

TOWN OF SILER CITY

The Siler City Board of Commissioners met in Regular Session on **Monday, July 19, 2021** at 6:30pm in City Hall Courtroom. Lynch stated since Mayor Pro Tem Bray is absent, the Board of Commissioners would need to appoint one of the members in attendance to preside over the meeting.

A motion to appoint Commissioner Thomas "Chip" Price to preside over the meeting was made by Commissioner Brown, seconded by Commissioner Siler, and unanimously approved.

Commissioner Price started presiding over the meeting. Commissioner Boone gave the invocation with the recitation of the Pledge of Allegiance following. Commissioner Price recited the Town of Siler City Mission Statement and Commissioner Brown recited the Town of Siler City Vision Statement.

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

ELECTED TOWN OFFICIALS ABSENT: Cindy Bray and Bill Haiges

TOWN STAFF PRESENT: Town Manager Roy Lynch, Attorney William Morgan, Planning Director Jack Meadows, Public Works Director Chris McCorquodale, Finance Director Tina Stroupe, HR Director Nancy Darden, and Town Clerk Jenifer Johnson

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

Lynch requested the addition of Street Paving under Old Business and 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.

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 June 21, 2021 Minutes (Incorporation by reference as if fully set forth herein Schedule A), June 28, 2021 Special Meeting Minutes (Incorporation by reference as if fully set forth herein Schedule B), Airport Authority Samuel Hines Appointment (Incorporation by reference as if fully set forth herein Schedule C), Fiscal Year 2022 Finance Package (Incorporation by reference as if fully set forth herein Schedule D) was made by Commissioner Fadely, seconded by Commissioner Price, and unanimously approved.

PUBLIC HEARING

Town of Siler City proposes the following text amendments to the UDO: §172 Building Height Limitation (Heavy Industrial Zoning District height increase)

Commissioner Price opened the public hearing for the Town of Siler City proposes the following text amendments to the UDO: §172 Building Height Limitation (Heavy Industrial Zoning District height increase) at 6:34pm. (Incorporation by reference as if fully set forth herein Schedule E)

Meadows shared the following documents:

1. draft Articles 12
2. final ordinance amending Article 12
3. worksheet.

Meadows stated that the proposed amendments have been drafted and initiated by Town staff.

Meadows shared the compatibility with 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.

Meadows shared the Planning Board recommendation from the July 12, 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.

Commissioner Price closed the public hearing at 6:37pm.

A motion to approve that 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 and amending ordinances as needed to address changes in physical, social, or environmental circumstances that make existing regulation unnecessary, outdated, or obsolete and approve the proposed amendment to §172 Building Height Limitation (Heavy Industrial Zoning District height increase) is reasonable because modifying the development ordinances to be more user-friendly where possible was made by Commissioner Fadely, seconded by Commissioner Brown, and unanimously approved.

OLD BUSINESS

Travel Policy Revision

Stroupe shared proposed revisions for the Town's Travel Policy for the Board's consideration. (Incorporation by reference as if fully set forth herein Schedule F) The revisions include items such as procedures, reimbursements, and allowable expenses. The revised policy will standardize the procedures, reduce employee out of pocket liability and streamline the reimbursement process.

Stroupe stated that the revisions recommended by staff that the current policy be replaced with the proposed new policy effective July 20, 2021.

A motion to approve the proposed Travel Policy revisions as presented effective July 20, 2021 was made by Commissioner Fadely, seconded by Commissioner Boone, and unanimously approved.

Street Paving

Lynch stated that Public Works and Utilities Director Chris McCorquodale has been working since late fall 2020 to get bids for street paving. Below is a list of streets that will be part of this project, with the low bid coming in at \$367,961.56 from Waugh Asphalt, Inc.

PAVING	Distance in miles	Square Yard
South Sears from East Eleventh Street to East Ninth Street	.12	1180
East Ninth Street from South Sears to North Third Avenue	.52	1490
North Third Court from East Sixth Street to East Fourth Street	.15	1524
East Tenth Street from South Sears to East Ninth Street	.12	1554
West Dolphin Street from South Chatham Avenue to West Elk Street	.78	1554
West Elk Street from West Raleigh Street to South Chatham Avenue	.5	5706
North Glenn from West Sixth Street to East Eleventh Street	.76	6728
North Dogwood Avenue from East Eleventh Street to West Third Street	.82	8488

SKIM COAT	Square Yard
Intersection of North Second Avenue and West Raleigh Street	9529

CRACK FILL	Distance in miles
West Tenth Street from North Glenn Avenue and North Dogwood Avenue	.2

CRACK FILL AND SEAL	Distance in miles
Cemetery	.7

Lynch stated that we were unable to get bids to the Board of Commissioners prior to the end of the previous budget year. In the 2022 Budget, \$300,000.00 was budgeted for paving. In order to move forward with the street paving project, the Board of Commissioners would first need to approve the budget amendment 2022.1, then approve the attached contract with Waugh Asphalt, Inc.

A motion to approve the Approve the 2022.1 Budget Amendment was made by Commissioner Fadely, seconded by Commissioner Siler, and unanimously approved.

A motion to approve the contract with Waugh Asphalt, Inc. for \$367,961.56 to pave the listed streets was made by Commissioner Fadely, seconded by Commissioner Siler, and unanimously approved.

MANAGER'S REPORT

Lynch shared the following with the Board of Commissioners: Boling Lane Park pruning, Car jumped curb at Boling Lane Park and hit playground equipment, LPA mobile unit, and the public hearing for requested road closure will be on August 2 Jordan Matthews.

TOWN ATTORNEY INFORMATION

none

GOVERNING BODY COMMENTS

Commissioner Price welcomed Shasa Duncan, the new Community Relations Manager with Mountaire Farms.


CLOSED SESSION

A motion to go into Closed Session §143-318.11.(a)(3) to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged at 7:14pm was made by Commissioner Fadely, seconded by Commissioner Siler, and unanimously approved.

A motion to come out of closed session at 7:31pm was made by Commissioner Brown, seconded by Commissioner Boone, and unanimously approved.

ADJOURNMENT

With no further business the Board of Commissioners adjourned at 7:32pm.


Cindy B. Bray, Mayor Pro Tempore

ATTEST:


Jenifer K. Johnson, Town Clerk

