

TOWN OF SILER CITY

The Siler City Board of Commissioners met in Regular Session on **Monday, September 8, 2020** at 7:00pm in City Hall Courtroom with Mayor Pro Tem Bray presiding. Commissioner Brown gave the invocation with the recitation of the Pledge of Allegiance following. Commissioner Fadely recited the Town of Siler City Mission Statement and Commissioner Haiges recited the Town of Siler City Vision Statement.

ELECTED TOWN OFFICIALS PRESENT: Cindy Bray, Curtis Brown, Bill Haiges, Thomas “Chip” Price, and Tony Siler, Zoom: Lewis Fadely and John Grimes

TOWN STAFF PRESENT: Town Manager Roy Lynch, Human Resources Director Nancy Darden, Finance Director Tina Stroupe, Planning Director Jack Meadows, Police Chief Mike Wagner, and Town Clerk Jenifer Johnson, Zoom: Attorney William Morgan

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

Lynch shared an updated agenda with the Board of Commissioners, which included the addition of the following under Consent: Bray Park Land Purchase Budget Amendment Schedule K, Bray Park Land Purchase Contract Schedule L and Winland Realty Street Closure Request Schedule M.

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

CONSENT

A motion to approve the consent agenda which includes the August 17, 2020 Minutes (Incorporation by reference as if fully set forth herein Schedule A), Timmons Group Engineering Services TIA Contract – Third Street (Incorporation by reference as if fully set forth herein Schedule B), Brownfields Project Mid Atlantic Master Services Agreement (Incorporation by reference as if fully set forth herein Schedule C), Brownfields Project SOG DFI, LLC Service Agreement (Incorporation by reference as if fully set forth herein Schedule D), Carolina Pool Management Winter Service Agreement (Incorporation by reference as if fully set forth herein Schedule E), Bray Park Land Purchase Budget Amendment (Incorporation by reference as if fully set forth herein Schedule K), Bray Park Land Purchase Contract (Incorporation by reference as if fully set forth herein Schedule L), Winland Realty Street Closure Request (Incorporation by reference as if fully set forth herein Schedule M) was made by Commissioner Brown, seconded by Commissioner Siler and unanimously approved.

Mayor Grimes asked to be excused for the remainder of the meeting.

A motion to excuse Mayor Grimes for the remainder of the meeting at 7:02pm was made by Commissioner Brown, seconded by Commissioner Haiges and unanimously approved.

OLD BUSINESS

UDO Amendment – Appointment and Terms of Planning Board Members

Meadows stated that a public hearing for the proposed text amendments to §23 Appointment and Terms of Planning Board Members of the UDO was held on August 17, 2020. No comments were received within the 24 hours after the closing of the public hearing.

Meadows shared the following documents:

1. draft ordinance amending Article 3

2. final ordinance amending Article 3
3. worksheet

Meadows stated that the Planning Board initiated the proposed amendments at the July 2020 meeting.

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 10, 2020 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.

A motion that the text amendment to §23 Appointment and Terms of Planning Board Members of the UDO is approved and consistent with the adopted land development plan and any other officially adopted plan because the land development plan recommends amending ordinances as needed to accommodate uses or situations that arise and are not clearly covered by existing ordinances and the action taken is reasonable and in the public interest because modifying the development ordinances to be more user friendly where possible was made by Commissioner Haiges, seconded by Commissioner Brown and unanimously approved.

District 2 Letters of Interest and Process

Lynch stated on Tuesday, July 21, 2020, Town Staff emailed out the notice to multiple databases. Staff also placed the notice in a block ad with the Chatham News and Record for July 30 and August 6 and advertised with WNCA Radio for 9 days.

Lynch stated that the advertising period closed on Monday, August 31, 2020 and the Town has received letters of interest from the following:

			Requirements	
First	Last	Address	Registered Voter	Lives in District 2
Norma	Boone	701 Siler Street	Yes	Yes
Travis	Patterson	314 Trinity Street	Yes	Yes
Albert	Reddick	328 Martin Luther King, Jr. Blvd.	Yes	Yes
Michael	Craven	1500 Duet Drive	District 3	

Lynch shared the following: public notice, letters of interest, and the School of Government Rules and Procedures for the Appointment.

Lynch stated if the Board of Commissioners would like to hold special meeting for interviewing as done in 2013, Staff is recommending 6:00pm on one of the following dates:

- Tuesday, September 15, 2020
- Thursday, September 17, 2020
- Tuesday, September 29, 2020

The Board of Commissioners discussed the process and decided to have one special meeting on Tuesday, September 29, 2020 at 6:00pm with interviews at 6:00pm, 6:40pm, and 7:20pm.

NEW BUSINESS

Personnel Policy Revisions

Darden shared revisions for the Town's Drug and Alcohol Testing Policies and Procedures and Employment of Relatives polices are being submitted for the Board's consideration.

Darden stated that the Drug and Alcohol Testing Policies and Procedures revisions address needed changes to clarify the following areas:

- 1) testing requirements for DOT-covered employees
- 2) Post-Accident testing
- 3) Removal of information that is better categorized as training information than policy
- 3) Updated list of Safety-Sensitive positions

The Board of Commissioners discussed the revisions.

A motion to approve the updated Drug and Alcohol Testing Policies and Procedures effective September 9, 2020 was made by Commissioner Brown, seconded by Commissioner Siler and unanimously approved.

Darden shared the Employment of Relatives policy and stated that it clarifies the work unit and the working relationships allowed and not allowed when considering the employment of relatives.

The Board of Commissioners discussed the revisions.

A motion to approve the updated Employment of Relatives Policy was made by Commissioner Haiges, seconded by Commissioner Price and unanimously approved.

Homeless Issues

Wagner stated according to the United States of Interagency on Homelessness "As of January 2019, North Carolina had an estimated 9,314 experiencing homelessness on any given day, as reported by Continuums of Care to the U.S. Department of Housing and Urban Development (HUD). Of that total, 767 were family households, 907 were Veterans, 417 were unaccompanied young adults (aged 18-24), and 1,271 were individuals experiencing chronic homelessness."

Wagner stated that the Town of Siler City is not exempt from these numbers and at any given time in Siler City we have a chronic displacement of 8-10 individuals that are homeless. Most of our homeless population have mental health related illnesses and, in some cases, a concurring dependency problem. The homeless population face daily struggles for necessities like for food, shelter and medical care.

Wagner stated that the police department in conjunction with groups of public/private partnerships are forming a working group to address short- and long-term homelessness by addressing systemic causes. The focus of the group is to develop a workflow for individuals and determine the best course of action. The challenges will be the allocation of staff, building space and financial resources.

MANAGER'S REPORT

Lynch shared the following with the Board of Commissioners:

Lynch stated that he and Commissioner Price had visited 12 businesses along Third Street and distributed the economic impact survey that was prepared by Chatham County Economic Development Corporation.

TOWN ATTORNEY INFORMATION

none

GOVERNING BODY COMMENTS

Jury Commission Discussion

Commissioner Fadely stated the Clerk of Court stated that Larry Cheek has been serving on the Jury Commission for Chatham County to review resident names and share information about the individual. Fadely stated that he followed back up with the Clerk's office and they have started the process for looking for someone and if anyone is interested, they should call them.

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 8:05pm was made by Commissioner Haiges, seconded by Commissioner Siler and unanimously approved.

A motion to come out of closed session at 8:21pm was made by Commissioner Brown, seconded by Commissioner Siler and unanimously approved.


A motion to approve the settlement of the Torres case for \$5,000.00 as negotiated by the North Carolina League of Municipality was made by Commissioner Haiges, seconded by Commissioner Brown and unanimously approved.


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 8:22pm was made by Commissioner Price, seconded by Commissioner Haiges and unanimously approved.

A motion to come out of closed session at 8:35pm was made by Commissioner Haiges, seconded by Commissioner Siler and unanimously approved.

ADJOURNMENT

With no further business the Board of Commissioners adjourned at 8:36pm.


Cindy B. Bray, Mayor Pro Tempore

ATTEST:

Jenifer K. Johnson, Town Clerk

