

**TOWN OF SILER CITY**

The Siler City Town Board of Commissioners met in regular session on **Monday, September 15, 2014** at 7:00 p.m. in the City Hall Courtroom with Mayor John Grimes presiding. Commissioner Fadely 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, Finance Director Tammy Speicher, Police Chief Gary Tyson, Town Planner Jack Meadows, Parks and Recreation Director Jessica Puckett, and Town Clerk Jenifer Everage.

**AGENDA ADJUSTMENTS/APPROVAL OF AGENDA**

Manager Thompson asked for the following to be added under the Consent Agenda: Accept Resignation of Burton Wood, under the CDBG Public Hearing a Resolution approving the application for CDBG, under Old Business a Pool Update.

***A motion to approve the agenda with the additions was made by Commissioner Fadely, seconded by Commissioner Price 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 July 21, 2014 Regular Meeting (Incorporated by reference as if fully set forth herein Schedule A), August 12, 2014 Regular Meeting (Incorporated by reference as if fully set forth herein Schedule B), Accept Resignation of Chris Murchison (Incorporated by reference as if fully set forth herein Schedule C), Advertise Vacancy of ETJ Planning Board Member (Incorporated by reference as if fully set forth herein Schedule D, )Accept Resignation of Burton Wood (Incorporated by reference as if fully set forth herein Schedule R) was made by Mayor Pro Tem Cheek, seconded by Commissioner Haiges 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 E)

**Rachael Cone, Hispanic Liaison Executive Director, 105 E 2<sup>nd</sup> Street, Siler City, NC 27344**

Cone stated she is the Hispanic Liaison Executive Director and shared an event with the Board of Commissioners called of Hispanic Heritage Month Celebration which is taking place on September 19, 2014 in downtown Siler City.

#### **PUBLIC HEARINGS**

##### **Public Hearing Proposed UDO Text Amendments**

Mayor Grimes opened the Public Hearing for the Proposed UDO Text Amendments at 7:05PM.

No one signed up for the Public Hearing.

Jack Meadows presented proposed UDO Text Amendments to the Board of Commissioners. (Incorporated by reference as if fully set forth herein Schedule F) Proposes text amendments to §11 Miscellaneous, §136 Definitions, §147 Table of Permissible Uses, §151 Special Events, §156 Reoccurring Special Events. The proposed amendments include addressing word interpretation and consolidated special events and reoccurring special events.

Mayor Grimes closed the Public Hearing for the Proposed UDO Text Amendments at 7:22 PM.

***A motion that the UDO Text Amendments which includes text amendments to §11 Miscellaneous, §136 Definitions, §147 Table of Permissible Uses, §151 Special Events, §156 Reoccurring Special Events. The proposed amendments include addressing word interpretation and consolidated special events and reoccurring special events is consistent with the adopted Siler City Land Development Plan and any other officially adopted plans because they are more user friendly was made by Commissioner Price, seconded by Mayor Pro Tem Cheek and unanimously approved.***

***A motion that the UDO Text Amendments which includes text amendments to §11 Miscellaneous, §136 Definitions, §147 Table of Permissible Uses, §151 Special Events, §156 Reoccurring Special Events. The proposed amendments include addressing word interpretation and consolidated special events and reoccurring special events is reasonable and in the public interest because it clarifies and simplifies the UDO was made by Commissioner Haiges , seconded by Commissioner Price and unanimously approved.***

***A motion to approve the UDO Text Amendments which includes text amendments to §11 Miscellaneous, §136 Definitions, §147 Table of Permissible Uses, §151 Special Events, §156 Reoccurring Special Events. The proposed amendments include addressing word interpretation and consolidated special events and reoccurring special events to promote and forwards the purposes of the adopted Siler City Land Development Plan and to promote the general health, safety and welfare of the citizens of Siler City was made by Mayor Pro Tem Cheek, seconded by Commissioner Fadely and unanimously approved.***

Public Hearing for CDBG for Water System Improvement Project

Mayor Grimes opened the Public Hearing for the Water System Improvement Project at 7:24PM. (Incorporated by reference as if fully set forth herein Schedule G)

The public hearing is to solicit public input on the Water System Improvement project that will be submitted to the CDBG Infrastructure program in October.

Mike Apke with McGill and Associates provided detailed information on the Community Development Block Grant Infrastructure (CDBG) project included in the application for the three (3) million dollars of CDBG funds for the eligible project of a Water System Improvement.

Apke reviewed the previously applied for CDBG on the April 1, 2014 and the point system. The Town's application was not funded. Apke stated the CDBG provides grants to governments for water and sewer related projects, such as water lines, water plant, wastewater treatment plants.

Assistance that will go to Low and Moderate Income (LMI) has gone from 69% in the April data set to 81% in a new data set which is the estimated percentage of low and moderate income persons. Apke suggested that the Town increase the scope of the project and apply for the CDBG Infrastructure.

Apke reviewed the Town's residential housing relocation and displacement plan. The plan states if you are a low to moderate income person displaced during a project, the Town, to the extent feasible, will provide them temporary relocation for no longer than 30 days. The family will be provide housing that is safe, sanitary, and free of any code violations.

**Trudy Walters, 414 W Elk Street, Siler City, NC 27344**

Walters stated she heard about the meeting from someone else. Walters asked the Town to communicate better. Her water is still bad, she understands that the Town is flushing the hydrates constantly and that seems like a terrible waste. Walters understands this is federal funding and they need something done. She understands this will cover the whole town, but she would like to see their neighborhood be a priority. Her water has a sulfur smell and taste.

**Pearl Herndon, 525 W Dolphin Street, Siler City, NC 27344**

Herndon shared a picture of the pipe cutting that contained build up that she has had for a year and a half. Herndon stated all her sinks, pipes, and faucets continue to rust. She had to replace a hot water heater that is less than 5 years old and rusted kitchen pipes had to be replaced. Herndon asked how much damage is this doing to all the things she has already replaced. Herndon then asked if the grant goes through, how much longer it is going to be before it's fixed. Herndon would like the town to communicate better and ask is water quality data being taken on her street each month. Herndon asked what is in her water, she feels she has a right to know. Herndon stated that her family is buying

water, she does not use the water, but to bathe for a year and a half. Herndon asked about a discount for those effected by the poor water quality.

Mayor Grimes closed the Public Hearing for the Water System Improvement Project at 7:52 PM.

The Board of Commissioners asked questions of Apke.

***A motion to approve a Resolution authorizing the Town Manager to apply for a Community Development Block Grant was made by Commissioner Fadely, seconded by Commissioner Price and unanimously approved.***

#### **OLD BUSINESS**

##### **Airport – ALP Update**

Thompson presented an amended Work Authorization #1 for the Airport ALP with WK Dickson. Thompson stated FFA is requiring an additional survey and the amendment will cover that survey. (Incorporated by reference as if fully set forth herein Schedule H)

***A motion to approve the amended Work Authorization #1 for the Airport ALP with WK Dickson was made by Commissioner Price, seconded by Commissioner Haiges and unanimously approved.***

##### **Boling Lane ADA Update**

Puckett shared quotes for the project with the Board of Commissioners. The Board of Commissioners asked questions of Puckett. The consensus of the Board of Directors was to wait on the project until more information is gather and have an engineer work on the project. (Incorporated by reference as if fully set forth herein Schedule I)

##### **Swimming Pool Update**

Commissioner Fadely updated the Board of Commissioners on the swimming pool. Fadely stated he, Puckett, and Thompson visited Smithfield on September 1. They will also be visiting the Buffalo Road facility and the Kinston facility. Fadely stated a master plan would need to be completed for Bray Park. Fadely stated each of the facilities are very nice. Fadely stated this would be a multi-year process.

#### **MANAGER'S REPORT**

Thompson asked the Board of Commissioner to refer to their calendars, that the Town has some meetings coming up. Thompson stated that at a staff meeting, they have made a commitment to start discussing the budget process earlier and will be setting a budget calendar soon.

#### **DEPARMENT REPORTS**

Building Inspection (Incorporated by reference as if fully set forth herein Schedule K)

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

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

Parks and Recreation (Incorporated by reference as if fully set forth herein Schedule N)

Planning and Community Development (Incorporated by reference as if fully set forth herein Schedule O)

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

Public Works (Incorporated by reference as if fully set forth herein Schedule Q)

#### **GOVERNING BODY COMMENTS**

Commissioner Haiges asked about the Fire Chief hiring process. Thompson stated that he is finalizing the job description, then the job ad will be going out.

Commissioner Haiges then asked about signage at Boling Lane Park. Puckett stated signs have been ordered.

Commissioner Siler asked if the tennis court at Bray Park was going to be sealed. Puckett stated she is looking into it, but it may have to be done in the next budget. Puckett further stated she is looking at the US Tennis Association to get a grant.

Commissioner Siler asked about the grass and weeds at Landrus Siler Park and Washington Avenue Park. Siler stated the parks need some attention. Puckett stated that it will be weed-eated on Wednesday of this week.

Grimes asked about a large gathering of soccer players at the Boling Lane Park and is that authorized. Puckett stated is not supposed to be.

Commissioner Haiges asked when the old Henry Siler School building could be cleaned up. Meadows stated the Code Enforcement Officer was aware and that he had sent the county a request.

Puckett stated she had two more items, the Town has received two grants, one for signage at all the parks, balls for baseball, software, and tee-balls and the other for pedestrian/bicycle counter for the greenway.

Commissioner Siler thanked Bryan and the Town for picking up brush.

Commissioner Siler then asked how the third window for the License Plate Agency was coming along. Thompson stated that is pretty much done as of this weekend, the last thing that's needed is for the State to come and move the computers.

Mayor Pro Tem Cheek asked about the increased hours in the Water Department. Speicher stated the first time one person came, the second no one came.

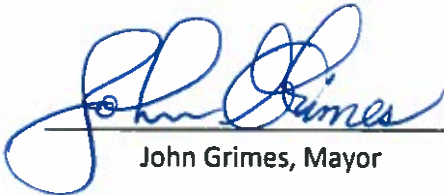
**CLOSED SESSION**

***A motion was made to go into Closed Session 143-318.11(a)(4) To discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body, including agreement on a tentative list of economic development incentives that may be offered by the public body in negotiations. The action approving the signing of an economic development contract or commitment, or the action authorizing the payment of economic development expenditures, shall be taken in an open session. And Closed Session 143-318.11(a)(5) To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; or (ii) the amount of compensation and other material terms of an employment contract or proposed employment contract. Was made by Commissioner Haiges, seconded by Commissioner Fadely and unanimously approved.***


***A motion was made to come out of Closed Session by Commissioner Constantino, seconded by Commissioner Haiges and unanimously approved.***

**ADJOURNMENT**

The meeting adjourned at 9:59PM

  
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John Grimes, Mayor

**ATTEST:**

  
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Jenifer J Everage, Town Clerk

