

**TOWN OF SILER CITY**

The Siler City Board of Commissioners met in Regular Session on **Tuesday, September 7, 2021**, at 6:30pm in Multipurpose at the Wrenn Memorial Library with Mayor Pro Tem Bray presiding. Commissioner Haiges 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, Bill Haiges, Thomas "Chip" Price, and Tony Siler

**TOWN STAFF PRESENT:** Town Manager Roy Lynch, Town Attorney William Morgan, Planning Director Jack Meadows, Public Works Director Chris McCorquodale, Police Chief Mike Wagner, Finance Director Tina Stroupe, Parks and Recreation Director Jack Clelland, Fire Chief Scott Murphy, and Town Clerk Jenifer Johnson

**AGENDA ADJUSTMENTS/APPROVAL OF AGENDA**

Lynch requested the addition of Public Comment and the removal of the Closed Session to the agenda.

*A motion to approve the agenda as amended was made by Commissioner Haiges, seconded by Commissioner Brown, and unanimously approved.*

**CONSENT**

*A motion to approve the consent agenda which includes the August 2, 2021, Minutes (Incorporation by reference as if fully set forth herein Schedule A), August 16, 2021, Minutes (Incorporation by reference as if fully set forth herein Schedule B), Airport Maintenance Sublease Contract (Incorporation by reference as if fully set forth herein Schedule C) was made by Commissioner Haiges, seconded by Commissioner Boone, and unanimously approved.*

**PUBLIC HEARING**

Town of Siler City proposes the following text amendments to the UDO: §148(c) Multi-family Downtown Development (parking requirements).

Mayor Pro Tem Bray opened the public hearing for the proposed text amendments to the UDO: §148(c) Multi-family Downtown Development (parking requirements) at 6:33pm. (Incorporation by reference as if fully set forth herein Schedule D)

Meadows shared the following documents:

1. Ordinance amending Article 11
2. Site plan application for 128 S. Chatham Ave.
3. Town multifamily residential parking regulations
4. Parking regulations from other communities
5. worksheet.

Meadows stated that the proposed amendments were first discussed between town staff and a downtown developer. The planning board initiated the proposed amendments at the July 2021 planning board meeting.

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

Prepared by Jenifer K Johnson, Town Clerk

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Meadows shared the 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.

Meadows shared the Planning Board recommendations from the August 9, 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.

The Board of Commissioners discussed the amendment and parking in downtown. The consensus of the Board of Commissioners was to add the statement "per development" to the amendment.

Mayor Pro Tem Bray closed the public hearing at 6:52pm.

***A motion to approve that the action is consistent with the adopted land development plan for the text amendments to the UDO: §148(c) Multi-family Downtown Development (parking requirements) because amending ordinances as needed to accommodate uses or situations that arise and are not clearly covered by existing ordinances and that the proposed amendment is reasonable because Modify the development ordinances to be more user-friendly where possible was made by Commissioner Haiges, seconded by Commissioner Brown, and unanimously approved.***

#### OLD BUSINESS

##### 5<sup>th</sup> Street Repair Budget Amendment 2022.4 and Bid Award

Lynch stated at the June 7, 2021, the Board of Commissioners contracted with McGill Associates to prepare a Preliminary Engineering Report for the West 5<sup>th</sup> Street Culverts Replacement between Camelia Avenue and the railroad. These culverts convey flow from Loves Creek Tributary 1 under West 5<sup>th</sup> Street and are located within the Norfolk Southern Railroad right-of-way, within the floodplain, and partially within the floodway for Loves Creek. A failure of the roadway has occurred due to loss of roadbed material around the culverts under the road. (Incorporation by reference as if fully set forth herein Schedule E)

Lynch stated that the construction bids were opened at 10am this morning and Town Staff has a budget amendment 2022.4 and is recommending contracting with SKC, Inc with a bid of \$149,960.00.

*A motion to award the bid for the 5<sup>th</sup> Street repair to SKC, Inc for \$149,960.00 and authorize the Town Manager to execute the contract was made by Commissioner Fadely, seconded by Commissioner Price, and unanimously approved.*

*A motion to approve budget amendment 2022.4 Budget Amendment was made by Commissioner Haiges, seconded by Commissioner Brown, and unanimously approved.*

**NEW BUSINESS**

Fire Department Insurance Services Office (ISO) Rating Update

Fire Chief Scott Murphy gave an update on the most recent Fire Department Insurance Services Office (ISO) Rating for Siler City and the Central Chatham Fire District. Chief Murphy explained the process for which the department was able to receive the achievement in reducing the rate from 5 to 4 in Central Chatham and 4 to 3 in Siler City. (Incorporation by reference as if fully set forth herein Schedule F) The Board of Commissioners thanked Murphy and all the Fire Department for all the hard work.

**MANAGER'S REPORT**

Lynch shared the following with the Board of Commissioners: Monthly Contract Report (Incorporation by reference as if fully set forth herein Schedule G), Chatham 250 Parade, Immigrant Advisory Committee, Airport Terminal Building, City Hall Renovations, and September 20<sup>th</sup> meeting.

**TOWN ATTORNEY INFORMATION**

none

**GOVERNING BODY COMMENTS**

Commissioner Fadely stated that the census information is out, and our population has dropped. Fadely shared that we were going to lose funding and asked staff if we could check into appealing the numbers. Lynch stated that he would look into it.


Commissioner Boone stated that the sign on MLK, Jr. Blvd that directed people to Ramsey Gym was down. Lynch stated that he would look into it.

Commissioner Siler stated that workers are out on the weekends cutting down limbs on 3<sup>rd</sup> Street, and 4<sup>th</sup> street. Lynch stated that staff is in discussion with them. McCorquodale stated that 3<sup>rd</sup> street should not be picked up by the town because it's a vacant lot, but they are working on it.

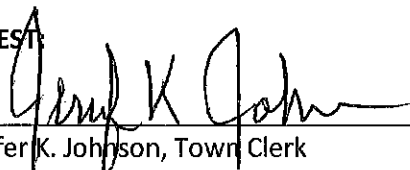
Commissioner Bray asked about the festival on Saturday.

**ADJOURNMENT**

With no further business the Board of Commissioners adjourned at 7:40pm.

  
Cindy B. Bray, Mayor Pro Tempore

ATTEST:

  
Jenifer K. Johnson, Town Clerk

Prepared by Jenifer K Johnson, Town Clerk

