

TOWN OF SILER CITY

The Siler City Downtown Advisory Committee met in Regular Session on Tuesday, January 26, 2021 at 5:30 pm through remote electronic meeting conducted by simultaneous communication via Zoom with Chair Szary presiding. Meadows read the mission statement.

DOWNTOWN ADVISORY COMMITTEE MEMBERS PRESENT: Tim Booras, Wren Farrar, Denis de St. Aubin Jr., Bill Horner, Jason Hoyle, Loretta Kivett, Richard Szary, Sam Testerman, Cecil Wilson at 6:00 pm

OTHER REMOTE ATTENDEES: Lars Dolder with Chatham News at 5:30 pm

TOWN STAFF PRESENT: Planning Director Jack Meadows, Permit Specialist Justin Bridges

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

A motion was made by Booras to approve the agenda, seconded by Kivett & unanimously approved.

CONSENT

A motion was made by Horner to approve the November 17, 2020 minutes, seconded by Booras, & unanimously approved.

OLD BUSINESS

- a) Business/Property Owner Update Letter in English/Spanish
Szary and de St. Aubin Jr. agreed to add the beer and wine referendum and to also show that a parking study had been done. Booras recommended adding some before and after Façade Grant pictures. Meadows recommended letting the Downtown community know that there will be a public comment session available to them in September.
- b) 2021 NC Main Street Conference
Will be a virtual conference, three-day event from March 9-11. The committee has \$1,000 to send members to the conference. With the conference being remote this year there are enough funds to grant admission for the entire committee to the virtual conference. Meadows will follow up with the committee members about registration.
- c) 2020 Priority List of Recommendations
 - 1) USDA Rural Business Development Grant for Streetscape Plan for Chatham Ave. = \$4,000
If approved by the Town Board in February the item will be complete and come off the list of recommendations.
 - 2) Replace existing Downtown sidewalk trash receptacles = \$15,906
If approved by the Town Board in February the item will be complete and come off the list of recommendations.
 - 3) Replace existing Downtown parking signs and change maximum time to 3 hours = \$300
If approved by the Town Board in February the item will be complete and come off the list of recommendations.

NEW BUSINESS

- a) 2021 Priority List of Recommendations
Schedule:
 - Public Comment on Draft Project List – Sep. 28, 2021

- Approve Priority List – Oct. 26, 2021
 - Approve PowerPoint Presentation – Nov. 16, 2021
 - Present to Town Board – Jan. 3, 2022
- 1) Includes Cost - a through q include ideas that have been gathered by the Planning Director from notes, conferences, committee members and through a recent Downtown walkthrough with Commissioner Price and Public Works Director Chris McCorquodale.
- a) Bury overhead utility lines (OHL)
The Planning Director has made contact with Duke Energy people. The committee might be able to reach out to them concerning this idea. They might be able to come and discuss this item with the committee specifically.
 - b) Repaint silver Duke Energy utility poles
The Planning Director has made contact with Duke Energy people. The committee might be able to reach out to them concerning this idea. They might be able to come and discuss this item with the committee specifically.
 - c) Install missing section of sidewalk adjacent to 224 N. Chatham Ave.
 - d) Clean dirt/debris from the gutters
 - e) NCDOT mill the asphalt pavement
There is curb and gutter in Downtown Siler City. In some section in street along Raleigh and Chatham the pavement is the same height as the top of the curb. Curb and gutter are supposed to be 4" to 6" in depth and the pavement be below the top of the curb. When resurfacing happens you build the pavement up so high that you don't have a curb anymore. This is the way to fix this. NCDOT can come in and mill the old stuff and then put down a new 2" layer. They might mill out 4" to 6" and put back 2". This would make for a proper curb.
 - f) Street banners
The Merchants Association has funded the banners in the past. Reaching out to the Merchants Association to see if they may want to help with this is an option.
 - g) Wayfinding signs
There are currently over a dozen wayfinding signs around Town. The new idea for wayfinding signs in Town could focus on pedestrian and Downtown area signs.
 - h) NC Downtown Development Association membership
 - i) Funding: Municipal Service District, Bond, General Fund
This is thinking about looking at funding alternatives for DAC items
 - j) Downtown Budget
Will be good to discuss Downtown needs and priorities in the form of a budget.
 - k) Road Diet – Second Avenue
There are five lanes on Second Avenue Downtown. The traffic count has been substantially reduced over time. Through conversation with NCDOT there is not the need for five lanes to handle the current amount of traffic. This would provide some additional parking along Second Avenue and could make pedestrian crossing better.
 - l) Farmers Market
 - m) Historic Preservation Plan
Would be needed if the Town were to establish a Historic District.
 - n) Local Historic District Design Guidelines
Would be needed if the Town were to establish a Historic District.

- o) Planner 1 Position – 20 hours spent on downtown = \$30,000/annually
 - p) Downtown Façade Grant Program = \$15,000/annually
The Façade Grant will need to be on the list on an annual basis as a recurring item.
 - q) Downtown Building Rehabilitation Program = \$15,000/annually
 - r) NC Main Street Conference = \$1,000/annually
A recurring yearly item.
 - s) NC Main Street Downtown Associate Community Program = \$1,550/annually
 - t) Police presence in Downtown = \$27,500/annually
- 2) No Cost
- a) Downtown Community Revitalization Project for UNC Grad Student – Farmers Market, Outdoor Dining in Public Right-of-Way
Some Town owned properties that were mentioned are; the Town Hall complex, the lot that is caddy corner to Farmers Alliance, the open space along the creek along S. Chatham Avenue just below Downtown Automotive.
 - b) Rezoning – 118 W. 2nd St. – Siler City Mills
The item is going before the Town Board. To be discussed at the next DAC meeting.
 - c) UDO Amendment – Open space requirement for downtown residential developments
If there is a development Downtown that is more than 13 units it would trigger these requirements. The conversation here is would the Town want to consider waving the open space and recreation requirements.
 - d) Presentations (Duke Energy, NC, Main Street Center, State Historic Preservation Office, NC Rehabilitation Code, etc.)
 - e) Town Code Amendment – Restricted Parking

REPORTS

- a) Committee Roster
Booras, Farrar & Wilson's 1st terms will expire in June of 2021. All would like to continue on to a 2nd term.
- b) Siler City Merchants Association
Discussion at to what to do with the 6-8 planters Downtown are underway for the spring. New brochures are being discussed for the Town.
- c) Planning and Community Development Department
The Strategic Planning Committee has started meeting bi-monthly. A vision statement is nearly ironed out. Three or four strategies will come from this vision statement. A presentation to the Town Board is scheduled for April. Also, zoning permit approvals have been issued for the renovations to 121 N. Chatham Ave. for four apartment units & the renovation of the parking lot off of Birch St.

FUTURE BUSINESS

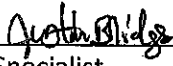
- a) Next Meetings @ 5:30 pm on Feb. 23, Mar. 23, Apr. 27, May 18, Jun. 22, Jul. 27, Aug. 24, Sep. 28, Oct. 26, Nov. 16

ADJOURNMENT

With no further business a motion was made to adjourn at 6:57 pm by Wilson, seconded by Horner and unanimously approved.


Richard Szary, Chair

ATTEST:


Justin Bridges, Permit Specialist