

TOWN OF SILER CITY

The Siler City Town Board of Commissioners met in regular session on **Monday, August 18, 2014** at 7:00 p.m. in the City Hall Courtroom with Mayor John Grimes presiding. Mayor Pro Tem Larry Cheek gave the invocation with the recitation of the Pledge of Allegiance following.

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

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

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

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

CONSENT AGENDA

Mayor Grimes stated that all items on Consent Agenda are considered routine, to be enacted on one motion without discussion.

A motion to approve the consent agenda which included the June 12, 2014 Budget Workshop Minutes (incorporated by reference as if fully set forth herein Schedule A) and June 16, 2014 Regular Meeting Minutes (incorporated by reference as if fully set forth herein Schedule B) was made by Mayor Pro Tem Cheek, seconded by Commissioner Fadely and unanimously approved.

PUBLIC COMMENT

Mayor Grimes stated each speaker is asked to limit comments to 3 minutes, and the requested total comment period will be 15 minutes or less. Mayor Grimes further stated to provide the clerk with copies of any handouts you have for the Board. Mayor Grimes then stated although the Board is interested in hearing your concerns, speakers should not expect Board action or deliberation on subject matter brought up during the Public Comment segment. (Incorporated by reference as if fully set forth herein Schedule C)

Johnny Smith, 810 North Chatham Avenue, Siler City, NC 27344

Smith stated he has never been to a Board meeting and wanted to see how things are done.

PUBLIC HEARING

Public Hearing for the Proposed UDO Text Amendments

Mayor Grimes opened the Public Hearing for the Proposed UDO Text Amendments at 7:04PM.

No one signed up for the Public Hearings.

Jack Meadows presented proposed UDO Text Amendments to the Board of Commissioners. (Incorporated by reference as if fully set forth herein Schedule D) Which included §125 Residential Districts, §128 Planned Unit Development (PUD) Districts, §130 Conditional-Use Districts, §136 Definitions, §140 Accessory Uses, §147 Table of Permissible Uses, §148 Planned Residential Development (PRD), §149 PUD, §157 Manufactured Home Park (MHP), §167 Lot Size, §168 Residential Density, §169 Lot Width, §170 Building Setback, §172 Building Height, §173 Cluster Subdivisions, and Appendix I-6 MHP of the UDO. The proposed amendments include the establishment of the R-3 and R-MH districts and changes to PRD and PUD, Table of Uses, and dimensional standards for several zoning districts and MHP.

Mayor Grimes closed the Public Hearing for the Proposed UDO Text Amendments at 7:52 PM.

A motion that the UDO Text Amendments which includes §125 Residential Districts, §128 Planned Unit Development (PUD) Districts, §130 Conditional-Use Districts, §136 Definitions, §140 Accessory Uses, §147 Table of Permissible Uses, §148 Planned Residential Development (PRD), §149 PUD, §157 Manufactured Home Park (MHP), §167 Lot Size, §168 Residential Density, §169 Lot Width, §170 Building Setback, §172 Building Height, §173 Cluster Subdivisions, and Appendix I-6 MHP of the UDO. The proposed amendments include the establishment of the R-3 and R-MH districts and changes to PRD and PUD, Table of Uses, and dimensional standards for several zoning districts and MHP is consistent with the adopted Land Development Plan and any other officially adopted plans because they are more user friendly was made by Commissioner Fadely, seconded by Mayor Pro Tem Cheek and unanimously approved.

A motion that the UDO Text Amendments which includes §125 Residential Districts, §128 Planned Unit Development (PUD) Districts, §130 Conditional-Use Districts, §136 Definitions, §140 Accessory Uses, §147 Table of Permissible Uses, §148 Planned Residential Development (PRD), §149 PUD, §157 Manufactured Home Park (MHP), §167 Lot Size, §168 Residential Density, §169 Lot Width, §170 Building Setback, §172 Building Height, §173 Cluster Subdivisions, and Appendix I-6 MHP of the UDO. The proposed amendments include the establishment of the R-3 and R-MH districts and changes to PRD and PUD, Table of Uses, and dimensional standards for several zoning districts and MHP is reasonable and in the public interest because of the safety of the citizens and it went through the UDO process was made by Mayor Pro Tem Cheek, seconded by Commissioner Price and unanimously approved.

A motion to approve the UDO Text Amendments which includes §125 Residential Districts, §128 Planned Unit Development (PUD) Districts, §130 Conditional-Use Districts, §136 Definitions, §140 Accessory Uses, §147 Table of Permissible Uses, §148 Planned Residential Development (PRD), §149 PUD, §157 Manufactured Home Park (MHP), §167 Lot Size, §168 Residential Density, §169 Lot Width, §170 Building Setback, §172 Building Height, §173 Cluster Subdivisions, and Appendix I-6 MHP of the UDO. The proposed amendments include the establishment of the R-3 and R-MH districts and changes to PRD and PUD, Table of Uses, and dimensional standards for several zoning districts and MHP because of changed or changing conditions in a particular neighborhood or community as a whole and to promote the general health, safety and welfare of the citizens of Siler City was made by Commissioner Fadely, seconded by Commissioner Siler and unanimously approved.

OLD BUSINESS

Loves Creek Greenway Phase 1 Project

Meadows updated the Board of Commissioners on the Loves Creek Greenway Phase 1 Project (Incorporated by reference as if fully set forth herein Schedule E). Meadows stated the Town received 13 submittals for the (CEI) Construction, Engineering, and Inspection Services. Meadows stated that no action is requested from the Board of Commissioners at this time.

NEW BUSINESS

Tarheel Challenge Academy Presentation

Jim Bright with Tarheel Challenge Academy explained the co-ed youth program to the Board of Commissioners (Incorporated by reference as if fully set forth herein Schedule F). Bright stated the program is for high school dropouts and is sponsored by the North Carolina National Guard. Bright further stated the program is to redirect the efforts of young adults who have had trouble succeeding in the normal high school environment, and give them the skills and attitude to become productive citizens in their communities.

Façade/Streetscape Grant Program

Meadows presented a Façade/Streetscape Grant Program (Incorporated by reference as if fully set forth herein Schedule G) to the Board of Commissioners. Meadows stated the Façade/Streetscape Grant Program was very successful as part of the NC STEP program. Meadows further stated the program has a Budget of \$2,500 for FY 2014/2015. Meadows stated the program includes both downtown and major corridors. Meadows requested the Board of Commissioners to approve the program and designate members to sit on the Façade/Streetscape Grant Committee. Mayor Grimes stated he fills the Planning Board would work well for the Grant Committee.

A motion to remove part of section I. "that do not exceed more than 25% of the total project" in the Façade/Streetscape Grant Program was made by Commissioner Fadely, seconded by Commissioner Price and unanimously approved.

A motion to approve the Façade/Street Grant Program with changes was made by Commissioner Price, seconded by Mayor Pro Tem Cheek and unanimously approved.

A motion to direct the Planning Board to act as the Façade/Streetscape Grant Committee was made by Commissioner Haiges, seconded Commissioner Fadely and unanimously approved.

Non-Profit Rentals

Puckett presented a Non-Profit/Government Entity Facility and Field Rentals Proposed Policy (Incorporated by reference as if fully set forth herein Schedule H) to the Board of Commissioners. Puckett stated the proposed policy would be for 501(c)3 Non Profits in Chatham County to receive a 60% reduction of Parks and Recreation facility and field rental fees.

A motion to approve the Parks and Recreation Facilities Fee Schedule Exceptions for Non Profit/Government Entity Rentals as presented was made by Commissioner Fadely, seconded by Commissioner Price and unanimously approved.

MANAGER'S REPORT

Thompson presented the Manager's Report (Incorporated by reference as if fully set forth herein Schedule I) which included the Incentive Policy, Boling Lane Neighborhood Waterline Update, Mega Site Waterline Update, Fire Chief Selection Process, Airport Update. Thompson stated the Incentive Policy will be on the September 2, 2014 Board of Commissioners agenda and Dianne Reid with Chatham Economic Development will attend the meeting. Thompson then stated the Boling Lane Neighborhood Waterline project is moving forward with the CDBG. Thompson stated the mega site waterline will be along Highway 64. Thompson stated the Airport Work Authorization and Budget Amendments will be presented at the next meeting.

GOVERNING BODY COMMENTS

Mayor Pro Tem Cheek stated the TARPO committee met and the airport project received 100 points. Cheek stated that the Highway 64 project didn't score well, but did get points for the East 11th and West 11th project. Cheek further stated we will have to wait and see where NCDOT scores us on the project.

Commissioner Fadely asked about the status of the Avalore In-Door soccer project. Meadows stated he didn't know, that would be a questions for McLaurin.

Commissioner Haiges asked about the status of the tennis court at Boling Lane Park. Mayor Pro Tem Cheek asked about balls going outside the fence, he asked if the fence needed mending. Puckett stated she has ordered another net and is working with soil and water because of the erosion at the park. Commissioner Bray asked what if we take down the fence and put in the basketball court. Puckett stated she was looking at the options. Commissioner Fadely asked about a beach volleyball court. Mayor Pro Tem Cheek spoke about the section of the park that has the worst water control issues. Mayor Grimes stated sections of the park act like a dam at times. Mayor Grimes asked Puckett to drawn up some options and facts about the water issue at the park.

Commissioner Fadely stated the luncheon with Piedmont Health Services was a good program and they have a good adult day care for seniors.

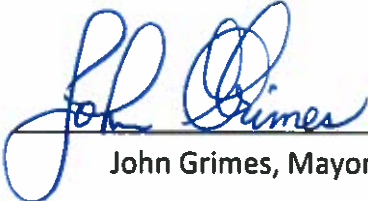
Commissioner Price stated the Siler City Development Organization (SCDO) has set up two different committees, the people committee and the places committee.

Chief Tyson thanked the Board of Commissioners for national night out.

Commissioner Bray stated JM Football starts on Friday.

ADJOURNMENT

With no further business the Board of Commissioner adjourned.



John Grimes, Mayor

ATTEST:



Jenifer J Everage, Town Clerk

