

TOWN OF SILER CITY

The Siler City Town Board of Commissioners met in regular session on **Monday, October 15, 2012** at 7:00 p.m. in the City Hall Courtroom with Mayor Charles Johnson presiding. After the recitation of the Pledge of Allegiance, Town Manager Brower gave the invocation. A motion to approve the regular session minutes from the October 1, 2012 meeting was made by Commissioner Adams, seconded by Commissioner Siler and unanimously carried. A correction to the closed session minutes from the October 1, 2012 meeting was pointed out by Commissioner Adams to correct a statement from Commissioner Bray which read, "Commissioner Bray mentioned consideration can be given in locating the soccer field at Bray Park instead of Boling Lane Park". Boling Lane Park should read Paul Braxton Field. With that correction, the minutes were unanimously approved upon a motion by Commissioner Adams and second from Commissioner Cheek.

COMMISSIONERS PRESENT: Sam Adams, Cindy Bray, Larry Cheek, Michael Constantino, Thomas K. Price, III and Tony Siler.

COMMISSIONER ABSENT: John Grimes.

TOWN STAFF PRESENT: Town Manager Joel J. Brower, Planning Director Jack Meadows, Parks & Recreation Director Donald Dones, Police Officer Brandon Kidd and Town Clerk Karen Alman.

PUBLIC COMMENT SESSION

Roger Person, 405 W. Elk St., Siler City, NC: Mr. Person asked if the Board will be giving any consideration to share the possible CDBG grant funds with "the greater community or will it just be used for recreation projects"? Mayor Johnson pointed out the specific projects are still in discussion regarding the CDBG funds. Person commented that through research he has located Job Corps grant funds that can be applied for which could help solve the problem of the lack of opportunities for young adults in Siler City which he has discussed with Mayor Johnson. Johnson stated that there are three Job Corps located in North Carolina with none available in central North Carolina. Through the Job Corps program, monies are given on a yearly basis for graduates to learn vocations. Person pointed out that the Department of Labor gave \$4.3 million to North Carolina last year for this project. Mayor Johnson advised Person that more research will be done on this opportunity. *(Schedule 9-A)*

CHATHAM COUNTY TOGETHER PRESENTATION, KIM CARAGANIS, EXECUTIVE DIRECTOR: Ms. Caraganis stated that Chatham County Together moved to Siler City a few years ago enabling them to do more programming in Siler City. She advised CCT is applying for Teen Pregnancy Prevention funds through the NC Department of Health and Human Resources for the 2013-2014 fiscal year in hopes of implementing a program entitled Cuidate. This is a curriculum which targets Hispanic youth, ages 14-18, who have been shown are "statistically at very high risk of becoming pregnant". There is also a program for parents so they can receive the same information and can in turn communicate with their children. Youth need their parents' permission to participate. Mr. McDonald, principal from Jordan-Matthews High School, was also in attendance to show his support of the project. The school will be partnering with Chatham County Together in this teen pregnancy prevention project. This program is looked upon as a dropout prevention program as well. Caraganis thanked the Board for their funding of Chatham County Together in the past and stated she is not asking for funding but for their verbal support of the project. If the Board agrees with the program, she will need a copy of the minutes to send with her application to show the Town Board's support. Commissioner Cheek wants to see all populations served not just one. Caraganis explained Chatham County Together is open to all students and they serve all students; however, this particular program is created for Latino students where statistics show there is a substantial need. Commissioner Price asked if abstinence is taught with Caraganis responding yes along with sharing other information. Commissioner Adams made a motion to reflect in the minutes that the Town Board supports Chatham County Together in partnership with Jordan Matthews High School in applying for Teen Pregnancy Prevention funds for 2013-2014 for implementation of the Cuidate project. Upon a second from Commissioner Price, the motion unanimously carried. *(Schedule 9-B)*

UDO TEXT AMENDMENT REGARDING TRELLISES, PERGOLAS, AND HANDICAP RAMPS: Planning Director Jack Meadows explained that the Siler City Planning Board is recommending approval of the proposed UDO amendment that will not require trellises, pergolas, and handicap ramps to meet specified yard building setbacks. Board members were directed to the Text Amendment Worksheet. Item #1 for consideration was the Land Development Consistency Statement: 1) Maintain the integrity of existing neighborhoods and 2) to modify the development ordinances to be more user friendly where possible. Commissioner Bray made a motion to approve the LDP Consistency Statement and was unanimously approved upon a second by Commissioner Siler. A motion to approve the reasonable and in the public interest statement was made by Commissioner Adams, seconded by Commissioner Cheek and unanimously carried. There was unanimous approval of the text amendment b) because of changed or changing conditions in a particular neighborhood or community as a whole upon a motion by Commissioner Adams and second from Commissioner Price. *(Schedule 9-C)*

UDO TEXT AMENDMENT (TOWN OF SILER CITY FACILITIES, OPERATIONS AND USES: Town staff is proposing an amendment to the Town's UDO which would allow all Town of Siler City facilities, operations and uses to be permitted in all zoning districts. This will eliminate any conflict of interest for the Town regarding future proposed Town operations. The Planning Board recommends approval of this text amendment. The first item for consideration was the Land Development Consistency Statement: Modifying the development ordinances to be more user friendly where possible. Commissioner Adams made a motion to approve the LDP Consistency Statement, seconded by Commissioner Siler and unanimously carried. The reasonable and in the public interest statement was unanimously approved upon a motion from Commissioner Cheek and a second from Commissioner Price. The text amendment was unanimously approved upon a motion from Commissioner Adams and second by Commissioner Cheek. *(Schedule 9-D)*

CHATHAM COUNTY COMPREHENSIVE TRANSPORTATION PLAN CAPACITY DEFICIENCIES, BRENDAN MERITHEW, NCDOT: Mr. Merithew advised there will be two public workshops in Siler City to gather input from citizens on the Chatham County Comprehensive Transportation Plan on Thursday, November 15, 2012 at the Earl B. Fitts Community Center. One session will be held from 2:00 to 4:00 p.m. and the other from 6:00 to 8:00 p.m. Modes of transportation will include roads, bus service, bicycle, pedestrian and rail. This will replace the previous thoroughfare plan. Merithew stated the NCDOT has been working with Town Planning staff and that Commissioner Cheek

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OCTOBER 15, 2012 MEETING
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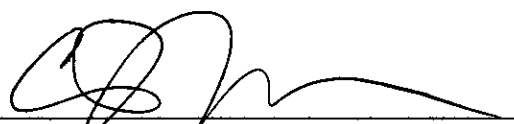
and Planning Director Meadows have been attending the meetings of the Transportation Board. This plan will provide a "needs list" up to year 2040 and will be updated every few years. It will identify future transportation deficiencies and help guide future transportation decisions. After the plan is developed it will be adopted at the municipal/county level, regional level and state level. Commissioner Cheek pointed out he is very concerned about the possibility of a bypass around Highway 64 which would take traffic away from the much developed Highway 64 area affecting those businesses. Merithew stated this will be one of the main issues to discuss at the meeting in November. Commissioner Adams asked if NCDOT has given consideration to service roads versus a bypass on Highway 64. Merithew responded that no plan has been developed and is the purpose of the public meetings in order to gather information and consider options. Commissioner Constantino asked Merithew to bring scenarios of what has happened in other areas when putting a loop around a town and also statistics on similar size towns. His experience has been that putting a loop around a town does not necessarily take the business traffic away from business corridors as he has witnessed this in the Raleigh area. Commissioner Price stated the flow of traffic needs to be considered if the Town is fortunate enough to attract a large facility on the 421 corridor as it will be important to move goods and services efficiently. Brower pointed out that a good example to consider is in Siler City as Highway 421 which is now Second Avenue was located in front of City Hall stating that traffic became congested with a lot of truck traffic and many safety issues. When the Highway 421 bypass was built around Siler City, he stated it did change the businesses as he had to request additional signage to direct traffic into town. Businesses that needed the high traffic count had to relocate or close. Merithew advised this is why this plan looks thirty years out so all things can be taken into consideration. The meeting has been publicized in English and Spanish on the Town website, fliers placed in downtown businesses and the library and it will go in the water bills the first of November. (Schedule 9-E)

CDBG CATALYST GRANT APPLICATION PROJECT SUMMARY: Brower explained this grant possibility is in the amount of \$500,000 with no local match required; however, a local match would strengthen the application. The Town is in the process of purchasing 50 acres adjacent to Bray Park in the amount of \$138,000 that could be tied to the grant application. Recreation Director Donald Dones has put together a summary and cost estimates for improvements at Bray Park, Paul Braxton Complex and Boling Lane Park. Brower pointed out this summary is tentative and can be changed as the Board desires. Improvements at Bray Park are estimated at \$335,000 to include new bathrooms on the upper and lower areas, new soccer field on newly acquired land and crack sealing and fence repair on the tennis court. The improvements at Paul Braxton Complex include new tennis court, new walking trail and resurface the basketball court for an estimated cost of \$78,830. Dones pointed out the current area they are looking at for the tennis court will require additional space as a regulation tennis court is 150ft x 60 ft. and the current area available in the old basketball court is 100 ft. x 60 ft. Commissioner Adams advised he would like to see something done at Paul Braxton and suggested a basketball court instead of a tennis court. In response to why there is no mention of improvements to the proposed soccer field at Paul Braxton after the Oak Foundation has made the baseball/softball field into a soccer field is that the meeting scheduled with he and Dones had to be cancelled by members of the Chatham Soccer League until Tuesday, October 9th. Members of the soccer group advised they would be unable to have their items in time for the agenda packet which would go out the next day. Commissioner Constantino advised the Chatham Soccer League will make their presentation at the November 5th meeting. Discussion ensued regarding whether or not The Chatham Soccer group would be interested in using the \$40,000 to build a new soccer field at Bray Park versus Paul Braxton. Brower stated this was discussed at the meeting on October 9th mentioning that the Town was gathering estimates for a new soccer field at Bray Park. Mr. Castro with the Chatham Soccer League seemed excited about that possibility advising that during a tournament additional fields are needed. Brower pointed out that the \$40,000 is targeted to renovate the field at Paul Braxton and with a new field at Bray Park and the fenced in field already located at Bray Park could all be used to enhance the program. He clarified that he left out the proposed soccer field revisions in the summary because it was mentioned at the last meeting that the \$40,000 from the Oak Foundation and the CDBG funds were causing confusion. The revisions focus only on CDBG funding. To address the concern about playing softball/baseball at Paul Braxton, Brower stated that he felt everyone knew the Town was not scheduling baseball play but that it was an overflow practice facility during tournament play and at other times. Brower asked the soccer group if the soccer field is realigned at Paul Braxton, how could some of the area be used for a practice ball field? It was noted that there is the possibility of practicing on a grass field. Dones pointed out the recreation department currently has a portable mound that can be used. The surface would need to be flat and the backstop would need to be maintained. The field could then be used for soccer and a practice baseball/softball practice field. Commissioner Bray asked how a conflict between soccer and softball would be handled? Dones explained it would be handled the same way it is today with a person filling out the necessary paperwork and paying the fee to rent the field and will be handled on a first come first serve basis. Dones is hearing from football players that they would like to have their own field as well making Paul Braxton a true multi-purpose field. Brower then directed Board members back to the summary for the proposed CDBG Catalyst Grant. If the Board decides not to build a tennis court and make it a basketball court, then the estimated cost at Paul Braxton would be lower than the \$78,830. There was discussion on the type of lighting that could be used on the court. Improvements at Boling Lane Park include the resurfacing of the tennis court at an estimated cost of \$11,500 and the final project for building renovation assistance at the Boys & Girls Club in the amount of \$30,000. The total of all projects to be considered for the CDBG Grant application is \$455,330. Commissioner Cheek made a motion to use the plan as presented by Brower and hear the proposal from The Chatham Soccer League at the November 5th meeting and incorporate all of it into a specific plan to be presented at the second public hearing on November 19, 2012. Upon a second from Commissioner Adams, the motion unanimously carried. (Schedule 9-F)

SPECIAL MEETING FOR TOWN MANAGER SELECTION PROCESS: A motion to set a special meeting to begin the Town Manager selection process for Monday, October 29, 2012 at 7:00 p.m. was made by Commissioner Price, seconded by Commissioner Cheek and unanimously carried. With no further business, the meeting adjourned at 9:00 p.m.

ATTEST:


Karen C. Alman, Town Clerk


Charles J. Johnson, Mayor

SILER CITY TOWN BOARD

The Siler City Town Board of Commissioners convened into a special session on **Monday, October 29, 2012 at 7:00 p.m.** in the upstairs conference room of City Hall with Mayor Charles J. Johnson presiding. The purpose of the meeting was for discussion of the Town Manager selection process.

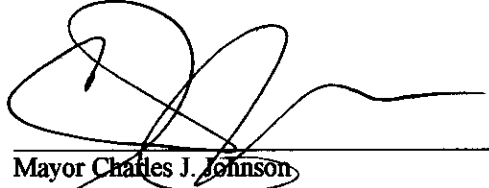
COMMISSIONERS PRESENT: Sam Adams, Cindy Bray, Larry Cheek, Michael Constantino, John Grimes, Thomas K. Price, III, and Tony Siler.

TOWN STAFF PRESENT: Town Manager Joel J. Brower and Town Clerk Karen Alman.

Mayor Johnson called the meeting to order at 7:00 p.m. He stated there were 46 applications received and to consider.


CLOSED SESSION: At 7:05 p.m., Mayor ProTem Grimes made a motion to recess from regular session and convene into closed session for the purpose of discussions on hiring of new Town Manager. The motion unanimously carried upon a second from Commissioner Siler.

The Board reconvened into regular session at 8:25 p.m. at which time Mayor Johnson immediately adjourned the meeting.



Mayor Charles J. Johnson

ATTEST:



Karen C. Alman, Town Clerk

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