to goods and services provided on site.
- (4) Murals are highly visible in the public realm and may express town history and community character. In the absence of a recognized group tasked to review and consider these qualities, and the artistic intent of the design, evaluation will be regulated on a content-neutral basis. The following design requirements have been determined advantageous to the community in mural placement.
- (5) No person shall paint a wall mural on the exterior of any structure or change any existing mural on the exterior of any structure prior to the issuance of a Mural permit. The following design criteria shall apply to any mural artwork commissioned.
- (a) The proposed wall mural shall be well integrated with the building and neighboring structures and is harmonious with the surrounding environment. The proposed wall mural, by its design, scale, construction and location, shall not have a substantial adverse effect on abutting property or the permitted use, and will contribute to Siler City unique character and quality of life.
 - (b) The proposed wall mural shall exhibit exceptional design quality that enhances the overall development and appearance of Siler City. The paint and/or materials to be used and applied on the structure shall be appropriate for use in an outdoor locale for an artistic rendition and shall be of a permanent or long-lasting variety.
- (6) Maintenance of the wall mural is the responsibility of the property owner. It shall be the property owner's responsibility to remove the wall mural if it is not maintained as required. While natural aging is acceptable, murals that are not maintained sufficiently may be considered a public nuisance.
- (7) A mural permit application shall be completed by the building owner or their applicants assign and submitted to the Town Planning office. Review and approval must be obtained from the committee/board designated by the Town Board. The application shall include at a minimum the intended location of the mural, size, subject matter, medium and a summary of the general color palette to be used. A visual representation shall also be included in the application.

The Board of Commissioners discussed the mural and asked questions of Matthews. The Board of Commissioners shared with Matthews that the Town would not be funding non-profits in the 2021-2022 budget and asked Matthews if he would like to wait on the application approval until he has acquired the funding. Matthews stated that he would like to move forward with the mural, and they would be raising money to fund it.

A motion to approve the mural application and design to install a 10' tall by 20' wide mural along the norther exterior wall at 127-A S. Birch Avenue as presented was made by Commissioner Fadely, seconded by Commissioner Price and unanimously approved.

NEW BUSINESSVoluntary Non-Contiguous Annexation Request – Community Baptist Church

Lynch stated that the Town of Siler City received a Voluntary Non-Contiguous Annexation Petition for 2575 Hamp Stone Road/ Community Baptist Church (parcels: 85435, 62775, 65735, 70992, 13617). (Incorporation by reference as if fully set forth herein Schedule G)

Lynch stated as part of the Town of Siler City Utilities Extension Policy, anyone requesting the extension of water and/or sewer outside the Town's Corporate Limits must request annexation. If directed by the Board of Commissioners each 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. The Board of Commissioners may also take no action on this petition. The consensus of the Board of Commissioners was to take no action on the request.

Ruth E. Fore Recreation Endowment Fund

The Town of Siler City was approached by the last remaining board member, Michael Budd, of the Ruth E Fore Recreation Endowment Fund that was set up in 1971 to fund recreation activities in Siler City. He would like to transfer the monies to the Town of Siler City for recreation and close the endowment. Town Staff has contacted an endowment specialist Ty Shaffer with Robinson, Bradshaw & Hinson to help the Town and the Endowment Fund with this process. (Incorporation by reference as if fully set forth herein Schedule H)

Lynch shared the engagement letter and stated Town Attorney William Morgan has reviewed the letter.

A motion to approve the Engagement Letter with Robinson, Bradshaw & Hinson for the Ruth E Fore Recreation Endowment Fund was made by Commissioner Fadely, seconded by Commissioner Siler and unanimously approved.

Social Media Policy

Lynch stated based on guidance from the UNC School of Government, Chief Mike Wagner, Chief Scott Murphy, and Director Jack Clelland have prepared a Social Media Policy to provide Staff with a procedure for managing the social media pages administered their Departments. Lynch stated that Town Attorney William Morgan has reviewed the policy. (Incorporation by reference as if fully set forth herein Schedule I)

A motion to approve the Social Media Policy as presented was made by Commissioner Fadely, seconded by Commissioner Boone and unanimously approved.

Town Manager's 2021/2022 Budget Message

Lynch reviewed the 2021/2022 Budget that was submitted to the Board. (Incorporation by reference as if fully set forth herein Schedule J)

The Board of Commissioners discussed the budget and thanked Staff for all the hard work.

MANAGER'S REPORT

Lynch shared the following with the Board of Commissioners: City Hall Renovation is beginning, and the Town was awarded a Brownfield grant.

TOWN ATTORNEY INFORMATION

none

GOVERNING BODY COMMENTS

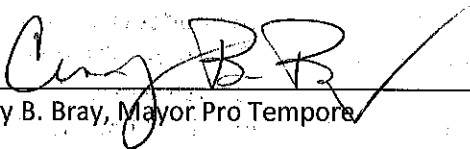
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CLOSED SESSION

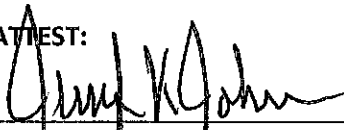
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ADJOURNMENT

With no further business the Board of Commissioners adjourned at 8:35pm.


Cindy B. Bray, Mayor Pro Tempore

ATTEST:


Jenifer K. Johnson, Town Clerk

