

TOWN OF SILER CITY

The Siler City Board of Commissioners met in Regular Session on Monday, May 20, 2019 at 7:00pm in City Hall Courtroom with Mayor Grimes presiding. Commissioner Fadely gave the invocation with the recitation of the Pledge of Allegiance following. Mayor Grimes recited the Town of Siler City Mission Statement and Commissioner Haiges recited the Town of Siler City Vision Statement.

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

ELECTED TOWN OFFICIALS ABSENT: Cindy Bray

TOWN STAFF PRESENT: Town Manager Bryan Thompson, Attorney William Morgan, Planning Director Jack Meadows, Human Resources Director Nancy Darden, Police Major James Underwood, Parks and Recreation Director Joseph Keel, and Town Clerk Jenifer Johnson.

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

Thompson requested the addition of 2019.6 Capital Project Fund 86 – Library Repairs Budget Amendment and 2019.7 Budget Ordinance Amendment under the Consent Agenda and §143-318.11(a)(6) closed session 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 Commissioner Price and unanimously approved.

CONSENT

A motion to approve the consent agenda which includes the 2019.6 Capital Project Fund 86 – Library Repairs (Incorporation by reference as if fully set forth herein Schedule E), 2019.7 Budget Ordinance Amendment (Incorporation by reference as if fully set forth herein Schedule F) was made by Commissioner Haiges, seconded by Commissioner Fadely and unanimously approved.

PUBLIC COMMENT

Linda Lehman, 823 E Cardinal Street, Siler City, NC 27344

Lehman told the Board of Commissioners that the turn out for the Milo Holt Festival was low and asked the Board of Commissioners for help and advice for future events.

PRESENTATIONS

none

PUBLIC HEARING

Town of Siler City proposes proposed text amendments to §278 Number of Parking Spaces Required (residential uses within C-C), §279 Parking Requirement (sales, motor vehicle sales, emergency services, and excluding storage, stairways, closets, elevator shafts from gross floor area calculation), §287 Vehicle Accommodation Area Surfaces (include #57 & #67 stone) of the UDO.

Mayor Grimes opened the public hearing for proposed text amendments to §278 Number of Parking Spaces Required (residential uses within C-C), §279 Parking Requirement (sales, motor vehicle sales, emergency services, and excluding storage, stairways, closets, elevator shafts from gross floor area calculation), §287 Vehicle Accommodation Area Surfaces (include #57 & #67 stone) of the UDO at 7:06pm. (Incorporation by reference as if fully set forth herein Schedule A)

Meadows shared the following documents:

1. draft ordinance amending Article 18
2. final ordinance amending Article 18
3. requirements from other communities
4. worksheet

Meadows stated that the proposed amendments were discussed during meetings in the planning office with developers and County staff. Town staff prepared the proposed amendments and shared with the Planning Board.

Meadows stated that the Planning Board initiated the proposed amendments.

Meadows shared the compatibility with existing Comprehensive Plan (items below that are bold and italicized may be selected as reasons why the proposed amendment is consistent with the land development plan)

Meadows shared the Land Development Plan 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.
4. Ensure quality aesthetics in developments through appropriate parking standards.
5. Develop specific standards for those properties abutting major highway corridors, to place more stringent controls on vehicular access and buffering of parking areas.
6. Development of a plan for improved multi-modal access and circulation in the downtown area, including pedestrian improvements and a parking study.

Meadows shared the Planning Board Recommendations from the May 13, 2019 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 Grimes closed the public hearing at 7:15pm.

A motion that the text amendment to §278 Number of Parking Spaces Required (residential uses within C-C), §279 Parking Requirement (sales, motor vehicle sales, emergency services, and excluding storage, stairways, closets, elevator shafts from gross floor area calculation), §287 Vehicle Accommodation Area Surfaces (include #57 & #67 stone) of the UDO is approved and consistent with the adopted land development plan and any other officially adopted plan because 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 modifying the development ordinances to be more user-friendly where possible was made by Commissioner Haiges, seconded by Commissioner Siler and unanimously approved.

OLD BUSINESS

Collins Park Shelter

Keel stated that following the Board of Commissioners meeting on May 6th, Parks and Recreation staff was tasked with speaking with the Garden Club and Turnberry Interior Design for recommendations on paint colors for the shelter at Collins Park. Keel shared notes from Louise Adcock with the Garden Club, along with the original renderings of the paint schemes for the shelter. The Garden Club along with Turnberry Interior Design suggestion painting the shelter gray to blend in with City Hall and install a black metal roof, which resembles Option B. Keel stated that Commissioner Price was very helpful in reaching out to Turnberry Interior Design and communicating with Durene Phillips about what we wanted to accomplish here.

The consensus of the Board of Commissioners was to go with option B, which is grey paint with a black roof.

Loves Creek Watershed Update

Meadows and the Loves Creek Watershed Stewards stated that an explicit goal of the Town Board has been to develop and promote an overall environment that advances the ability for the existing business community to thrive and expand and enhance the community's ability to attract new commercial and industrial investments. In part, this goal has been met with a number of initiatives spurred-on by the Board of Commissioners and Town Staff including, but not limited to: UDO revisions; Appearance Committee recommendations; support to Chatham EDC; grant advocacy for new and expanding local businesses; façade grants; expedited zoning processes; multilevel partnership for CAM Site development; airport improvements; commissioning studies such as Downtown and Pedestrian Master plans; interest with brownfield evaluations; and "quality of life" improvements such as greenway and sidewalks.

As a means to continue these efforts, the Loves Creek Watershed Stewards offered presentations back in 2014 on additional measures that can be taken to further increase the long-term viability for existing

and future developments. A number of important development areas within the corporate limits of the Town endure continued stormwater and flood hazard issues. In addition to stormwater capacity shortages, water quality issues are compounded by underutilization of best management practices (BMPs) within the Loves Creek Watershed. Loves Creek is listed as federally impaired stream. This designation makes Siler City eligible for federal, state, and private grants to improve water quality of the stream. Community meetings have been held at least quarterly since 2014 to discuss the Loves Creek Watershed area and issues, grant funding and criteria, project ideas and prioritization. The Loves Creek Watershed Stewards have acquired ~\$567,635 in grant funds since 2014.

Staff invites the Loves Creek Watershed Stewards back to offer a presentation that details current and proposed projects that can improve water quality, stormwater, watershed, and flood hazard issues. By addressing these important issues the Town can improve future development/redevelopment capacity and capability, recreation opportunities, and aesthetics.

Project List:

1. Conservation Plan - \$18,000 grant (Triangle J COG)
2. Boling Lane Park Wetland BMP - \$150,000 grant (Piedmont Conservation Council)
3. Boling Lane Park Riparian Buffer - \$3,618 grant (Chatham Soil & Water Conservation District)
4. Bray Park CCAP project - \$3,855 grant (Chatham Soil & Water Conservation District)
5. S. Cedar Ave./S. Chatham Ave. environmental enhancement project - \$270,000 grant (Piedmont Conservation Council)
6. Park Shopping Center Planning Study - \$101,219 grant (Piedmont Conservation Council)
7. Stormwater infrastructure mapping/prioritization project - \$20,963 grant (Triangle J COG)

A motion to approve the two resolutions to accept conveyance of property located at 212 and 304 South Chatham Avenue was made by Commissioner Haiges, seconded by Commissioner Fadely and unanimously approved.

NCDOT North Chatham Avenue Sidewalk Study

Meadows stated in an effort to provide connections between neighborhoods and downtown Siler City, the Town of Siler City and the NCDOT have conducted a feasibility study to install sidewalk along North Chatham Avenue from Craven Street to Fontana Circle. The project is approximately 0.74 miles in length and would include modifications to the bridge across US 64 to accommodate pedestrians. The purpose of the feasibility study was to develop alternatives, including options for the bridge across US 64, and to choose a preferred alternative and option to be carried forward. The feasibility study also provides cost estimates for the preferred alternative, as well as a preliminary scoring estimate for the projects eligibility for NCDOT funding.

Cindy Camacho and Laura Fisher with AECOM stated that the preferred sidewalk alternative is Alternative 3: construct sidewalk on the east side of North Chatham Avenue for the entire length of the project corridor.

A motion to adopting the North Chatham Avenue Sidewalk Feasibility Study as presented was made by Commissioner Haiges, seconded by Commissioner Fadely and unanimously approved.

NEW BUSINESS

none

MANAGER'S REPORT

none

TOWN ATTORNEY INFORMATION

none

GOVERNING BODY COMMENTS

none

CLOSED SESSION

A motion to go into §143-318.11(a)(6) closed session 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 8:25pm was made by Commissioner Haiges, seconded by Commissioner Fadely and unanimously approved.

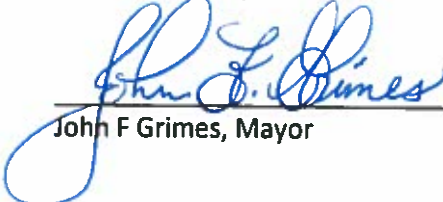
Commissioner Price asked the Town Clerk to leave the room. Attorney Morgan stated if the Town Clerk was asked to leave that the Board of Commissioners would need to come out of closed session, then go back into closed session and he would keep a general account of the closed session.

A motion to come out of closed session at 8:30pm was made by Commissioner Fadely, seconded by Commissioner Haiges and unanimously approved.

Attorney Morgan took the general account for the remainder of the meeting.

ADJOURNMENT

With no further business the Board of Commissioners adjourned at 9:25pm.



John F Grimes, Mayor

ATTEST:



Jenifer K Johnson, Town Clerk

