

TOWN OF SILER CITY

The Siler City Board of Commissioners met in Regular Session on **Monday, July 16, 2018** at 7:00pm in City Hall Courtroom with Mayor Grimes 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 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, Fire Chief Scott Murphy, Finance Director Roy Lynch, Planning Director Jack Meadows, Parks & Recreation Director Joseph Keel, Police Chief Jean Miller, Human Resources Director Nancy Darden, and Town Clerk Jenifer Johnson.

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

Thompson asked to add Neighborhood Improvement Center check presentation under Presentations and Closed Session §143-318.11(a)(6).

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

CONSENT

A motion to approve the consent agenda which includes the May 21, 2018 Minutes (Incorporation by reference as if fully set forth herein Schedule A), May 31, 2018 Budget Workshop Minutes (Incorporation by reference as if fully set forth herein Schedule B), June 4, 2018 Minutes (Incorporation by reference as if fully set forth herein Schedule C), Airfield Lighting Rehab Contract (Incorporation by reference as if fully set forth herein Schedule D), Second Street Closure for October 20 from 9am to 9pm (Incorporation by reference as if fully set forth herein Schedule E), Runway Rehabilitate Budget Amendment (Incorporation by reference as if fully set forth herein Schedule Q) was made by Commissioner Haiges, seconded by Commissioner Fadely and unanimously approved.

PUBLIC COMMENT

none

PRESENTATIONS

Fiesta 2018

Illana Dubester with The Hispanic Liaison shared an update on services and the Hispanic Fiesta which will be on September 15, 2018.

A motion to approve the street closing for Second Street from back of Peppercorn Restaurant to the Alley next to Tenda Diana on September 15, 2018 for the Hispanic Fiesta was made by Commissioner Fadely, seconded by Commissioner Price and unanimously approved.

A motion to endorse the Hispanic Fiesta was made by Commissioner Fadely, seconded by Commissioner Price and unanimously approved.

Rosa Sutton – Check Presentation

Sutton presented a check to the Parks and Recreation Department. The Board of Commissioners thanked Sutton for her donation.

Neighborhood Improvement Center – Frankie – Check Presentation

Frankie Matthews, Chair of the Neighborhood Improvement Center presented a check to the Parks and Recreation Department for the swimming pool. The Board of Commissioners thanked Matthews for the donation.

PUBLIC HEARING CONTINUED FROM JUNE 18, 2018

Town of Siler City proposes to rezone ~166.4 acres from H-C & A-R to R-MH.

Mayor Grimes opened the public hearing for the proposed rezoning ~166.4 acres from H-C & A-R to R-MH. The subject properties are identified as Hampton Village MHP located off of Pony Farm Rd. and parcel # 74578, 14302, 74583, & 73963 at 7:20pm. (Incorporation by reference as if fully set forth herein Schedule H)

Meadows stated that the subject property is:

1. owned by Hampton Village, LLC;
2. located outside the Town's Corporate Limits;
3. located within Central Chatham fire district;
4. located within the Duke Energy Progress electric service district;
5. not located within a watershed protection area; and
6. located within a special flood hazard area (portion of parcel # 73963).

Meadows shared the size of the tract:

1. Subject tract is 166.4 acres and includes 1 property owner and 4 tax parcels
2. Size of surrounding tracts is an average of 5.2 acres

Meadows shared the compatibility with the existing Comprehensive Land Development Plan:

1. Mobile home park development for the subject property.
2. Mixed use and conservation/recreation development for the subject property.
3. Mobile Home Park Objectives
 - a. Limit impacts of development of the environment and promote sustainability.
 - b. Encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks.
 - c. Improve the appearance of properties.
 - d. Maintain the integrity of existing neighborhoods.
 - e. Promote walkable, interconnected neighborhoods.
 - f. Encourage the development of affordable housing.
 - g. Encourage close proximity of higher-density residential uses to mixed-use areas and compatible industrial areas.
 - h. Ensure high-quality, aesthetically-pleasing mobile home park development with adequate, safe infrastructure to serve the residents.
 - i. Encourage provision of recreation and park land for Town residents.
 - j. Encourage efficient use of transportation networks.
4. Mobile Home Park Strategies
 - a. Urban development densities should be restricted to areas in which sufficient water and sewer service is available.
 - b. Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.

- c. 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.
 - d. Preserve the existing housing stock by vigorously enforcing the minimum housing code and providing financial assistance to rehabilitate and stabilize deteriorating housing.
 - e. Require that as a condition of receiving public water and/or sewer service, all new developments be incorporated into the Town limits.
 - f. Revise zoning and subdivision ordinance standards to promote interconnectivity of neighborhoods and use of sidewalks.
 - g. Promote cluster development with usable open space and amenities.
 - h. Ensure quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards.
 - i. Encourage planned developments.
 - j. Develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways.
 - k. Develop specific standards for those properties abutting major highway corridors, to place more stringent controls on building setbacks and height, vehicular access, sign size and location, and buffering of parking and service areas.
 - l. Designate areas of the Town's planning jurisdiction as growth areas and give priority to utility extensions in those areas.
 - m. Provide parks and recreation programs to meet the recreation and fitness of all citizens of Siler City.
 - n. Expand the greenway system of trails for bicyclists and pedestrians, and the Town's sidewalk network, in accordance with the Town's Pedestrian Plan.
 - o. Coordinate with county schools to look for ways to share recreation facilities and to encourage pedestrian access to schools.
 - p. Explore the option of allowing developer fees-in-lieu for park facilities and other public facilities.
 - q. Develop a planting plan for street trees along public rights-of-way.
 - r. Encourage schools and other public facilities to be located in walkable, convenient locations proximate to high-density areas.
 - s. Modify the development ordinances to be more user friendly where possible.
 - t. Develop policies to encourage maintenance of structures.
 - u. Implement recommendations from the Town's 2016 Natural Resource and Conservation Study.
 - v. Prevent the conversion of residences to other land uses unless such conversion will assist in stabilizing the large residential neighborhood or unless such conversion will preserve the unique quality or architectural significance of residences.
5. Mixed Use Objectives
- a. Limit impacts of development of the environment and promote sustainability.
 - b. Encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks.
 - c. Encourage attractive commercial development in appropriate locations suitable for commercial purposes.
 - d. Encourage the continued commercial, retail, service, and office development of the central business district, as well as encouraging compatible residential uses.
 - e. Improve the appearance of properties.

- f. Limit the proliferation of single-purpose highway-oriented commercial areas and encourage mixed-use development.
 - g. Allow redevelopment of single-purpose commercial sites into mixed-use sites over time.
 - h. Promote downtown Siler City as an active, attractive community that accommodates multiple uses such as the arts, small businesses, and residential.
 - i. Encourage the development of affordable housing.
 - j. Encourage close proximity of higher-density residential uses to mixed-use areas and compatible industrial areas.
 - k. Encourage efficient use of transportation networks.
6. Mixed Use Strategies
- a. Urban development densities should be restricted to areas in which sufficient water and sewer service is available.
 - b. Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.
 - c. Preserve the existing housing stock by vigorously enforcing the minimum housing code and providing financial assistance to rehabilitate and stabilize deteriorating housing.
 - d. Require that as a condition of receiving public water and/or sewer service, all new developments be incorporated into the Town limits.
 - e. Promote cluster development with usable open space and amenities.
 - f. Preserve the general character and intensity of the central business district.
 - g. Ensure quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards.
 - h. Encourage planned developments.
 - i. Develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways.
 - j. Develop specific standards for those properties abutting major highway corridors, to place more stringent controls on building setbacks and height, vehicular access, sign size and location, and buffering of parking and service areas.
 - k. Preserve the sites best suited for office and industrial development by identifying such areas and excluding non-supportive uses from those sites.
 - l. Designate areas of the Town's planning jurisdiction as growth areas and give priority to utility extensions in those areas.
 - m. Expand the greenway system of trails for bicyclists and pedestrians, and the Town's sidewalk network, in accordance with the Town's Pedestrian Plan.
 - n. Explore the option of allowing developer fees-in-lieu for park facilities and other public facilities.
 - o. Support development of public and private improvements in Central Business District in accordance with the Town's Downtown Master Plan.
 - p. Develop a planting plan for street trees along public rights-of-way.
 - q. Modify the development ordinances to be more user friendly where possible.
 - r. Develop policies to encourage maintenance of structures.
 - s. Develop policies to promote mixed-use development and redevelopment of commercial areas, including integrated residential uses.
 - t. Implement recommendations from the Town's 2016 Natural Resource and Conservation Study.
 - u. Develop flexible zoning standards that accommodate mixed uses in the CBD, which will assist in the adaptive reuse of buildings.

7. Conservation and Recreation Objectives
 - a. Limit impacts of development of the environment and promote sustainability.
 - b. Improve the appearance of properties.
 - c. Encourage provision of recreation and park land for Town residents.
 - d. Encourage preservation of sensitive environmental areas from development.
 - e. Encourage efficient use of transportation networks.
8. Conservation and Recreation Strategies
 - a. Promote cluster development with usable open space and amenities.
 - b. Ensure quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards.
 - c. Develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways.
 - d. Develop specific standards for those properties abutting major highway corridors, to place more stringent controls on building setbacks and height, vehicular access, sign size and location, and buffering of parking and service areas.
 - e. Provide parks and recreation programs to meet the recreation and fitness of all citizens of Siler City.
 - f. Expand the greenway system of trails for bicyclists and pedestrians, and the Town's sidewalk network, in accordance with the Town's Pedestrian Plan.
 - g. Coordinate with county schools to look for ways to share recreation facilities and to encourage pedestrian access to schools.
 - h. Explore the option of allowing developer fees-in-lieu for park facilities and other public facilities.
 - i. Develop a planting plan for street trees along public rights-of-way.
 - j. Modify the development ordinances to be more user friendly where possible.
 - k. Implement recommendations from the Town's 2016 Natural Resource and Conservation Study.

Meadows stated that the property is served by public water and sewer. Street/road frontage:

Street/Road	Road Frontage (feet)	Travel Lanes	Maintenance	Speed Limit (mph)	Average Daily Trips
Pony Farm Rd.	2,400	2	Town	35	NA
Alston Bridge Rd.	3,000	2	State	45 (with School Zone)	3,000 (2016) near S. 2 nd Ave. 1,800 (2016) near Old Plank Rd.

The pedestrian master plan recommends pedestrian improvements along Alston Bridge Rd. and Pony Farm Rd.

Meadows shared the impact on landowners, immediate neighbors, and the surrounding community:

Zoning District	A-R	R-MH	H-C
Minimum lot size (square feet)	40,000	6,000	10,000
Minimum lot width	100'	60'	100'
Front/street building setback	40'	25'	10'
Side/rear building setback	20'	10'	0'
Height limitation	35'	35'	60'

Meadows shared the relationship of uses:

1. Current use of subject property is manufactured home park and vacant.
2. Surrounding land uses include; single family residential, agriculture, manufactured home park, and vacant.
3. Surrounded by A-R and H-C zoning.

Meadows shared the Planning Board recommendations from the June 11, 2018 meeting:

1. The amendment is approved and consistent with the adopted LDP and any other officially adopted plan because the LDP recommends:
 - a. Mobile home park development for the subject property.
 - b. Encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks.
 - c. Maintain the integrity of existing neighborhoods.
 - d. Ensure high-quality, aesthetically-pleasing mobile home park development with adequate, safe infrastructure to serve the residents.
 - e. Urban development densities should be restricted to areas in which sufficient water and sewer service is available.
 - f. Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.

Meadows stated that the Town Board opened the public hearing and continued the public hearing until July 16, 2018. Meadows shared are the development site plan, meeting minutes, traffic study, and permit that were approved in 1998 for the Hampton Village Manufactured Home Park.

Dorothy Roach, 4079 Alston Bridge Road, Siler City, NC

I'm right across the street from Pony Farm Road and I had requested the Board the check on another entrance or exit from that trailer park because of what's happening out here now and the traffic and someone said they would check to see about another entrance.

The Board of Commissioners discussed the one entrance into the area and the traffic.

Roach continued, if you only knew how many accidents are out there that are not reported. My husband has gone out with the tractor to pull them out of the field because they lose their bearings. Cars have flipped and knocked our mail box down. We had a big bolder out there and it was pushed all the way back. We moved our mail box, we when to the post office, we got tired of moving them, because they would just come out and smash them. We moved our mail boxes over, they got hit again. It's not an easy thing and that was after the island was built. This is just a difficult situation. They come out there and when schools letting out, they can't see over that hill. If you go out there you will see that they didn't take out that hill. The buses can see up, but the cars can't. How many accidents have happened when schools coming out and people coming down Alston Bridge Road have plowed into them.

The Board of Commissioners asked staff to contacted NCDOT and ask them to do a traffic count of the area when school is in.

Roach asked is there any way they can look at another exit at this time? Since he does have property there that could be utilized. Why not do it? Can it not be asked of him?

The Board of Commissioners asked staff to ask the developer if he was willing to put in a secondary road.

Marilyn Price, 4010 Alston Bridge Road, Siler City, NC

I live in the brick house at the corner of Pony Farm Road. And I see accidents. There is no stop sign to them. I saw one the other day run right through the sign, if a car would have been coming they would have been gone. I agree with installing a stop light, because they do not know the meaning of stop there. I've got pictures of big trucks, they cannot get through there, and they have to run off the road. I have pictures of how deep it is where they run off. I would like to request a fence be put up at my house to separate from the trailer park from my house. I don't want to put it up, I want y'all to put it up. That's only fair to separate my property from theirs since they want to put more trailers back there. I don't think that's too much to ask.

The Board of Commissioners discussed a vegetative screening, traffic, and accidents.

Bob Roach, 4079 Alston Bridge Road, Siler City, NC

I think my wife has told you about the traffic and stuff. I would like to talk about money. It's going to cost us money to have people move into these 440 trailers. Where is the money going to come from for schools, are we going to have to build another school, has anybody thought about that. Has anybody thought about instead of a trailer, maybe with 166 acres, they could build homes, instead of putting trailers in there. You would get more money, tax wise. Let's consider there will be 440 units there, I did the math, and there could be between 1,000 and 2,000 more children there. Where are you going to put these children, were going to have to put trailers next to the schools. That's all I have.

Mayor Grimes closed the public hearing at 7:55pm.

A motion that the map amendment for the proposed rezoning ~166.4 acres from H-C & A-R to R-MH, the subject properties are identified as Hampton Village MHP located off of Pony Farm Road and parcel # 74578, 14302, 74583, & 73963 is rejected and not consistent with the adopted land development and any other officially adopted plan because it's not in the best interest of the citizens and the residents of Alston Bridge Road with one entrance and one exit and the action taken is reasonable in the public interest because not enough ingress and egress was made by Commissioner Bray, seconded by Commissioner Haiges, with Bray, Constantino, Fadely, and Haiges voting for the motion and Cheek, Price and Siler voting against the motion.

PUBLIC HEARINGS

Town of Siler City proposes text amendments to §126 Commercial Districts Established (G-C /General-Commercial), §130 Conditional-Use Districts Established (G-C), §147 Table of Permissible Uses (G-C), §167 Minimum Lot Size (G-C, H-C, B-1), §168 Residential Density (C-C, G-C, B-1), §169 Minimum Lot Widths (B-1, O-I, G-C), §170 Building Setback Requirements (R-10, R-MH, R-6, B-1, O-I, G-C, H-C), §172 Building Height Limitation (G-C).

Mayor Grimes opened the public hearing for the proposed text amendments to §126 Commercial Districts Established (G-C /General-Commercial), §130 Conditional-Use Districts Established (G-C), §147 Table of Permissible Uses (G-C), §167 Minimum Lot Size (G-C, H-C, B-1), §168 Residential Density (C-C, G-C, B-1), §169 Minimum Lot Widths (B-1, O-I, G-C), §170 Building Setback Requirements (R-10, R-MH, R-6, B-1, O-I, G-C, H-C), §172 Building Height Limitation (G-C) at 8:05pm. (Incorporation by reference as if fully set forth herein Schedule I)

Meadows stated that the proposed amendments were first discussed with the Town Board. Town staff prepared the proposed amendments following a review of the model Unified Development Ordinance. The Planning Board reviewed draft language at their May and June meetings and initiated the proposed amendment.

Meadows shared the following documents:

1. draft ordinance amending Article 9, 10, 12, and 17.
2. final ordinance amending Article 9, 10, 12, and 17.
3. Moratorium ordinance
4. Worksheet

Meadows shared 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. Mixed Use – These areas are often near major streets and highways, or in the central business district, and contain a variety of commercial, public, and residential land uses. Commercial uses could include retail shops and shopping centers, convenience stores, restaurants, offices, medical services, and automobile dealerships, among others. Public facilities such as City Hall and the Police Department are also often in these areas. Residential uses in these areas are typically at a high density and may be standalone residential structures or in a shared structure with a commercial use.
5. Zoning regulations shall be designed to promote the public health, safety, and general welfare.
6. Updating the Town of Siler City Unified Development Ordinance, including the zoning definitions and map, to align with this Plan.

Meadows shared the Planning Board recommendations from the July 9, 2018 meeting:

1. The amendment is approved and consistent with the adopted LDP and any other officially adopted plan because the LDP recommends:
2. Amend ordinances as needed to accommodate uses or situations that arise and are not clearly covered by existing ordinances.
3. Amend ordinances as needed to address changes in physical, social, or environmental circumstances that make existing regulations unnecessary, outdated, or obsolete.
4. Modify the development ordinances to be more user-friendly where possible.
5. Mixed Use – These areas are often near major streets and highways, or in the central business district, and contain a variety of commercial, public, and residential land uses. Commercial uses could include retail shops and shopping centers, convenience stores, restaurants, offices, medical

services, and automobile dealerships, among others. Public facilities such as City Hall and the Police Department are also often in these areas. Residential uses in these areas are typically at a high density and may be standalone residential structures or in a shared structure with a commercial use.

6. Zoning regulations shall be designed to promote the public health, safety, and general welfare.
7. Updating the Town of Siler City Unified Development Ordinance, including the zoning definitions and map, to align with this Plan.

Mayor Grimes closed the public hearing at 8:20pm.

A motion that the text amendments to §126 Commercial Districts Established (G-C /General-Commercial), §130 Conditional-Use Districts Established (G-C), §147 Table of Permissible Uses (G-C), §167 Minimum Lot Size (G-C, H-C, B-1), §168 Residential Density (C-C, G-C, B-1), §169 Minimum Lot Widths (B-1, O-I, G-C), §170 Building Setback Requirements (R-10, R-MH, R-6, B-1, O-I, G-C, H-C), §172 Building Height Limitation (G-C) is approved and consistent with the adopted land development plan and any other officially adopted plan because its more flexible to land owners and the action taken is reasonable in the public interest because it protects citizens and is business friendly was made by Commissioner Haiges, seconded by Commissioner Fadely and unanimously approved.

Town of Siler City proposes to rezone the following parcels located along the S. Chatham Ave. and railroad corridor: a) 16280 (S. Cedar Ave, 3.35 acres), 16281 (Railroad, 1.547 acres), 61438 (W. Dolphin St, 0.76 acre), 16358 (W. Elk St, 0.96 acre), & 17202 (W. Elk St, 62.866 acre) to R-20 (Residential); b) 61287 (119 W. Dolphin St, 0.99 acre), 16300 (320 S. Chatham Ave, 0.984 acre), 16309 (324 S. Chatham Ave, 0.77 acre), 16308 (S. Chatham Ave, 0.29 acre), 16310 (104 W. Dolphin St, 0.85 acre), 16355 (101 W. Dolphin St, 2.985 acres), 16427 (506 S. Chatham Ave, 3.492 acres), 16429 (602 S. Chatham Ave, 1.574 acres), 16428 (S. Chatham Ave, 2.18 acres), 16430 (S. Chatham Ave, 0.71 acre), 14950 (S. Chatham Ave, 3.14 acres) & 16303 (S. Chatham Ave, 1.73 acre) to G-C (General-Commercial); & c) 61387 (348 S. Chatham Ave, 0.459 acre) to O-I (Office-Institutional).

Mayor Grimes opened the public hearing for the Town of Siler City proposes to rezone the following parcels located along the S. Chatham Ave. and railroad corridor: a) 16280 (S. Cedar Ave, 3.35 acres), 16281 (Railroad, 1.547 acres), 61438 (W. Dolphin St, 0.76 acre), 16358 (W. Elk St, 0.96 acre), & 17202 (W. Elk St, 62.866 acre) to R-20 (Residential); b) 61287 (119 W. Dolphin St, 0.99 acre), 16300 (320 S. Chatham Ave, 0.984 acre), 16309 (324 S. Chatham Ave, 0.77 acre), 16308 (S. Chatham Ave, 0.29 acre), 16310 (104 W. Dolphin St, 0.85 acre), 16355 (101 W. Dolphin St, 2.985 acres), 16427 (506 S. Chatham Ave, 3.492 acres), 16429 (602 S. Chatham Ave, 1.574 acres), 16428 (S. Chatham Ave, 2.18 acres), 16430 (S. Chatham Ave, 0.71 acre), 14950 (S. Chatham Ave, 3.14 acres) & 16303 (S. Chatham Ave, 1.73 acre) to G-C (General-Commercial); & c) 61387 (348 S. Chatham Ave, 0.459 acre) to O-I (Office-Institutional) at 8:21pm. (Incorporation by reference as if fully set forth herein Schedule J)

Meadows stated that the subject property is:

1. owned by:
 - a. Piedmont Conservation Council
 - b. Nancy W. Brown Trust
 - c. Oscar Guarin
 - d. Davenport Energy Inc
 - e. Raul & Rogelo Merlo
 - f. Mabry Holdings LLC
 - g. Chatham County
 - h. T Farms Inc

- i. T Properties Inc
 - j. Commercial Holdings LLC
 - k. Franklin Noel Gomez Giron
 - l. Belk Building Supply LLC
 - m. DH Griffin Wrecking Co Inc
2. located inside the Town's Corporate Limits;
 3. located within Central Chatham fire district;
 4. located within the Duke Energy Progress electric service district;
 5. not located within a watershed protection area; and
 6. located within a special flood hazard area (portion of parcel # 16303, 16300, 16280, 16271).

Meadows shared the size of the tract:

1. Subject tract is 87.5 acres and includes 13 property owner and 18 tax parcels
2. Size of surrounding tracts: an average of 1.8 acres

Meadows shared the compatibility with existing Comprehensive Land Development Plan:

1. Mixed use and low-density residential development for the subject property.
2. Industrial and conservation/recreation for the subject property.
3. Mixed use Objectives and Strategies
 - a. Limit impacts of development of the environment and promote sustainability.
 - b. Encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks.
 - c. Encourage attractive commercial development in appropriate locations suitable for commercial purposes.
 - d. Encourage the continued commercial, retail, service, and office development of the central business district, as well as encouraging compatible residential uses.
 - e. Improve the appearance of properties.
 - f. Limit the proliferation of single-purpose highway-oriented commercial areas and encourage mixed-use development.
 - g. Allow redevelopment of single-purpose commercial sites into mixed-use sites over time.
 - h. Promote downtown Siler City as an active, attractive community that accommodates multiple uses such as the arts, small businesses, and residential.
 - i. Encourage the development of affordable housing.
 - j. Encourage close proximity of higher-density residential uses to mixed-use areas and compatible industrial areas.
 - k. Encourage efficient use of transportation networks.
 - l. Urban development densities should be restricted to areas in which sufficient water and sewer service is available.
 - m. Continue to promote a variety of housing types to meet the demand of citizens from various economic levels.
 - n. Preserve the existing housing stock by vigorously enforcing the minimum housing code and providing financial assistance to rehabilitate and stabilize deteriorating housing.
 - o. Require that as a condition of receiving public water and/or sewer service, all new developments be incorporated into the Town limits.
 - p. Promote cluster development with usable open space and amenities.
 - q. Preserve the general character and intensity of the central business district.

- r. Ensure quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards.
 - s. Encourage planned developments.
 - t. Develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways.
 - u. Develop specific standards for those properties abutting major highway corridors, to place more stringent controls on building setbacks and height, vehicular access, sign size and location, and buffering of parking and service areas.
 - v. Preserve the sites best suited for office and industrial development by identifying such areas and excluding non-supportive uses from those sites.
 - w. Designate areas of the Town's planning jurisdiction as growth areas and give priority to utility extensions in those areas.
 - x. Expand the greenway system of trails for bicyclists and pedestrians, and the Town's sidewalk network, in accordance with the Town's Pedestrian Plan.
 - y. Explore the option of allowing developer fees-in-lieu for park facilities and other public facilities.
 - z. Support development of public and private improvements in Central Business District in accordance with the Town's Downtown Master Plan.
 - aa. Develop a planting plan for street trees along public rights-of-way.
 - bb. Modify the development ordinances to be more user friendly where possible.
 - cc. Develop policies to encourage maintenance of structures.
 - dd. Develop policies to promote mixed-use development and redevelopment of commercial areas, including integrated residential uses.
 - ee. Implement recommendations from the Town's 2016 Natural Resource and Conservation Study.
 - ff. Develop flexible zoning standards that accommodate mixed uses in the CBD, which will assist in the adaptive reuse of buildings.
4. Low-density Residential Objectives and Strategies
- a. Limit impacts of development of the environment and promote sustainability.
 - b. Encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks.
 - c. Improve the appearance of properties.
 - d. Permit residential development at a low density in keeping with the character of many existing neighborhoods in the Town.
 - e. Maintain the integrity of existing neighborhoods.
 - f. Promote walkable, interconnected neighborhoods.
 - g. Encourage provision of recreation and park land for Town residents.
 - h. Encourage efficient use of transportation networks.
 - i. The portions of the planning region within and near the existing Town limits and not designated as industrial or mixed use areas should be preserved for future residential growth and the extension of public water and sewer to these areas should be a top priority.
 - j. Urban development densities should be restricted to areas in which sufficient water and sewer service is available.
 - k. 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.
 - l. Encourage in-fill development in established residential areas.
 - m. Preserve the existing housing stock by vigorously enforcing the minimum housing code and providing financial assistance to rehabilitate and stabilize deteriorating housing.

- n. Require that as a condition of receiving public water and/or sewer service, all new developments be incorporated into the Town limits.
 - o. Revise zoning and subdivision ordinance standards to promote interconnectivity of neighborhoods and use of sidewalks.
 - p. Promote cluster development with usable open space and amenities.
 - q. Ensure quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards.
 - r. Encourage planned developments.
 - s. Develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways.
 - t. Develop specific standards for those properties abutting major highway corridors, to place more stringent controls on building setbacks and height, vehicular access, sign size and location, and buffering of parking and service areas.
 - u. Designate areas of the Town's planning jurisdiction as growth areas and give priority to utility extensions in those areas.
 - v. Provide parks and recreation programs to meet the recreation and fitness needs of all citizens of Siler City.
 - w. Expand the greenway system of trails for bicyclists and pedestrians, and the Town's sidewalk network, in accordance with the Town's Pedestrian Plan.
 - x. Coordinate with county schools to look for ways to share recreation facilities and to encourage pedestrian access to schools.
 - y. Explore the option of allowing developer fees-in-lieu for park facilities and other public facilities.
 - z. Develop a planting plan for street trees along public rights-of-way.
 - aa. Encourage schools and other public facilities to be located in walkable, convenient locations proximate to high-density areas.
 - bb. Modify the development ordinances to be more user friendly where possible.
 - cc. Develop policies to encourage maintenance of structures.
 - dd. Implement recommendations from the Town's 2016 Natural Resource and Conservation Study.
 - ee. Prevent the conversion of residences to other land uses unless such conversion will assist in stabilizing the large residential neighborhood or unless such conversion will preserve the unique quality or architectural significance of residences.
5. Industrial Objectives and Strategies
- a. Limit impacts of development of the environment and promote sustainability.
 - b. Encourage development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks.
 - c. Identify adequate land for future industrial development.
 - d. Support existing industries.
 - e. Improve the appearance of properties.
 - f. Encourage close proximity of higher-density residential uses to mixed-use areas and compatible industrial areas.
 - g. Encourage efficient use of transportation networks.
 - h. Urban development densities should be restricted to areas in which sufficient water and sewer service is available.
 - i. Require that as a condition of receiving public water and/or sewer service, all new developments be incorporated into the Town limits.
 - j. Promote cluster development with usable open space and amenities.

- k. Ensure quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards.
 - l. Encourage planned developments.
 - m. Develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways.
 - n. Develop specific standards for those properties abutting major highway corridors, to place more stringent controls on building setbacks and height, vehicular access, sign size and location, and buffering of parking and service areas.
 - o. Preserve the sites best suited for office and industrial development by identifying such areas and excluding non-supportive uses from those sites.
 - p. Make the extension of water and sewer service to identified industrial areas a priority.
 - q. Encourage warehousing and assembly as industrial uses.
 - r. Encourage water reuse, industrial recycling, and other environmental stewardship features for new and existing industries.
 - s. Develop an industrial incentive policy and program.
 - t. Designate areas of the Town's planning jurisdiction as growth areas and give priority to utility extensions in those areas.
 - u. Expand the greenway system of trails for bicyclists and pedestrians, and the Town's sidewalk network, in accordance with the Town's Pedestrian Plan.
 - v. Explore the option of allowing developer fees-in-lieu for park facilities and other public facilities.
 - w. Develop a planting plan for street trees along public rights-of-way.
 - x. Modify the development ordinances to be more user friendly where possible.
 - y. Develop policies to encourage maintenance of structures.
 - z. Implement recommendations from the Town's 2016 Natural Resource and Conservation Study.
6. Conservation and Recreation Objectives and Strategies
- a. Limit impacts of development of the environment and promote sustainability.
 - b. Improve the appearance of properties.
 - c. Encourage provision of recreation and park land for Town residents.
 - d. Encourage preservation of sensitive environmental areas from development.
 - e. Encourage efficient use of transportation networks.
 - f. Promote cluster development with usable open space and amenities.
 - g. Ensure quality aesthetics in developments through appropriate landscaping, lighting, parking, and signage standards.
 - h. Develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways.
 - i. Develop specific standards for those properties abutting major highway corridors, to place more stringent controls on building setbacks and height, vehicular access, sign size and location, and buffering of parking and service areas.
 - j. Provide parks and recreation programs to meet the recreation and fitness of all citizens of Siler City.
 - k. Expand the greenway system of trails for bicyclists and pedestrians, and the Town's sidewalk network, in accordance with the Town's Pedestrian Plan.
 - l. Coordinate with county schools to look for ways to share recreation facilities and to encourage pedestrian access to schools.
 - m. Explore the option of allowing developer fees-in-lieu for park facilities and other public facilities.
 - n. Develop a planting plan for street trees along public rights-of-way.
 - o. Modify the development ordinances to be more user friendly where possible.

- p. Implement recommendations from the Town’s 2016 Natural Resource and Conservation Study.

Meadows stated that the property is served by public water and sewer. Street/road frontage:

Street/Road	Road Frontage (feet)	Travel Lanes	Maintenance	Speed Limit (mph)	Average Daily Trips
S. Chatham Ave.	2,100	2	State	35	1,800 (2016) 2,600 (2002)
W. Dolphin St.	600	2	Town	35	NA
W. Elk St.	1,200	2	Town	35	NA

The pedestrian master plan recommends pedestrian improvements along W. Elk St.

Meadows shared the impact on landowners, immediate neighbors, and surrounding community:

Zoning District	H-I	L-I	H-C	R-20	C-C	G-C	O-I
Minimum lot size (square feet)	0	0	10,000	20,000	0	0	8,000
Minimum lot width	100	100	100	100	0	100	80
Front/street building setback	40	30	10	35	0	15	25
Side/rear building setback	25	20	0	15	0	10	10
Height limitation	135	90	60	35	90	60	35

Meadows stated that the Board shall consider the entire range of permitted, special, and conditional uses for the existing and proposed zoning district as listed in the Table of Uses.

Meadows shared the relationship of uses:

1. Current use of subject property is vacant, conservation/recreation, propane sales, building supply, single family residential, rescue squad/ambulance service, and salon.
2. Surrounding land uses include; single- & two-family residential, agriculture, church, sawmill, concrete plant, self-storage, motor vehicle repair, convenience store, car wash, laundromat, and vacant.
3. Surrounded by R-20, L-I, A-R, R-10, O-I, C-C, and H-C zoning.

Meadows shared the Planning Board recommendations from the July 9, 2018 meeting:

1. The amendment (excluding parcel 17202) is approved and consistent with the adopted LDP and any other officially adopted plan because the LDP recommends:
 - a. encouraging development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks,
 - b. improve the appearance of properties,
 - c. limit the proliferation of single-purpose highway-oriented commercial areas and encourage mixed-use development,
 - d. allow redevelopment of single-purpose commercial sites into mixed-use sites over time,
 - e. promote downtown Siler City as an active, attractive community that accommodates multiple uses such as the arts, small businesses, and residential.
2. The amendment (excluding parcel 17202) is approved and;
 - a. Declared that the land development plan for parcels 16355, 16427, 16428, 16429, 16430, & 14950 are amended from industrial to mixed use; and
 - b. The change in conditions the board took into account in amending the land development plan to meet the development needs of the community were because the land development plan

recommends that we develop policies to promote mixed-use development and redevelopment of commercial areas, including integrated residential uses.

Burnace Hancock, 264 Glosson Road, Siler City, NC

I'm here on behalf of my good friend Homer Gaines who owns property in this area. It is a 64 acre track from the Methodist Church on the west to the railroad track on the east. This property was owned by Willis Wrenn and 12 years ago he came before this board and asked for a rezoning and y'all rezoned it to Light Industrial. And we heard the other day that it was suggested it be zoned residential. I really don't know of anything that's changed in the last 12 years in that area. We are concerned about that be changed to residential. Out of the 60 plus acres, probably 90% of it is zoned R-20, which is residential. It's just that small strip along the railroad track that were concerned about. It can be rezoned residential, but nobody is going to build a house there. I've lived here in Siler City all my life and I don't remember any houses being built up and down the railroad tracks. The general perception of the public, when you think about a railroad track, is something like commercial or business or industry, something of economic value, not for housing. We are asking that you consider the owner's position, if you zone it residential, then you can't use it for anything except single family residences then it won't be used for anything because nobody's going to build a house there. And if you restrict his ability to use it in another way then it's worthless. We asked that you consider that and it is railroad property and probably should not be zoned residential. I've spoken to a couple of board members and there have been some concerns about the permissible use of that property under its current zoning and I can understand that and Homer understands that. Homers not going to let something go in there that would jeopardize the rest of his property. He's got almost 60 other areas around this property and he's going to be very careful about what goes in there. It won't be anything like heavy industry, it will be something small, like a little warehouse or maybe an office. That property in my memory has never been used for anything. He has no plan for it, but it is along the railroad track and he would like to preserve the right to use it for something other than just residential housing. Give him a chance to have some other use for it other than housing because of its location along the railroad track. Thank you

Homer Gaines, 6555 Wright Circle, Atlanta, GA

I was born and raised west of Goldston and went to Chatham Central High School. I am with Mabry Holdings LLC. All I do is pay property taxes on it and I have no plans for development. I don't own any real estate company, development company, or consulting firm. I'm just an individual. However, I brought this from Willis Wrenn and the bank strictly as an investment because I was familiar with Siler City. It came to my attention through Wake Forest football, I asked how much, then next thing I knew I owned it. I am here tonight stating that I have no alternative motives on this property. I would never do anything to jeopardize the city. The majority of this land is residential and it's going to remain that way. I worked out with Willis that he gave land to the church. However there is 500 feet of rail frontage there and the only thing that is conducive for it is commercial. I heard the comments earlier and it got my attention, General Commercial. The only thing is there is nowhere in there in the General Commercial that mention the use of a railroad track. I that only a light industry would have need for railroad frontage. And that's the only reason I'm asking for that to remain Light Industrial.

Mayor Grimes closed the public hearing at 9:17pm.

The board discussed bring the public hearing back to another meeting.

A motion that the map amendment for rezoning the following parcels located along the S. Chatham Ave. and railroad corridor: a) 16280 (S. Cedar Ave, 3.35 acres), 16281 (Railroad, 1.547 acres), 61438 (W. Dolphin St, 0.76 acre), 16358 (W. Elk St, 0.96 acre), b) 61287 (119 W. Dolphin St, 0.99 acre), 16300 (320 S. Chatham Ave, 0.984 acre), 16309 (324 S. Chatham Ave, 0.77 acre), 16308 (S. Chatham Ave, 0.29 acre), 16310 (104 W. Dolphin St, 0.85 acre), 16355 (101 W. Dolphin St, 2.985 acres), 16427 (506 S. Chatham Ave, 3.492 acres), 16429 (602 S. Chatham Ave, 1.574 acres), 16428 (S. Chatham Ave, 2.18 acres), 16430 (S. Chatham Ave, 0.71 acre), 14950 (S. Chatham Ave, 3.14 acres) & 16303 (S. Chatham Ave, 1.73 acre) to G-C (General-Commercial); & c) 61387 (348 S. Chatham Ave, 0.459 acre) to O-I (Office-Institutional) is approve and consistent with the adopted land development plan and any other officially adopted plans because encouraging development to occur in areas with existing or planned infrastructure such as water, sewer, roads, and sidewalks, improve the appearance of properties, promote downtown Siler City as an active, attractive community that accommodates multiple uses such as the arts, small businesses, and residential and the action taken is reasonable in the public interest because declared that the land development plan for parcels 16355, 16427, 16428, 16429, 16430, & 14950 are amended from industrial to mixed use; and the change in conditions the board took into account in amending the land development plan to meet the development needs of the community were because the land development plan recommends that we develop policies to promote mixed-use development and redevelopment of commercial areas, including integrated residential uses was made by Commissioner Fadely, seconded by Commissioner Haiges and unanimously approved.

OLD BUSINESS

Non Profit Funding Second Round

Thompson stated during the public hearing of the proposed FY2019 Budget, several local nonprofits expressed an interest in being considered for funding for this current fiscal year. In their comments, each of the nonprofits indicated that they were unaware that the Town resumed nonprofit funding and that had they known this to be so, they each would have submitted requests sooner in the budget cycle. (Incorporation by reference as if fully set forth herein Schedule K)

Thompson stated the Town Board directed staff to send a message out to each of the nonprofits represented and making comments at the public hearing. The message requested by the Board to be sent was instructed to provide these nonprofits with information about what must be submitted for the Board to consider.

Thompson stated that a message was sent and each of the three nonprofits have submitted their material for Board consideration. Following is a table that identifies all requests being made thus far, funding requests made in the prior fiscal year, and the funding approval by the Board of Commissioners based on the adopted budget for FY2019.

Organization	2017/2018 Funding	2018/2019 Request	2018/2019 Funding
Boys & Girls Clubs of Central Carolina		\$15,000	
Chatham Cares Community Pharmacy		\$5,000	
Chatham County Agricultural and Industrial Fair Association		\$5,000	\$2,500
Chatham County Communities in School	\$2,500	\$10,000	\$2,500
Chatham County Rescue Squad	\$12,500	\$35,000	\$12,500

Chatham Habitat for Humanity	\$5,000	\$10,000	\$5,000
Chatham Literacy	\$7,500	\$25,000	\$7,500
Hispanic Liaison	\$4,000	\$8,000	\$4,000
NC Arts Incubator	\$2,500	\$10,000	\$2,500
Project Graduation	\$750	\$1,000	\$750
Siler City Development Organization		\$7,500	\$3,750
West Chatham Food Pantry		\$4,000	
TOTAL	\$34,750	\$179,000	\$41,000

The Board of Commissioners asked Staff to look at what other communities do. The consensus of the Board of Commissioners was to look at revenues later in the year and get back to those that submitted the request after the deadline.

The Board of Commissioners took a 10 minute recess at 9:36pm.

Downtown Advisory Committee

Thompson stated that earlier in the year a downtown grassroots committee, comprised of several downtown business owners, property owners and other interested parties, offered a presentation to the Board of Commissioners. This presentation followed several months of meetings of this group. The focus of this group is the interest of the central business district of Siler City, or "downtown". Numerous observations were made through the presentation, including the need to review parking standards, solid waste collection and matters concerning appearances of the area – along with other practical issues concerning Downtown Siler City. (Incorporation by reference as if fully set forth herein Schedule L)

Thompson stated in addition to various observations and recommendations, the group presented a recommendation to the Town Board calling for the creation of a Downtown Advisory Committee that would be appointed by and report to the Siler City Board of Commissioners.

Thompson stated that the Siler City Board of Commissioners directed staff to work alongside the members of the downtown group to identify and present a framework for the creation of such a committee and present the same to the Board once completed.

Thompson stated that Staff met with the leadership of this group and with their help, the following resolution has been drafted for the Board's review, consideration and direction. This resolution outlines the basis for creating an advisory committee and the general operations and expectations of this committee. While during the development of this language, the downtown group and staff discussed possible mission and vision statements as well as potential focuses and priorities of the Advisory Committee; the resolution, however, does not incorporate this level of information as it was agreed that the Committee, once in place, would be tasked to develop these items. However, the noted language should be shared with the Committee for their review and consideration. Thompson shared the draft resolution for the Board's consideration. The Board of Commissioners discussed the committee.

A motion to approve the Resolution to Establish, Define Scope of Review and Operations of, and Appoint Members to the Siler City Downtown Advisory Committee was made by Mayor Pro Tem Cheek, seconded by Commissioner Fadely and unanimously approved.

NEW BUSINESS

Fire Engine Purchase Financing

Murphy stated over the last few years we have working on a set of specs with input from the Department. We have spoken to several manufacturers in this time. The majority of our current fleet of Apparatus were manufactured either by Pierce Mfg. (1 Engine, 1 Ladder and 1 Rescue) or 4guys Fire trucks (2 Tankers currently and 1 Tanker in the past). Currently our apparatus fleet has served our citizens and department well over the last 20 years with only routine maintenance issues. We have had some major issues with our 2007 Pierce Engine but that can be contributed to a major component failure. In which both our Pierce Dealer and Pierce Mfg. took care of with minimal costs to the Town. As we have had great luck with both of these manufactures I primarily focused on discussing this new Engine with them. (Incorporation by reference as if fully set forth herein Schedule M)

Murphy stated we discussed the possibility of used apparatus or even a demo model that could save money. We explored these options and found that even though there could be a significant savings on the initial purchase it was not cost effective. We looked at the upcharge to that piece of Apparatus to make it more functional for our operations but this could end up being substantial. For example, we looked at an Engine that was being sold from a dealer in Houston Texas. This truck was ordered for a department in Washington State and while being delivered it was involved in a minor wreck. It was sent back to the Manufacturer for repairs. The price was very enticing but when the dealer and I discussed adding options to the truck to meet our Departments needs it became clear that this was not a route we needed to go.

Murphy stated that both manufactures were requested to submit a set of specs for a custom cab with seating for six, 2,000 gallon per minute pump and 750 gallon water tank. In addition to some other items such as, 12 volt LED lighting, 6kw Hydraulic generator, Front and rear inlets, LDH discharge along with various other options. Both manufacturers put a set of specs together and submitted for review in May. We reviewed both sets and made some minor changes to verbiage to meet our needs.

Murphy stated that First Choice Fire and Safety representing 4guys Fire Trucks submitted a set of specs with a price tag of \$616,427. With an additional price of \$20,000 for an independent front suspension. This raised their pricing to \$636,427. With already having apparatus from this manufacture, department personnel were familiar with their quality and workmanship. The big questions were their Cab and Chassis and service personnel. They specified a Spartan Metro Star cab and chassis. We currently have a 1990 model Spartan Gladiator chassis on our FMC that we are moving to reserve status after the arrival of this Engine. Personnel traveled to Alamance County one afternoon and visited the E. M. Holt FD. This Department has two Spartan Chassis in service one was a 2008 model and the other was a 2016 model. The 2016 model was sold by First Choice Fire and Safety. This apparatus was an Engine.

Murphy stated that personnel was able to ride in this apparatus for a distance of approx. 10 miles. While there were significant advances in the Chassis technology and quality since our 1990 Model, personnel did notice some major differences in the way it handled and comfort in riding. There was significant road noise and raddling while in motion. The chassis did have a good turning radius which would enhance the maneuvering through the City. There was also significantly smaller space in the cab for driver and Officer Positions. The riding positions in the rear were considerably larger compared to our current Spartan

Chassis. Overall the chassis construction and quality was acceptable. But personnel that rode in the chassis did state that it was not comparable to our current Pierce Chassis.

Murphy stated that one other key component that is a big factor in the choice in manufacturers is Service. Both warranty and repair work. In the past our 4 Guys Fire Trucks were sold and serviced by Mr. Hayes Wagner of Hayes Garage from Roxboro N.C. Unfortunately for us 4 Guys Fire Trucks released Hayes as a salesman in 2012. But we still used Hayes for all our service needs on our 4 Guys Trucks. Hayes also still continued to do all our Pump servicing and service test on all our Apparatus. But due to health reasons Hayes was forced to retire and shut down his business as of July 2017. He still has assisted us in minor repairs. First Choice does not have a service center at this point. They do have service technicians but no standalone building for service.

Murphy stated that Atlantic Emergency Solutions representing Pierce Mfg. submitted specs with a price tag of \$664,676.00. Pierce also offers a 100% pre-pay discount of \$23,491.00(meaning that the full price of the truck will need to be paid to Pierce Mfg. within 30 days) which would make the final price of the truck at \$641,185. There chassis is an Arrow XT with TAK 4 independent front Suspension. Our current 2007 Pierce Dash has the same TAK 4 independent front suspension. The two current Pierce chassis that we have are no longer being manufactured so the Arrow XT was the next closest chassis that Pierce offers comparable to our fleet. We have had an opportunity both in station and in the field to see both the Arrow XT and Pierces Enforcer chassis. The Arrow XT meets our needs.

Murphy stated on Monday the 25th of June, a special business meeting to discuss the Engine Purchase. This gave the members of the Department a chance to express their thoughts and opinions on which manufacture to choose. When presented with information for both trucks there was a lengthy discussion. Personnel posed questions about each truck. One of the main concerns was that Pierce was a single source manufacturer. Meaning that they build cab, chassis and body where 4 guys only builds the body and assembles the truck on a chassis from another manufacturer. This was a concern in case there are warranty issues. It was mentioned that well not in Siler City but there have been instances that warranty problems would get bounced around from manufacturer to manufacturer.

Murphy stated that service was another big question. With Hayes no longer being able to work on our apparatus, and First Choice not having a dedicated maintenance facility. Personnel expressed concerns on where major warranty work would be performed? Would it have to go back to the factory in Pennsylvania? I could not answer that question but I did express that First Choice was in the process of acquiring a facility or building a service center. But I could not confirm it at this time and would try to get an answer if they wanted me to.

Murphy stated that a motion was made by Firefighter Davis Reeves to accept the Pierce Mfg. quote for an Arrow XT pumper for the price of \$641,185.00. Motion was seconded by Assistant Chief Billy Scott. Motion carried with 20 favorable votes. 1 FF voted against the motion sighting that he "was not happy with the service and dependability we have had out of Engine 914 a 2007 Pierce Dash."

Murphy stated that there were many similarities in these two sets of specs. In the end the Department sighted that keeping the same manufacturer for all apparatus if possible was not only good for the Town of Siler City, but also for the citizens we protect. Keeping the same manufacturer, will help with

continuity in operations and training. Even though there was a difference of \$4,758 in pricing, I am requesting that you consider the Fire Departments recommendation to award Pierce Mfg. the contract to supply the Town of Siler City with an Arrow XT Engine.

Lynch stated that we have received the attached proposals from Capital Bank, Fidelity Bank and BB&T Governmental Finance for the financing of the Pierce Arrow XT Fire Pumper approved in the Fiscal Year 2019 Annual Budget. The lowest quote received reflects a rate of 3.48% with a ten-year term. With 100% paid at contract signing including a Performance Bond, we will realize a \$23,491 Pre-Pay discount off of the \$664,676 total price. This will require financing of \$641,185. Below I have outlined the proposals for financing:

Institution	Amount Financed	Rate	Term	Annual Payment	Total Payment P&I
Capital Bank	\$ 641,185.00	3.95%	10 Years	\$ 78,855.66	\$ 788,556.60
Fidelity Bank	\$ 641,185.00	3.90%	10 Years	\$ 78,659.26	\$ 786,592.60
BB&T Governmental	\$ 641,185.00	3.48%	10 Years	\$ 77,019.26	\$ 770,192.60

Lynch stated that the bid for the Pierce Fire Pumper was obtained through HGACBuy which is a nationwide, government procurement service. Units of local government, including non-profits providing governmental services, are eligible to become participating members of the HGACBuy Cooperative. All contracts available to participating members of HGACBuy have been awarded by virtue of a public competitive procurement process compliant with state statutes. Carl Walker with Atlantic Emergency Solutions will be the Regional Distributor Representative for the Pierce Arrow XT.

Lynch stated based on the banking relationship previously established and in the best interest of the Town recognizing financial stewardship, Staff recommends financing through BB&T Governmental Finance in the amount of \$641,185 at a rate of 3.48% for a term of ten (10) years. Annual payments in the amount of \$77,019.26 will be made each fiscal year.

The Board of Commissioners discussed the budget and the bids. Commissioner Price stated that BB&T didn't want to give us any money for the pool. Commissioner Fadely stated I thought we were getting away from BB&T. Thompson stated that no bank has given to the pool and BB&T Governmental is different than BB&T. The Board of Commissioners discussed banking and BB&T and they asked Staff to not use BB&T. Commissioner Fadely asked after we received the bids did Staff go back to the other banks and see if they would match. The consensus of the Board of Commissioners was for Staff to reach out to the banks and see if they would match what BB&T Governmental was offering.

Parks Removal of Structures

Keel stated that Parks and Recreation staff has made huge strides over the past year to make our parks safe and aesthetically pleasing to the eye. However, there are a few structures that are taking away from all the work staff has done. These structures aren't safe and our parks would only benefit from removing them. (Incorporation by reference as if fully set forth herein Schedule N)

Keel stated that the first structure is the bathrooms at Landrus Siler Park. These bathrooms haven't been in operation in over 5 years and maybe even longer than that. The bathrooms serve as a canvas to vandalism acts on a day to day basis. The vandalism acts take away valuable staff time when staff must remove the graffiti from the bathrooms. Landrus Siler Park is the only park that currently doesn't offer a bathroom facility for patrons to utilize. Parks and Recreation's recommendation is to remove the bathroom structure and replace with a porta-john identical to the one at Boling Lane Park. The porta-john will get replaced and serviced every week so in the event of vandalism it will be short lived. Staff recommends this upgrade to Landrus Siler Park with all the playground upgrades taking place this fiscal year.

Keel stated secondly the dugout and back stop structures at Paul Braxton. The Town of Siler City Safety Committee has expressed their concerns with these structures during a walk through at the facility. These structures were built for baseball but staff schedules all baseball activity at Bray Park. Paul Braxton is being used solely for soccer activity. The dugouts have become home to negative activity and given the condition of them, staff doesn't want anyone around them. By removing these structures, we can eliminate liability and ensure more safety to our participants.

The consensus of the Board of Commissioner was to approve the removal of the decrepit structures as presented.

MANAGERS REPORT

Thompson updated the Board of Commissioners on the following items:

Fire Department Receives Firehouse Subs Grant

Marine Expeditionary Unit Training

EDC President Kyle Touchstone has taken a job in Irving Texas

Set a joint Planning Board and Board of Commissioners joint meeting for Monday, July 23.

TOWN ATTORNEY INFORMATION

none

GOVERNING BODY COMMENTS

none

A motion to excuse Commissioner Siler for the remainder of the meeting was made by Commissioner Haiges, seconded by Commissioner Fadely and unanimously approved at 10:35pm.

CLOSED SESSION

A motion to go into 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 Fadely, seconded by Commissioner Haiges and unanimously approved at 10:36pm.

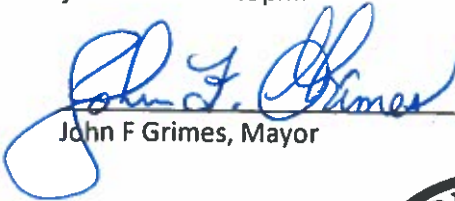
A motion to come out of closed session was made by Commissioner Haiges, seconded by Commissioner Price at 11:02pm.

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 Haiges and unanimously approved at 11:03pm.

A motion to come out of closed session was made by Commissioner Haiges, seconded by Commissioner Price at 11:24pm.

ADJOURNMENT

With no further business the Board of Commissioners adjourned at 11:25pm.



John F Grimes, Mayor

ATTEST:



Jenifer K Johnson, Town Clerk

