

TOWN OF SILER CITY

The Siler City Downtown Advisory Committee met in Regular Session on Tuesday, April 27, 2021 at 5:30 pm through remote electronic meeting conducted by simultaneous communication via Zoom with Chair Szary presiding. Szary read the mission statement.

DOWNTOWN ADVISORY COMMITTEE MEMBERS PRESENT: Loretta Kivett, Bill Horner, Jason Hoyle at 5:34, Richard Szary, Sam Testerman, Cecil Wilson at 5:34

OTHER REMOTE ATTENDEES: Kelli Laudate Executive Director for Downtown Sanford, & Chet Mann Mayor of Sanford

MEMBERS ABSENT: Tim Booras, Wren Farrar, Denis de St. Aubin Jr.

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

PRESENTATION

Mayor Mann and Kelli Laudate were invited to speak to the committee concerning the growth that Sanford has seen over the recent years downtown and how they got there. Mayor Mann encouraged the Town to get its stakeholders involved, and to get them informed/educated so that they can go out and promote and advocate for the growth of Downtown Siler City. Mann stressed that you have to rely of the community to come together to make these strides. Mann encouraged the Town to connect with a financial advisor. Mann said that Sanford came up with sidewalks & streetscape, parks and recreation, & did different tax implication values to put before the citizens so they could vote on a menu. Sanford came up with 14.5 million from these items they believed could have an impact. From 2015 to current, Sanford created a public arts initiative, and made downtown more walkable friendly. This brought people and new business owners to the area. Mayor Mann said the county followed them with a 22-million-dollar referendum which caused them to really start to see the velocity of what was happening. Mann said it was probably 2-3 years before they really felt the impact. Mann said the Town got an exponential return on investment. Mayor Mann noted that the Greenway has been a big hit. Kelli Laudate spoke about her role as executive director for Downtown Sanford, and the state of Downtown Sanford. Kelli mentioned the committee potentially visiting Sanford and she could show them around Downtown.

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

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

CONSENT

A motion was made by Horner to approve the March 23, 2021 minutes, seconded by Kivett, & unanimously approved.

OLD BUSINESS

- a) 2021 Priority List of Recommendations
 - 1) Includes Cost
 - a) Downtown Budget (Jack)

Budget spreadsheets were provided in the committee packet from other NC towns. The conversation is to work on getting a recommended budget each year for Downtown.

- b) N. Chatham Ave. – stormwater in the basements of several buildings - \$ (Jack)
This would be an effort to let an engineering service come in and do an analysis of where the water is coming from and how to address this issue. The estimate is \$8,500 for the surveying study.
- c) Local Historic District Pros vs. Cons Subcommittee (Bill, Wren, Denis, & Jack)
The subcommittee met and put together a list of pros and cons. Farrar is preparing a couple page report to share with the committee during the May meeting. Horner noted that Joanie Martin who has been involved in the historical district effort in Sanford is available to come speak at the May committee meeting.

2) No Cost

- a) Clean dirt/debris from the gutters – Street sweeper (Jack)
Planning has had communication with Public Works in this process and is waiting to hear back from the most recent communication. Planning has also been in touch with NCDOT and they said that they have visited all of the places on the spreadsheet that was provided and planned to add N. and S. Second Avenue to our curb cleaning plan set to begin in July and to continue for the rest of the year. DOT noted that a regular street sweep would correct some of the areas that have been discussed.
- b) Mill the asphalt pavement – Resurfacing schedule (Jack)
Update is that many streets will be under the resurfacing schedule for the next few years.
- c) Shopper dispensers on the sidewalk (Bill/Chris)
Planning has reached out to Public Works and is waiting to hear back. Szary will check in with Public Works as well following the April meeting.
- d) DAC scope expansion/update (Rich/Cecil)
The idea here was to talk to the Town Board about no cost items twice a year instead of once, potentially speeding up the process for these items.
- e) No Trucks on certain blocks of Chatham Ave. (Jack)
Planning talked to multiple related trucking companies about their routes in this area. Planning has not heard back from NCDOT on this issue.
- f) Downtown Community Revitalization Project for UNC graduate student – market research, feasibility analysis, and financial modeling for a farmer’s market/outdoor venue at the southeast corner of S. Chatham Ave. and E. Beaver St. (Tim/Denis)
Booras and de St. Aubin Jr. are currently working on this. Application has to be in by July/August of this summer.
- g) UDO Amendment – Open space requirement for downtown residential (Jack)
Any residential development that has 13 or more dwelling units is required to commit 5% of their property to usable open space. The thought is that this can be a deterrent for development Downtown. The question is, would the committee want to consider not requiring the 5% open space requirement for residential developments Downtown. The committee discussed and agreed to leave this item on the list for future discussion.

- b) Business/Property Owner Update Letter in English/Spanish (Rich) (send with public comment meeting invite in August 2021)

NEW BUSINESS

The chief of police has been getting some complaints about parking on the streets and people parking past the two-hour limit. The fine is \$5 for parking past this limit. Szary discussed how the committee has talked about this issue and the alternatives in the past. The committee would like to have the Chief of Police and Public Works Director come to a future meeting to discuss this issue. Planning and Szary will reach out to them. Also, the minimum nonresidential code for the Town will be in effect on July 1st.

REPORTS

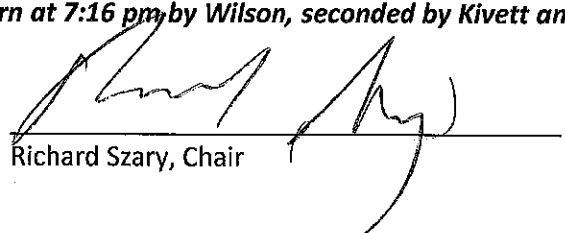
- a) Committee Roster
1st terms ending in June for Booras, Farrar and Wilson. All desire to come back for a second term.
- b) Siler City Merchants Association
Szary reported that they have moved and replanted five planters that were installed several years ago, and recruited the business owners by the planters to maintain them. They are going to do two more planters as well.
- c) Planning and Community Development Department
The new owner at 125 W. Beaver St. is considering demolishing the dilapidated home within the next 30 days or so, being an improvement to Downtown. Planning has completed the review of the Traffic Impact Analysis (TIA) that Mountaire Farms provided for the E. Third St. relocation project and this item should be back to the Town Board soon. The Economic Steering committee made its report to the Town Board at the most recent Town Board meeting. SCDO completed a CAM site litter sweep recently.

FUTURE BUSINESS

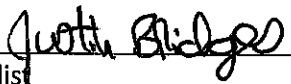
- a) Next Meetings @ 5:30 on May 18, Jun. 22, Jul. 27, Aug. 24, Sep. 28, Oct. 26, Nov. 16
If Governor Cooper drops the declaration of emergency that was established a year ago, then the committee will have to go back to meeting in person. City Hall will be under renovation soon, so the meetings would be held at the library in this scenario.
- b) 2021 Priority List of Recommendations
 - 1) Public Comment on Draft Project List – Sep. 28, 2021
 - 2) Approve Priority List – Oct. 26, 2021
 - 3) Approve PowerPoint Presentation – Nov. 16, 2021
 - 4) Present to Town Board – Jan. 3, 2022

ADJOURNMENT

With no further business a motion was made to adjourn at 7:16 pm by Wilson, seconded by Kivett and unanimously approved.


Richard Szary, Chair

ATTEST:



Justin Bridges, Permit Specialist