

TOWN OF SILER CITY

The Siler City Board of Commissioners met in Regular Session on **Monday, June 21, 2021** at 6:30pm in City Hall Courtroom with Mayor Pro Tem Bray presiding. Commissioner Price gave the invocation with the recitation of the Pledge of Allegiance following. Commissioner Siler recited the Town of Siler City Mission Statement and Commissioner Boone recited the Town of Siler City Vision Statement.

ELECTED TOWN OFFICIALS PRESENT: Cindy Bray, Norma Boone, Curtis Brown, Lewis Fadely, Bill Haiges, Thomas "Chip" Price, and Tony Siler

ELECTED TOWN OFFICIALS ABSENT:

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

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

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

CONSENT

A motion to approve the consent agenda which includes the June 1, 2021 Special Meeting Minutes (Incorporation by reference as if fully set forth herein Schedule A), June 7, 2021 Minutes (Incorporation by reference as if fully set forth herein Schedule B), Council on Aging Aqua Arthritis Class Agreement (Incorporation by reference as if fully set forth herein Schedule C), Cigna Administrative Services Contract (Incorporation by reference as if fully set forth herein Schedule D), 2021.12 Budget Amendment and Thyssenkrupp City Hall Elevator Upgrade Contract (Incorporation by reference as if fully set forth herein Schedule E), ABC Board Re-appointment (Incorporation by reference as if fully set forth herein Schedule F), Airport Authority Re-appointment (Incorporation by reference as if fully set forth herein Schedule G), Downtown Advisory Committee Re-appointments (Incorporation by reference as if fully set forth herein Schedule H), Parks and Recreation Advisory Committee Re-appointments (Incorporation by reference as if fully set forth herein Schedule I), Planning Board Re-appointments (Incorporation by reference as if fully set forth herein Schedule J), 2021.13 Year End Budget Amendments (Incorporation by reference as if fully set forth herein Schedule K) was made by Commissioner Haiges, seconded by Commissioner Siler, and unanimously approved.

PUBLIC HEARING

Proposed Fiscal Year 2020-2021 Budget

Mayor Pro Tem Bray opened the public hearing for the Proposed Fiscal Year 2020-2021 Budget at 6:32pm. (Incorporation by reference as if fully set forth herein Schedule L)

Lynch shared the 2021/ 2022 Budget documents including the budget ordinance, manager's message, detailed department budgets, and the fee schedule. Lynch reviewed the budget with the Board of Commissioners. The Board discussed the budget and thanked staff.

Mayor Pro Tem Bray closed the public hearing at 6:37pm.

A motion to approve the 2021-2022 Budget Ordinance was made by Commissioner Haiges, seconded by Commissioner Price, and unanimously approved.

Proposed text amendments to the UDO: §274 Special Provisions for Certain Signs (Harold Andrews Rd. truck traffic directional signs at Greensboro Ave. and Siler City Snow Camp Rd.).

Mayor Pro Tem Bray opened the public hearing for the proposed text amendments to the UDO: §274 Special Provisions for Certain Signs (Harold Andrews Rd. truck traffic directional signs at Greensboro Ave. and Siler City Snow Camp Rd.) at 6:38pm. (Incorporation by reference as if fully set forth herein Schedule M)

Meadows shared the following documents: draft Articles 17, final ordinance amending Article 17, USDOT – Intersecting Angle (Skew) design information and worksheet.

Meadows stated that the proposed amendments were first discussed between town staff and a local trucking business. The planning board initiated the proposed amendments at the May 2021 planning board meeting.

Meadows shared the compatibility with the existing comprehensive plan, which 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.

Meadows shared the Planning Board recommendations from the June 14, 2021)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 Bray closed the public hearing at 6:47 pm.

A motion that the text amendments to the UDO: §274 Special Provisions for Certain Signs (Harold Andrews Rd. truck traffic directional signs at Greensboro Ave. and Siler City Snow Camp Rd.) is approved and the action is consistent with the adopted land development plan because amending ordinances as needed to accommodate uses or situations that arise and are not clearly covered by existing ordinances, amending ordinances as needed to address changes in physical, social, or environmental circumstances that make existing regulations unnecessary, outdated, or obsolete and the amendment is reasonable because Modify the development ordinances to be more user-friendly where possible was made by Commissioner Fadely seconded by Commissioner Haiges and unanimously approved.

Proposed text amendments to the Code of Ordinances: Chapter 8 Buildings, Article IV Minimum Housing Standards (The existence and occupation of dwellings that are unfit for human habitation are inimical to

the welfare and dangerous and injurious to the health and safety of the people. A public necessity exists for the repair, closing, or demolition of such dwellings. Whenever the Town finds that there exists in the planning and development regulation jurisdiction dwellings that are unfit for human habitation due to dilapidation; defects increasing the hazards of fire, accidents or other calamities; lack of ventilation, light, or sanitary facilities; or other conditions rendering the dwellings unsafe or unsanitary, or dangerous or detrimental to the health, safety, morals, or otherwise inimical to the welfare of the residents of the Town, power is conferred upon the Town to exercise its police powers to repair, close, or demolish the dwellings. This ordinance provides for the repair, closing, or demolition of any abandoned structure that the Town Board finds to be a health or safety hazard as a result of the attraction of insects or rodents, conditions creating a fire hazard, dangerous conditions constituting a threat to children, or frequent use by vagrants as living quarters in the absence of sanitary facilities.) and Article V Unsafe Buildings Condemned (Every building that shall appear to the inspector to be especially dangerous to life because of its liability to fire or because of bad condition of walls, overloaded floors, defective construction, decay, unsafe wiring or heating systems, inadequate means of egress, or other causes shall be held to be unsafe.)

Mayor Pro Tem Bray opened the public hearing for the proposed text amendments to the Code of Ordinances: Chapter 8 Buildings, Article IV Minimum Housing Standards (The existence and occupation of dwellings that are unfit for human habitation are inimical to the welfare and dangerous and injurious to the health and safety of the people. A public necessity exists for the repair, closing, or demolition of such dwellings. Whenever the Town finds that there exists in the planning and development regulation jurisdiction dwellings that are unfit for human habitation due to dilapidation; defects increasing the hazards of fire, accidents or other calamities; lack of ventilation, light, or sanitary facilities; or other conditions rendering the dwellings unsafe or unsanitary, or dangerous or detrimental to the health, safety, morals, or otherwise inimical to the welfare of the residents of the Town, power is conferred upon the Town to exercise its police powers to repair, close, or demolish the dwellings. This ordinance provides for the repair, closing, or demolition of any abandoned structure that the Town Board finds to be a health or safety hazard as a result of the attraction of insects or rodents, conditions creating a fire hazard, dangerous conditions constituting a threat to children, or frequent use by vagrants as living quarters in the absence of sanitary facilities.) and Article V Unsafe Buildings Condemned (Every building that shall appear to the inspector to be especially dangerous to life because of its liability to fire or because of bad condition of walls, overloaded floors, defective construction, decay, unsafe wiring or heating systems, inadequate means of egress, or other causes shall be held to be unsafe.) at 6:48pm. (Incorporation by reference as if fully set forth herein Schedule N)

Meadows shared the proposed text amendments to the Town Code of Ordinances: Chapter 8 Buildings,

1. Article IV Minimum Housing Standards

- a. The existence and occupation of dwellings that are unfit for human habitation are inimical to the welfare and dangerous and injurious to the health and safety of the people.
- b. A public necessity exists for the repair, closing, or demolition of such dwellings.
- c. Whenever the Town finds that there exists in the planning and development regulation jurisdiction dwellings that are unfit for human habitation due to dilapidation; defects increasing the hazards of fire, accidents or other calamities; lack of ventilation, light, or sanitary facilities; or other conditions rendering the dwellings unsafe or unsanitary, or dangerous or detrimental to the health, safety, morals, or otherwise inimical to the welfare of the residents of the Town, power is conferred upon the Town to exercise its police powers to repair, close, or demolish the dwellings.

- d. This ordinance provides for the repair, closing, or demolition of any abandoned structure that the Town Board finds to be a health or safety hazard as a result of the attraction of insects or rodents, conditions creating a fire hazard, dangerous conditions constituting a threat to children, or frequent use by vagrants as living quarters in the absence of sanitary facilities.
2. Article V Unsafe Buildings Condemned
 - a. Every building that shall appear to the inspector to be especially dangerous to life because of its liability to fire or because of bad condition of walls, overloaded floors, defective construction, decay, unsafe wiring or heating systems, inadequate means of egress, or other causes shall be held to be unsafe.

Meadows shared the following documents: draft Articles 4 & 5, final ordinance amending Article 4 & 5, Spectrum of Statutory Tools for Code Enforcement, and the worksheet.

Meadows stated that the new Chapter 160D became law in 2019 & 2020. While the new law does not make major policy changes or shifts in the scope of authority granted to local governments, it does provide many clarifying amendments and consensus reforms that will need to be incorporated into local development regulations. Chapter 160D is effective now, but local governments have until July 1, 2021 for the development, consideration, and adoption of necessary amendments to conform local ordinances to this new law. All city and county zoning, subdivision, and other development regulations, including unified-development ordinances, will need to be updated by that date to conform to the new law. The proposed amendments have been drafted and initiated by Town staff.

Meadows shared the compatibility with the existing Comprehensive Land Development Plan, which 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.

Meadows shared the Planning Board recommendation from the June 14, 2021 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 Bray closed the public hearing at 6:58pm.

A motion that the text amendments to the Town Code of Ordinances: Chapter 8 Buildings, Article IV Minimum Housing Standards (The existence and occupation of dwellings that are unfit for human habitation are inimical to the welfare and dangerous and injurious to the health and safety of the people. A public necessity exists for the repair, closing, or demolition of such dwellings. Whenever the Town finds that there exists in the planning and development regulation jurisdiction dwellings that are

unfit for human habitation due to dilapidation; defects increasing the hazards of fire, accidents or other calamities; lack of ventilation, light, or sanitary facilities; or other conditions rendering the dwellings unsafe or unsanitary, or dangerous or detrimental to the health, safety, morals, or otherwise inimical to the welfare of the residents of the Town, power is conferred upon the Town to exercise its police powers to repair, close, or demolish the dwellings. This ordinance provides for the repair, closing, or demolition of any abandoned structure that the Town Board finds to be a health or safety hazard as a result of the attraction of insects or rodents, conditions creating a fire hazard, dangerous conditions constituting a threat to children, or frequent use by vagrants as living quarters in the absence of sanitary facilities.) and Article V Unsafe Buildings Condemned (Every building that shall appear to the inspector to be especially dangerous to life because of its liability to fire or because of bad condition of walls, overloaded floors, defective construction, decay, unsafe wiring or heating systems, inadequate means of egress, or other causes shall be held to be unsafe is approved and the action is consistent with the adopted land development 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 amendment is reasonable because Amend ordinances as needed to accommodate uses or situations that arise and are not clearly covered by existing ordinances was made by Commissioner Haiges seconded by Commissioner Price and unanimously approved.

OLD BUSINESS

Spanish Speaking/Writing Employee Incentive Program

Darden stated in 2018, the Board of Commissioners approved several hiring incentives for the Police Department. One of those incentives was a five percent (5%) bilingual incentive for full-time employees. (Incorporation by reference as if fully set forth herein Schedule O)

Darden stated that due to the Spanish-speaking population in Siler City, employing individuals who are fluent in written and spoken Spanish in core customer service-related positions is crucial to our ability to provide the same level of customer service to our Spanish-speaking residents as our English-speaking residents. Therefore, Staff is recommending a five percent (5%) Spanish speaking hiring incentive for full-time core customer service-related positions. This incentive would also address one of the strategies identified in the February 2019 Building Integrated Communities (BIC) Action Plan.

Darden stated to qualify for this incentive, an individual must demonstrate fluency in both written and spoken Spanish by performing a skills assessment designed to identify their level of proficiency. This skills assessment would become a part of the interview process for applicants who identify as Spanish speaking and are applying for a designated core customer service-related position. The incentive would also be given to current employees in core customer service-related positions who complete the assessment and demonstrate fluency in both written and spoken Spanish. Exempt employees are not eligible for this incentive.

Darden stated that the core customer service-related positions are those that require extended communications with residents in order to fulfill the majority of the essential duties and tasks of the job description and is required to meet the needs of all residents. The following full-time positions have been identified as eligible:

All Non-Exempt Positions in Fire Department (6)	All Non-Exempt Positions in Police Department including	All Non-Exempt Positions in Parks & Recreation (3)
---	---	--

SCHEDULE A

TOWN OF SILER CITY
 BOARD OF COMMISSIONERS
 JUNE 21, 2021 MINUTES
 PAGE 6 OF 7

	Telecommunications (5), Detective (6), Patrol (17) and the Evidence Technician	
All Non-Exempt Positions in Planning & Community Development (2)	Administrative Support Specialist and Meter Reader in Public Works (2)	Non-Exempt Positions in Finance including Water/Sewer Customer Service, Billing, Accounting Technician, and License Plate Agency (5)

A motion to approve five percent Spanish Speaking/Writing Employee Incentive for core customer service- related positions as identified in this memo effective the first payroll of July 2021 was made by Commissioner Fadely, seconded by Commissioner Siler, and unanimously approved.

Building Integrated Communities (BIC) Update and Immigrant Advisory Committee Recommendation

Lynch stated on April 1, 2019, Hannah Gill with UNC Chapel Hill - Building Integrated Communities Program presented the action plan to the Board of Commissioners. Lynch invited Gill to present and give an update on the action plan. Gill requested the Immigrant Community Advisory Committee Resolution be approved by the Board of Commissioners. (Incorporation by reference as if fully set forth herein Schedule P)

The Board asked questions of Gill and other BIC members concerning the proposed committee.

A motion to approve Immigrant Community Advisory Committee Resolution was made by Commissioner Fadely, seconded by Commissioner Haiges, and unanimously approved.

NEW BUSINESS

Hispanic Heritage Fiesta Event Road Closure Request

Lynch stated that Ilana Dubster with Hispanic Liaison wanted to give an update on activity and request a street closing request. (Incorporation by reference as if fully set forth herein Schedule Q)

Lynch stated that the street closing request is for Saturday, September 11, 2021 and September 25, 2021 (rain date) from The Hispanic Liaison for the Hispanic Heritage Fiesta 2021. The requested for North Chatham Avenue from Third Street to Raleigh Street and East Second Street from N Birch Avenue to N 2nd Avenue. The event will be held from 12pm to 6pm. The street closure requested is for the following times: Saturday, September 11, 2021: 6:00am to 10:00pm - 16 hours

Lynch stated that Department Heads have made the following comments concerning the event request:
 Fire: We will do what we can, as far as I know they are also doing something for the 20th anniversary of 911 at the Fire Responders Memorial in Pittsboro that day just not sure what the times are. Scott J. Murphy, Fire Chief

Parks & Recreation: Parks and Recreation does not own nor operate inflatables. Nor did we budget to purchase and provide inflatables for other events. We contract inflatables from Triad Bounce 336-448-4443 they can provide her with inflatable attraction options along with pricing for manned and unmanned attractions. Jack Clelland, Parks and Recreation Director

Police: I do not support the length of time for the street closure. I also have concerns about the traffic and estimated attendance with no police presence. Chief Wagner

Public Works: Public Works will supply barricades for town streets being closed. We will also provide the needed trash cans and will try to supply the needed cones but cannot guarantee that public works can provide the 20 cones requested. Also, I would like to suggest that the street be opened within an hour to an hour and a half of the event end time, for the safety of the citizens. This would allow the street to be opened back up before dark. Chris McCorquodale, Public Works & Utilities Director

The Board of Commissioners asked questions of both Staff and Dubster with concerns about the date, policing, and the length of the street closure. The Board of Commissioners asked staff to meet with Dubester and discuss the issues and have a special meeting on June 28 to discuss further.

PRESENTATION

Special Presentation

Mayor Pro Tem Bray presented a proclamation to Town Attorney William Morgan honoring his twenty-five years as the Town Attorney. Morgan thanked the Board for the surprising honor.

MANAGER'S REPORT

Lynch shared the following with the Board of Commissioners: Senate Bill 722 – Elections Postponement, 5th Street Update, PELA Attendance.

TOWN ATTORNEY INFORMATION

none

GOVERNING BODY COMMENTS

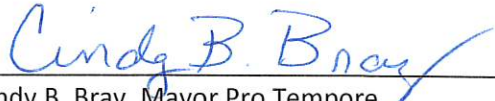
Mayor Pro Tem Bray stated that Boling Lane Park looked terrible and needed to be mowed up to the creek. Commissioner Price disagreed and stated that more time needed to give for the plants to go and established.

CLOSED SESSION

none

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

