

Town of Siler City

The Siler City Town Board of Commissioners met in regular session on **Monday, October 7, 2013** in the City Hall Courtroom with Mayor Pro Tem John Grimes Presiding. The invocation was given by Town Manager Bryan Thompson after which the Pledge of Allegiance was recited by those present.

COMMISSIONERS PRESENT: Cindy Bray, Larry Cheek, Michael Constantino, John Grimes, Thomas K "Chip" Price, and Tony Siler.

COMMISSIONERS ABSENT: Sam Adams

TOWN STAFF PRESENT: Town Manager, Bryan Thompson, Town Attorney William Morgan, Planning Director Jack Meadows, Police Chief Gary Tyson, Public Work Director Terry Green, and Dee Lee Thompkins, Administrative Support Specialist.

AGENDA ADJUSTMENTS: *A motion to approve the agenda as presented was made by Commissioner Siler, seconded by Commissioner Price and unanimously carried.*

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

Item A. Minutes from September 16, 2013 Meeting

NEW BUSINESS

A. Presentation: North Carolina Rural Water Association – Siler City Utility Rates Analysis

Martin Wilson, NC Rural Water Association thanked the board for allowing NCRWA to provide a rate analysis for the Town. The NC Rural Water Association is a non profit association to help small rural towns and they are not a state agency. He said that fully funding depreciation cost is important for several reasons. When depreciation costs are fully funded a utility will have sufficient cash reserves to pay for the inevitable future major capital projects. If cash reserves are not available then a utility will have to incur debt, principal and interest, for future costs which increases the overall cost for the utility and ultimately the customer. Recently the state legislature passed a bill signed by the governor that authorizes that Local Government Commission to take action on any governmental water/sewer utility if the utility operates in a deficit for three consecutive years.

Mr. Wilson reviewed with the Board his recommendations. He said to fully fund depreciation the water/sewer rates need to be as follows:

Water Base Rate (minimum) - \$23.00
Sewer Base Rate (minimum) - \$20.00
Water/Sewer/1000 gallons - \$ 4.30

Mr. Wilson said that currently that our water revenue are covering water costs but the sewer revenue is significantly less than sewer expenses. If increases are considered, it is recommended that the sewer rates be increased to resolve this deficit.

Commissioner Price asked how does the Town of Siler City rates compare to other towns. Mr. Wilson answered that the water rate is about normal but our sewer rate is lower than most towns. Commissioner Bray asked Public Works Director Terry Green how the town figures a resident sewer bill. Mr. Green said that your sewer is based on your water usage.

Commissioner Grimes asked if there were any grant money to help with the proposal cost of the mega site. Mr. Wilson said that grant money is declining but we would have an advantage with the possibly of growth. Grimes added that the town system is aging and this is something that the town is going to have

to address sooner or later. Commissioner Cheek added that the commissioners need to look at this before budget time.

B. Consideration of Proposed Ad Hoc Review Committee

Town Manager Bryan Thompson stated that after the September 30th meeting that he has put together a Resolution of TOSC Board of Commissioners To Establish, Define A Scope Of Review And Operations, And Appoint Members To A Unified Development Ordinance Review Committee. He review and discussion with the commissioners the resolution..

The commissioners discussed how many meeting a member could be absent before the commissioners take action to remove the member. They decided that only two meeting could be missed.

A motion to approve the resolution as presented was made by Commissioner Constantino, seconded by Commissioner Larry Cheek and unanimously carried.

Mayor Pro Tem Grimes then asked each commissioner for their appointment to the committee. They are as following:

Mayor Pro Tem Grimes – John Morris
Commissioner Constantino – Pamela Hawe
Commissioner Bray – Mickey Pore
Commissioner Cheek – Jimmie Pugh
Commissioner Siler – Bill Walden
Commissioner Price – Richard Kernodle
Commissioner Adams – Roger Person

C. Consideration of Downtown Chatham Avenue Pedestrian Improvements

Town Manager Thompson said recently there has been lots of discussion regarding pedestrian improvement in downtown Siler City. The discussion has centered on pedestrian safety and increasing foot traffic downtown. A lack of crosswalks at signalized intersection is considered a challenge in creating a walkable community. Staff has observed that many Towns have lower speed limits and pedestrian crosswalks on their main streets downtown.

Planning Director Meadows stated at the August 19, 2013 Town Board meeting, the Town Board gave consensus for town staff to share the following recommendations with NCDOT:

1. Reduce the speed limit on Chatham Ave from 35 mph to 20 mph from 5th St to Chestnut St.
2. Request that NCDOT complete a traffic light study of all traffic light patterns along Chatham Ave from 5th St to Beaver St and select a pattern creating the safest environment for pedestrians.
3. Install pedestrian crosswalk and signage at the following intersections along Chatham Ave: 2nd St, Raleigh St, 3rd St, and Beaver St.

Meadows stated that during the meeting with NCDOT, NCDOT staff made the following recommendations:

1. Request the Town Board submit a recommendation to NCDOT to reduce the speed limit on Chatham Ave from 5th St to Chestnut St. From 35mph to 20 or 25 mph
2. Request the Town Board submit a recommendation to NCDOT to study/review the removal of signals (stoplights) if warranted at the following intersections along Chatham Ave: Beaver St, 2nd St, and 5th St.
 - a. The stop lights would be replaced with 4-way stop signs
 - b. On street parking spaces must be minimum distance from intersection. Therefore, the Town may lose some on-street parking spaces at each intersection
3. Request the Town Board submit a recommendation to NCDOT to remove no left turns at the intersection of Chatham Ave and Raleigh St
4. After the above recommendation are addressed, then the Town should submit encroachment agreements to the NCDOT District office in Asheboro to install crosswalks
 - a. Sidewalks must be improved to ADA compliance
 - i. Install truncated domes
 - ii. Crosswalks cannot lead into obstruction such as sidewalks with steps (ex. Corner of Chatham Ave & 2nd St)
 - b. Town pay for cost of sidewalk improvements
 - c. NCDOT pay for the cost of striping

Mr. Meadows stated during a follow up meeting that included his self, Bryant Thompson, Gary Tyson, Charlie McLaurin, and Terry Green, staff agreed on the following recommendations:

1. Reduce the speed limit on Chatham Ave from 35mph to 20 or 25 mph from 5th St to Chestnut St.
2. Request that NCDOT stagger the traffic light pattern along Chatham Ave from 5th St to Beaver St.
 - a. Compress the traffic light cycle
 - b. Select a traffic light pattern that creates the safest environment for pedestrians
3. Remove the no left turn provisions at the intersection on Chatham Ave and Raleigh St
4. Add no right turn on red at the intersection of Chatham Ave and Raleigh St
5. Staff will submit a sidewalk improvements project as a budget request for 2014/2015
 - a. Install pedestrian crosswalks and signage at the following intersection along Chatham Ave: 2nd St, Raleigh St, 3rd St and Beaver St.
 - b. One funding source for sidewalk improvements is Town of Siler City Powell Bill.

After discussion concerning the different recommendations Commissioner Price made a motion to

1. *Recommend that NCDOT reduce the speed limit from 35 mph to 25 mph along Chatham Avenue from Fifth Street to Chestnut Street*
2. *Recommend that NCDOT adjust the traffic light pattern along Chatham Avenue from*

Third Street to Beaver Street in the following manner:

- a. *Stagger the traffic light pattern so that motorists are unable to accelerate through all four traffic lights without having to stop for at least one red light*
- b. *Compress the traffic light cycle so that motorists do not incur long waits at a red light*

- c. Select a traffic light pattern that creates the safest environment for pedestrians
- d. Establish a flashing light pattern during the night time hours when traffic count is at its lowest

Larry Cheek seconded, followed by unanimous consent

D. Consideration of Revised Contract with Hobbs Upchurch to Include Floodway No Rise Certification

Planning Director Jack Meadows reported that on February 18, 2012, the Town received the fully executed project agreement (\$1,200,000 for design, environmental, and construction):

- 1. \$960,000 in Federal funds and \$240,000 in State Funds
- 2. \$250,000 for design and environmental and \$950,000 for construction.
- 3. Town of Siler City's funding responsibility is to acquire right-of-way
 - a. Easement acquisition
 - b. Attorney fees

Mr. Meadows stated that the Town received the notice to proceed for the project on June 21, 2012. On July 17, 2012, the Town entered into contract (attached) with Hobbs Upchurch. The Town (Town of Siler City, Hobbs Upchurch, and Town Attorney) have completed the following to date:

- 1. Held public input meeting
- 2. Town staff has verbally contacted all property owners involved
- 3. Town attorney has certified title to all parcels of land and is now waiting on the go ahead with documents and locations of the actual trail easements
- 4. Hobbs Upchurch submitted Environmental Document, engineer's estimate and PS&E package to NCDOT
- 5. Hobbs Upchurch had completed approximately 88% or \$120,191.06 of current contracted work up until May 2013

- 6. After 5 months of delay, NCDOT approved the revised proposal (attached) for floodway no rise certification/study/model, cross-sectional topographic surveying, and engineering on September 30, 2013

Mr. Meadows added that the Town received an extension of the project agreement from NCDOT until June 30, 2014 to submit the required submittals. Below is a list of the required submittals:

- 1. Hobbs Upchurch
 - a. Submit floodway no rise certification/study/model to NCDOT
 - b. submit revised PS&E package, engineer's estimate, and environmental document to NCDOT
 - c. submit easement plats to Town
- 2. Town of Siler City staff and attorney to acquire easements and submit Right-of-Way certification

Mr. Meadows explained that the needs to approve the revised contract with Hobbs Upchurch to include floodway no rise certification/study/model, cross-sectional topographic surveying, and engineering:

- 1. Original total for design and environmental = \$137,129.72
- 2. Revised contract total for floodway no rise certification/study/model, cross-sectional topographic surveying and engineering = \$63,509.07
- 3. New total for design and environmental = \$200,638.79

The commissioners discussed that this project and it is NCDOT funded and is not costing the town anything. *Commissioner Price made a motion to accept the revised contract that Jack recommended for Hobbs Upchurch to go on with additional floodway greenway project. Larry Cheek seconded, followed by unanimous consent.*

E. Consideration of Appointments to the Siler City Development Organization (SCDO!) Board of Directors

Town Manager Thompson explained this is a follow up to the presentation Ann Bass with the Siler City Development Organization made during the September 16, 2013 Board of Commissioners meeting. The SC DO! BOS express a desire to include a member of Town Staff as well as a member of the Siler City Board of Commissioners. Thompson reported that he and Planning and Community Director Jack Meadows would be representing town staff.

Mayor Pro Tem Grimes stated that Commissioner Price has agreed to be the Siler City Board of Commissioners representation. *Commissioners Cheek made a motion for Commissioner Price to be the Town Board representative. Commissioner Siler seconded, followed by unanimous consent.*

INFORMATIONAL ITEMS

A. Opportunity Chatham

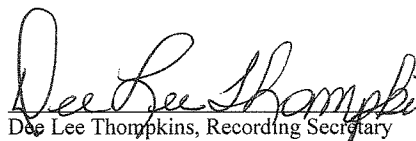
Town Manager Thompson stated he wanted to remind everyone of Opportunity Chatham Meeting on Friday, October 25th and you need to RSVP by October 11th for early bird if you were planning to attend.

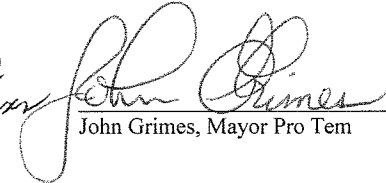
B. Ernest Ramsey Gym

Town Manager Thompson informed everyone that Recreation Director Donald Dones have been meeting with a contractor about the roof at Ramsey Gym. Commissioner Bray asked what will need to be done. Thompson reported that they did get an engineer report and if we want to have everything fixed on the roof a turn key contract would cost over \$230,000.00. Donald has talked to Gene Morrow Roofing & Repair and they can fix the immediate problems for \$20,000.00 and will give a 10 year warranty on their work.

Roger Person addressed the board concerning the problems they are having with the Town Building and Inspection Department. He explained that the STEP team was building a garden about a block from city hall and they wanted to use tires as perimeters for raised gardens that would be filled with earth. The STEP team was told the gardens are in the Town's Primary Fire District and because they are in that district they can only use fire proof tires. Mr. Person added that there are tires everywhere downtown someone needs to make some reasonable assessments of what is going on. Town Attorney William Morgan stated that he could understand Mr. Person wanting to know if there is any discrepancy on the building inspector's decision but he doubts it because there are different rules and guidelines for a primary fire district and that many of those rules are not dictated by the local government; but rather, the state.

With no further business, *motion was made by Commissioner Siler to adjourn at 8:35 p.m., Commissioner Bray seconded, followed by unanimous consent.*


Dee Lee Thompkins, Recording Secretary


John Grimes, Mayor Pro Tem