

TOWN OF SILER CITY

The Siler City Town Board of Commissioners met in regular session on **Monday, July 21, 2014** at 7:00 p.m. in the City Hall Courtroom with Mayor John Grimes presiding. Commissioner Chip Price gave the invocation with the recitation of the Pledge of Allegiance led by Siler City Boy Scout Troop 924. The Board of Commissioners thanked the Boy Scout Troop 924 for attending.

COMMISSIONERS PRESENT: Cindy Bray, Michael Constantino, Larry Cheek, John Grimes, Lewis Fadely, Bill Haiges, Thomas Price.

TOWN STAFF PRESENT: Town Manager Bryan Thompson, Town Attorney William Morgan, Police Chief Gary Tyson, Planning and Community Development Director Jack Meadows, Parks and Recreation Director Jessica Puckett, and Town Clerk Jenifer Everage.

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

(Incorporated by reference as if fully set forth herein Schedule 1)

Manager Thompson requested the addition of the following items to the agenda: under Old Business c) Airport Non Primary Entitlement Resolution, d) 2014/2015 Fee Schedule, under New Business d) Special Meeting for Swimming Pool on August 12, 2014, e) Brownfield RFQ, f) Letter of Intent for Loves Creek Greenway.

A motion to approve the agenda with the addition of Old Business c) Airport Non Primary Entitlement Resolution, d) 2014/2015 Fee Schedule, under New Business d) Special Meeting for Swimming Pool, e) Brownfield RFQ, f) Letter of Intent for Loves Creek Greenway was made by Commissioner Constantino, seconded by Commissioner Price and unanimously approved.

A motion to approve the consent agenda item b) ABC Board Travel Policy and table item a) which includes the following: Approval of Minutes for 6-12-2014 Budget Workshop, 6-16-2014 Regular Meeting, 6-26-2014 Special Meeting, 7-1-2014 Special Meeting, 7-7-2014 Regular Meeting, 7-15-2014 Special Session - UDO Review, 7-15-2-14 Closed Session was made by Commissioner Fadely, seconded by Mayor Pro Tem Cheek and unanimously approved.

PUBLIC COMMENT

(Incorporated by reference as if fully set forth herein Schedule 2)

Mayor Grimes asked for public comment and stated each speaker is asked to limit comments to 3 minutes.

Eduardo Zazar, 1007 N Hampton Street, Siler City, NC 27344

Zazar request a change in the fees for soccer. Zazar stated they have not be able to play in Bray Park because the fee is \$35.00. Zazar further stated it when up \$20.00 per hour. Zazar then stated that Paul Cuadros made this project possible, getting a grant for \$65,000 and we can't rent the fields until August and we are hoping it won't change again, because we all use the field. We understood it would go up because of the upgrade that happened, but we helped also. I helped put the sod down and the \$65,000 grant we got was because of Paul Cuadros. And soccer is a big sport in Siler City, most of us play and everyone is starting to get into the sport. I know it's not the only sport in Siler City, we have baseball and football also, but soccer is the big one. Everyone does this on the weekends from children to adults. We ask you to please revise the fee for Bray Park, since it's a really big sport and a lot of people are not going to be able to afford it, like younger kids and people with low incomes. We are trying not to do

anything else, if we spend our time doing sports. It went up from last year, it was \$15.00 and went up to \$35.00, and Paul Braxton is \$35 without lights and \$65.00 with lights. We have games at night and it's going to be very expensive for us to play. Please revise that. When we put the sod down we have pictures for you to look of us working as a team.

Roger Person, 405 W Elk Street, Siler City, NC 27344

Person stated that a tree fell down on Saturday night and the Town Employees and the Fire Department came out to the neighborhood and cleaned everything up. Person wanted to thank all the Town Employees that came out to help.

Cesar Zagada, 1202 April Loop Siler City, NC 27344

Zagada stated he was here to speak about the soccer field, like his friend did. Zagada stated he started a soccer team with his church to play every Saturday so they would keep the guys from drugs, alcohol, and not get into trouble. Zagada stated the price is high right now, they would like to do what they have been doing.

Charles Eliason, 7822 Burgess Creek Road, Ramseur, NC

Eliason stated that he is a member of this community and has a business here. Eliason stated that Siler City has a lot to be proud of in the high school soccer program that has grown up from a grass roots efforts and repressed Siler City at the state level championship. Eliason stated that the story of the soccer program has even become apparent to Michele Obama. Eliason that the reality soccer series staged here in Siler City about the Jordan Matthews soccer team called Los Jets which was produced by Jennifer Lopez. Paul Cuadros, the Siler City soccer coach represented Siler City and the high school in New York with Jennifer Lopez and Michele Obama. Eliason stated a big part of the Siler City soccer community has manifested itself at the Siler City soccer field at the boys and girls club. Eliason stated that soccer field was built by the efforts of Michael Constantino and Paul Cuadros, and they single handedly raised over \$65,000 for the soccer field to be built. Eliason stated it was dedicated for soccer and it is the only league play soccer field on this end of the county. Eliason stated a lot of people got together and put forth the additional work and effort to the bridge the gap between the \$65,000 raised with their support and their literally sweat. Eliason stated that it would be disappointing to him to see the field not get used. Eliason stated it represents a lot of hard work from the community from a lot of important people. Eliason stated that he thought it would be an embarrassment to this community if that the field could be used for anything other than the purpose for which it was built. He is disappointed that there is talk of the field being used for some other purpose and he is disappointed that fees are being raised for that was already furnished and funded independently from the town. Eliason thanked the Board of Commissioners for their time and hope that they will consider the portion of the community that built the field.

Bill Yost, 914 South Second Avenue, Siler City, NC 27344

Yost stated that he was hard of hearing and Town Manager Thompson needs to speak up or he needs a small PA. Yost stated he loves Siler City and feels welcome.

PUBLIC HEARING

Unified Development Ordinance Public Hearing

(Incorporated by reference as if fully set forth herein Schedule 3)

Mayor Grimes opened the Unified Development Ordinance Public Hearing at 7:18 p.m. Planning Director Jack Meadows presented the proposed text amendments to §153 Multi-family Downtown Development, §171 Accessory Building Setback Requirements, and §174 Density on Lots Where Portion Dedicated to Town of the Town's Unified Development Ordinance. The proposed amendments include the removal of several requirements from §153 such as minimum square feet per unit, paved parking, certified plans, and washer/dryer hookups and the amendment to §171 will allow accessory buildings to be setback 10 feet from side lot boundary lines in all zoning districts.

Meadows stated the proposed amendments were recommended by the UDO Review Committee and Planning Board. The Town Board consented to the proposed amendments during meetings on May 15, 2014, June 16, 2014, and July 1, 2014. Town staff has received recent inquiries from citizens regarding multi-family downtown developments and reducing the side setbacks for accessory buildings.

Meadows reviewed the text amendments with the Board of Commissioners. Meadows stated the marked through items will be removed and underlined items will be added.

Roger Person, 405 W Elk Street, Siler City, NC 2734

Person stated that these changes are long overdue and will help our Town grow.

Mayor Grimes closed the Unified Development Ordinance Public Hearing at 7:29 p.m.

A motion to approve the of Siler City Unified Development Ordinance text amendment for §153 Multi-family Downtown Development, §171 Accessory Building Setback Requirements, and §174 Density on Lots Where Portion Dedicated to Town, which include the removal of several requirements from §153 such as minimum square feet per unit, paved parking, certified plans, and washer/dryer hookups and the amendment to §171 will allow accessory buildings to be setback 10 feet from side lot boundary lines in all zoning districts which is consistent with the adopted Land Development Plan and any other officially adopted plans because its more user friendly for our citizens was made by Commissioner Haiges, seconded by Commissioner Price and unanimously approved.

A motion to approve the Town of Siler City Unified Development Ordinance text amendment for §153 Multi-family Downtown Development, §171 Accessory Building Setback Requirements, and §174 Density on Lots Where Portion Dedicated to Town, which include the removal of several requirements from §153 such as minimum square feet per unit, paved parking, certified plans, and washer/dryer hookups and the amendment to §171 will allow accessory buildings to be setback 10 feet from side lot boundary lines in all zoning districts which is reasonable and in the public interest because it is for the benefit of our town and citizens was made by Mayor Pro Tem Cheek, seconded by Commissioner Haiges and unanimously approved.

A motion to approve the Town of Siler City Unified Development Ordinance text amendment for §153 Multi-family Downtown Development, §171 Accessory Building Setback Requirements, and §174 Density on Lots Where Portion Dedicated to Town, which include the removal of several requirements from §153 such as minimum square feet per unit, paved parking, certified plans, and washer/dryer hookups and the amendment to §171 will allow accessory buildings to be setback 10 feet from side lot boundary lines in all zoning districts because of changing conditions in a particular neighborhood as a whole was made by Commissioner Price, seconded by Commissioner Haiges and unanimously approved.

OLD BUSINESS

Appearance Committee Appointments

(Incorporated by reference as if fully set forth herein Schedule 4)

Mayor Grimes appointed Susan Baker of 605 N Fir Avenue as an in town appointment and Ed Spence of 68 Pinewood Drive as an ETJ appointment. Mayor Pro Tem Cheek appointed Ann Radcliffe of 708 Red Oak Drive. Commissioner Bray appointed John Morris of 807 Cliftwood Drive. Commissioner Constantino appointed Curtis Brown of 310 North Garden Avenue. Commissioner Fadely appointed Jessica Fields of 267 Pine Forest Drive. Commissioner Haiges appointed Kenneth McPherson of 2426 Piney Grove Church Road. Commissioner Price appointed Marcia Grimes of 1602 Mt. Vernon Springs Road. Commissioner Siler appointed Zoann Adams of 505 Elk Lane.

A motion to approve the appointments to the Siler City Appearance Committee was made by Commissioner Constantino, seconded by Commissioner Price and unanimously approved.

40+ Basketball Program Update

(Incorporated by reference as if fully set forth herein Schedule 5)

Parks and Recreation Director Jessica Puckett updated the Board of Directors on the proposed 40+ Basketball Program with Ronnie and William Siler, organizers of the 40+ Men's Basketball Program, the following program parameters and procedures are recommended:

- Time: Every Sunday and Wednesday. 6 p.m.-8 p.m.
- Location: Paul Braxton Gym
- Coordinators: Ronnie Siler and William Siler. They will report to the Director of Parks & Recreation for any and all related matters for the program.
- Target Population: Men, ages 40 and older.
 - While targeting this population, any gentlemen over the age of 18 will be allowed to play. Due to a lack of current programming for youth, we aim to give young men an opportunity to interact with and play with older populations as compared to participating in non-active, detrimental activities.
- Cost: Free.
- Responsibilities and Procedures:
 - All participants must sign an attendance sheet with a Siler City Parks and Recreation waiver located at the top acknowledging the program and involved risk. Attendance sheets will be turned into the Parks & Recreation Director on a monthly basis.
 - All posted gym rules must be followed.
 - The gym will be swept after each meeting. Spot mopping as needed.
 - Clean bathrooms must be maintained.
 - All trash cans must be emptied after each meeting.
 - The facility must be locked and secured after each meeting.

The Board of Commissioners asked questions of Puckett and discussed the program. Commissioner Fadely asked about the cost and understands that the Siler's can't charge, but will the town charge the participants. Puckett stated at this point no, part of the problem with charging the participants is that we would have to have a paid staff person there to take money in. Commissioner Fadely asked if we take this program under the town and don't charge, what does that look like for the other programs that we do charge for. Puckett stated that would be a precedent that we would set.

A motion to adopt the program parameters and procedures as recommended was made by Commissioner Bray, seconded by Commissioner Cheek, adopted by majority vote with Fadely voting against.

Airport Non Primary Entitlement Resolution

(Incorporated by reference as if fully set forth herein Schedule 6)

Manager Thompson presented a resolution for the Non Primary Entitlement Funding for the North Carolina Department of Transportation Airport Block Grant. Thompson stated that the resolution was required as part of the funding.

A motion to adopt the Non Primary Entitlement Funding Resolution was made by Commissioner Constantino, seconded by Commissioner Haiges and unanimously approved.

2014/2015 Fee Schedule

(Incorporated by reference as if fully set forth herein Schedule 7)

Manager Thompson presented an updated 2014/2015 Fee Schedule for the Parks and Recreation Department. Thompson stated the approved fee schedule for the Parks and Recreation Department needed to amend due to new information. The Board of Commissioners discussed the Fee Schedule.

A motion to amend the 2014/2015 Fee Schedule for the Parks and Recreation Department was made by Commissioner Constantino, seconded by Commissioner Price and unanimously approved.

NEW BUSINESS

Book Presentation by Marian Rogers-Lindsay: Images of America Siler City

(Incorporated by reference as if fully set forth herein Schedule 8)

Marian Rogers-Lindsay presented a new book entitled Images of America Siler City. Rogers-Lindsay stated she lives at 5418 Friendly Manor Drive, Greensboro. Lindsay stated she is a native of Siler City, born here in January 1957. She is a Librarian and Teacher for the Guilford County School System. Stated on the back of the book of the images in Siler City are from the Duane Hall Historical Collection, the Farmers Alliance Store per Nancy Tysor, the Chatham County Historical Association and other private collections. Rogers-Lindsay went on to explain how she came to write the book for Arcadia Publishing. The Board of Commissioners thanked Ms. Lindsay for her presentation.

NCDOT STI Process for Bike and Pedestrian Projects

(Incorporated by reference as if fully set forth herein Schedule 9)

Planning Director Jack Meadows presented the NCDOT STI Process for Bike and Pedestrian Projects to the Board of Commissioners. Meadows stated that NCDOT is requiring a letter of commitment which demonstrates that the Town will provide the 20% match for any bike and pedestrian project that TARPO plans to assign points to through the STI process. The Town's only bike and pedestrian project that will receive points is the East Raleigh Street project, which includes the following:

- a. multi-use side path along south side of street from East Eleventh Street (US 64) to South Tenth Avenue
- b. sidewalk along south side of street from South Tenth Avenue to South Sixth Avenue
- c. #2 and #6 ranked projects per Siler City Pedestrian Master Plan
- d. Project Distance = 5,804.5 feet

- e. Includes high visibility crosswalks, ADA compliant curb ramps, clearly designated pedestrian crossing areas across driveways and curb-cuts
- f. Annual Average Daily Traffic = 5,700 – 5,900
- g. Cost Estimate
 - i. Design/Engineering Cost = \$39,140
 - ii. Construction Cost = \$195,679
 - iii. Total Cost = \$234,840
- h. Revenue
 - i. Federal funding via NCDOT (80%) = \$187,872
 - ii. Town (20%) = \$46,968

A motion to have the Town Manager to execute the letter to NCDOT Division of Bicycle & Pedestrian Transportation for the East Raleigh Street Project was made by Commissioner Haiges, seconded by Commissioner Price and unanimously approved.

2014 National Night Out Resolution

(Incorporated by reference as if fully set forth herein Schedule 10)

Police Chief Gary Tyson presented the 2014 National Night Out Resolution and Map to the Board of Commissioner for their approval which will be held on Tuesday, August 5, 2014. Tyson stated this is the 7th year for the event in Siler City. Tyson also listed the locations and other participates. The Board of Commissioners discussed National Night out.

A motion to approve the 2014 National Night Out Resolution was made by Commissioner Fadely, seconded by Commissioner Haiges and unanimously approved.

Special Meeting for Swimming Pool

Manager Thompson requested a Special Meeting on Tuesday, August 12, 2014 at 6:30 pm for a Swimming Pool workshop and possible grant.

A motion to have a special meeting on Tuesday, August 12, 2014 at 6:30 pm was made by Commissioner Price, seconded by Commissioner Fadely and unanimously approved.

Letter of Intent for Loves Creek Greenway

(Incorporated by reference as if fully set forth herein Schedule 11)

Planning Director Jack Meadows presented a letter of interest for the Loves Creek Greenway. Meadows stated the letter of interest was to seek Private Engineering Firm to provide Construction Engineering and Inspection services for the project.

A motion to approve the Letter of Intent for the Loves Creek Greenway was made by Commissioner Fadely, seconded by Commissioner Price and unanimously approved.

Brown Fields RFQ

(Incorporated by reference as if fully set forth herein Schedule 12)

Planning Director Jack Meadows presented a potential grant opportunity for a Brownfield Assessments Project. Meadows introduced Darrien with Mid-Atlantic Associates, he gave an overview of the grant program.

A motion was made to send out a Request for Qualifications – Professional Consulting Services for a Brownfields Assessment Project was made by Commissioner Haiges, seconded by Commissioner Constantino and unanimously approved.

MANAGER'S REPORT

(Incorporated by reference as if fully set forth herein Schedule 13)

Boling Lane Neighborhood USDA Update

Manager Thompson updated the Board of Commissioners on the USDA Rural Development Grant/Loan Application for the Boling Lane Park Neighborhood. Thompson presented a letter to the State from McGill Associates respective of the environmental assessment requirements. In addition, Thompson stated McGill Associates is currently conducting field work on site to prepare the preliminary engineering report (PER).

ADA Access – Boling Lane Park

Thompson stated that Parks and Recreation Director, Jessica Puckett, is in the process of obtaining additional quotes for the completion of the subject project. Puckett has indicated that such additional information should be available for Board review at the second meeting in August.

Parks and Recreation Facilities Tour

Thompson stated that Parks and Recreation Director, Jessica Puckett, is planning an opportunity to invite members of the Board to participate in a tour of Parks and Recreation facilities. The intent of the tour is to make the members of the Board aware of the various facilities owned and/or operated by the Town and their locations and conditions. This will afford the Board a greater hands-on understanding while conducting discussions pertaining to the same. Puckett anticipates providing further information about this opportunity in the near future.

Carolina Pool Management

Thompson stated that staff sent notice to CPM to inform the Town's pool management vendor that the Municipal Pool at Bray Park will not open during the 2014 season on account of maintenance issues. The subject notice indicated to CPM that the Town seeks to exercise paragraph 13 of the management agreement between CPM and the Town. Paragraph 13 relates to emergency closure of the pool facilities and provides a method of resolution for the accounting of and payment for services afforded the Town by CPM up to the time of closure. Following the subject notice, Town Staff spoke directly with CPM representatives to verify receipt of the notice and to ensure agreement on the applicability of paragraph 13. CPM representatives agreed and both CPM and Town Staff are currently in the process of closing out the agreement for the current year.

DEPARTMENT REPORTS

1. Building Inspections
(Incorporated by reference as if fully set forth herein Schedule 14)
2. Fire Department
(Incorporated by reference as if fully set forth herein Schedule 15)
3. Parks and Recreation
(Incorporated by reference as if fully set forth herein Schedule 16)
4. Planning and Community Development
(Incorporated by reference as if fully set forth herein Schedule 17)

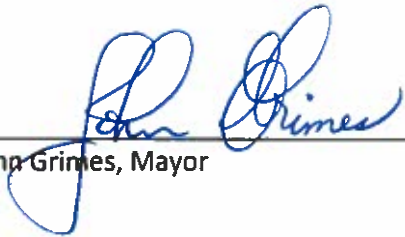
5. Police
(Incorporated by reference as if fully set forth herein Schedule 18)
6. Public Works
(Incorporated by reference as if fully set forth herein Schedule 19)

GOVERNING BODY COMMENTS

Commissioner Price stated he is a member of the Siler City Development Organization (SCDO), and after having two public meetings, SCDO has added additional board members and created two committees, one is the People Committee and the other is the Places Committee. Commissioner Price stated these committees will work on locations and help with efforts to promote mega site.


ADJOURNMENT

With no further business, the Board of Commissioners adjourned at 8:50.



John Grimes, Mayor

ATTEST:



Jenifer J Everage, Town Clerk

