

## TOWN OF SILER CITY

The Siler City Town Board of Commissioners met in regular session on **Monday, April 15, 2013** at 7:00 p.m. in the City Hall Courtroom with Mayor ProTem John Grimes presiding. Commissioner Price gave the invocation followed by the recitation of the Pledge of Allegiance.

**COMMISSIONERS PRESENT:** Sam Adams, Larry Cheek, Michael Constantino, John Grimes, Thomas K. Price, III and Tony Siler.

**COMMISSIONERS ABSENT:** Cindy Bray.

**TOWN STAFF PRESENT:** Town Manager Bryan Thompson, Town Attorney William Morgan, Planning Director Jack Meadows, Police Chief Gary Tyson, Finance Director Tammy Speicher and Town Clerk Karen Alman.

**AGENDA ADJUSTMENTS/APPROVAL OF AGENDA:** Town Manager Thompson requested to add Item B – NC Step Budget Amendment under New Business. A motion to approve the addition to the agenda was made by Commissioner Siler, seconded by Commissioner Cheek and unanimously carried.

**CONSENT AGENDA:** Commissioner Cheek made a motion to approve the consent agenda which unanimously carried upon a second by Commissioner Price.

**Item C:** NC Domestic Violence Proclamation 100 Day *(Schedule 8-A)*

**PUBLIC COMMENT:** No one signed up to address the Board.

### **PUBLIC HEARING**

At 7:05 p.m., Mayor ProTem Grimes declared the public hearing open.

**PUBLIC HEARING – TEXT AMENDMENT - NONCONFORMING RESIDENTIAL EXEMPTION PERMIT:** Planning Director Jack Meadows advised this text amendment creates a procedural remedy for those who have inherited a violation of an ordinance regarding nonconforming residential accessory buildings. He also pointed out that the burden of proof falls on the property owner to establish that they acquired the property with no knowledge of the nonconformities. With no one coming forward to speak, the public hearing was closed at 7:12 p.m. Board members were directed to the Text Amendment Worksheet. Commissioner Siler made a motion that the text amendment is consistent with the adopted Land Development Plan and any other officially adopted plan in that it will make the UDO more user friendly. Upon a second by Commissioner Price, the motion unanimously carried. A motion that the text amendment is reasonable and in the public interest was made by Commissioner Cheek, seconded by Commissioner Siler and unanimously carried. The text amendment was unanimously approved to correct manifest error with the ordinance and to promote and forward the purposes of the adopted Siler City Land Development Plan upon a motion by Commissioner Price and second from Commissioner Siler.  
*(Schedule 8-B)*

### **NEW BUSINESS**

**COMMUNITY BRANDING GUIDE ADOPTION:** Commissioner Adams made a motion to approve the Community Branding Guide as submitted by Arnett Muldrow & Associates and was unanimously approved upon a second by Commissioner Cheek. *(Schedule 8-C)*

**NC STEP IMPLEMENTATION INVESTMENT PHASE PROJECT BUDGET AMENDMENT:** Planning Director Jack Meadows advised the NC Rural Center requires approval of any changes to the NC STEP project budget to be approved by the Board of Commissioners. He presented the revised budget which was approved by the NC STEP Community Leadership Team at their April 11, 2013 meeting. The budget total is \$100,000 pointing out that some projects have not been as successful as others. The committee met and reallocated funds from the not so successful projects to those that are successful. The \$3,200 added to the Downtown Master Plan includes fees to get the Siler City Development Organization “up and running” to include non-profit filing fee, fees for attorneys/CPA’s website domain, etc. A motion to approve the reallocated funds for the NC STEP Implementation Investment Phase Project Budget was unanimously approved upon a motion by Commissioner Adams and second from Commissioner Price. *(Schedule 8-D)*

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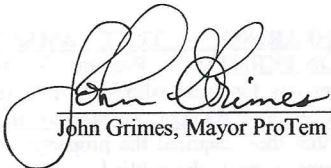
**MANAGER'S REPORT:** Town Manager Thompson advised there will be a budget workshop on Monday, April 29, 2013 at 7:00 p.m. in the third floor conference room of City Hall. He also pointed out that eight proposals have been received from the Request for Proposals for auditing services. This will also be on the agenda for the budget workshop. Thompson stated a staff meeting was held the previous week and because revenues are not performing as well as expected, he has asked each department to cut their budgets 5% in the 2012/2013 budget. It was mentioned that all state revenues are down considerably.

**GOVERNING BODY COMMENTS:** Commissioner Adams thanked Town Manager Thompson and Town staff for putting together the Town newsletter and the moving forward of a proposed twice-daily radio spot which will consist of messages from the Town Manager and other Town departments to keep citizens informed. Thompson pointed out that Speicher and her staff are the ones who worked very diligently to put together the newsletter and mail it out to the citizens.

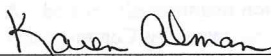
Mayor ProTem Grimes recognized Marty Clayton with Progress Energy (now known as Duke Energy Carolinas, LLC) who then introduced Indira Everett who will be replacing Clayton as District Manager in Chatham County.

Commissioner Price asked for an update on the Paul Braxton Field renovations. Constantino advised the sod will be delivered this Friday night and those interested are meeting at the field Saturday morning to put the sod down. He asked for all interested to come out and help. He stated the irrigation system is in and has been tested with anticipated soccer play to begin in August/September.

With no further business, the meeting adjourned at 7:36 p.m.

  
John Grimes, Mayor ProTem Grimes

ATTEST:

  
Karen Alman, Town Clerk