

TOWN OF SILER CITY

The Siler City Downtown Advisory Committee met in Regular Session on Tuesday, May 18, 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: Tim Booras, Denis de St. Aubin Jr. 5:30 to 6:40, Wren Farrar, Jason Hoyle, Bill Horner 5:30 to 5:35, Loretta Kivett 5:30 to 6:00, Richard Szary, Sam Testerman, Cecil Wilson at 5:55

OTHER REMOTE ATTENDEES: Joni Martin of Progressive Contracting Co. in Sanford, Public Works Director Chris McCorquodale, Cindy Dameron with SCDO/& Realtor, Police Chief Mike Wagner

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

PRESENTATION

Joni Martin of Progressive Contracting Co. in Sanford spoke to the committee concerning historic preservation of local historic districts. Joni spoke about local historic district - design guidelines and tax credits and shared her knowledge about local historic districts in general. Joni also spoke about national historic district – and the tax credits if you are in the national register. She said that if it is an income producing property you can get 20% federal tax credit and 15 % state wide tax credit for the preservation of buildings. Joni said the two districts can overlap, for example Sanford's Downtown is both a local and national historic district.

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA

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

CONSENT

A motion was made by Booras to approve the April 27, 2021 minutes, seconded by Kivett, & unanimously approved.

OLD BUSINESS

- a) 2021 Priority List of Recommendations
 - 1) No Cost
 - a) Police
 - a. Parking Enforcement
Chief Wagner will be meeting with the Town manager and Planning Director on May 20th to discuss parking enforcement. The committee was encouraged to refine what they would like to see for parking enforcement for Downtown. The committee was also encouraged to talk to the Merchants Association about parking enforcement. Szary and Testerman will work with the Merchants Association concerning needed input.
 - b. Homeless
Chief Wagner explained to the committee all the efforts that the Town made to seek to help a local homeless person.
 - b) Public Works

- a. Clean dirt/debris from the gutters – Street sweeper (Rich)
The street sweeping is supposed to be done around midnight on Saturday nights. McCorquodale has reached out to the street sweeping company and has not heard back from them yet concerning their service. He said that the Downtown gutter cleaning is scheduled for June.
 - b. Mill the asphalt pavement – Resurfacing schedule (Rich)
There is no scheduled asphalt repair Downtown for this year other than some patching at the intersection of N. Second Ave. and W. Raleigh St. No actual street paving is currently scheduled for Downtown. Also, NCDOT does not have any scheduled for Siler City for the next two years.
 - c. Shopper dispensers on the sidewalk (Rich)
McCorquodale went out and tested to see if the dispensers caused an issue with the opening of car doors. He did not see that they did. He talked to several of the companies that are supposed to supply the dispensers with materials and got positive feedback that they would begin to fill the dispensers on a more regular basis. Moving the dispensers is an option if the committee would like to do this.
 - d. Trash Receptacles (Rich)
The trash receptacles are still in the budget as of the most recent Town Board meeting.
 - e. Parking signs (Rich)
Once a decision has been made on what needs to be done concerning the parking signs McCorquodale said he is happy to spend the necessary funds for this project.
 - f. 2-hour parking limit on E. 2nd St.
Any 2-hour parking would need to go before the Town Board first.
 - g. Loading zone E. 2nd St. for 119 N. 2nd Ave.
McCorquodale said that they are considering rearranging the loading zones so that they are more user friendly.
 - h. Sidewalk repair adjacent to 119 N. 2nd Ave.
There will not be any more sidewalk repair until July 1st, then the project will continue as planned starting with N. Chatham and then the side streets.
 - i. Add on street handicap parking space near 119 N. 2nd Ave.
This consideration will be user friendly.
- c) NCDOT
- a. No trucks on Chatham Ave. in Downtown except for trucks delivering to Downtown buildings (Jack)
Planning had a conversation with several employees from NCDOT. After sharing state regulations NCDOT suggested a solution. That being that the Town take over the maintenance of Chatham Ave. and then the Town could say whether trucks were allowed or not instead of having to go through the state process.
 - b. Turn lane signage at E. Raleigh St. and 2nd Ave.
NCDOT is going to study this area a bit more and get back with Planning.

- d) 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)
A summary of the project was read to the committee. The idea is to have a fall intern for this project.
 - e) UDO Amendment – Open space and recreational requirement for downtown residential (Jack)
To be discussed in June.
 - f) Economic Development Strategic Plan Advocacy (Rich)
The Town Board recently adopted this.
- 2) Includes Cost
- a) Municipal Parking Lot – E. 2nd St. – P# 62035 – owned by Campbell
The idea is to add more parking for Downtown.
 - b) Downtown Budget (Jack)
A reminder that other NC Towns that are active Downtown do have a yearly budget in place.
- b) Business/Property Owner Update Letter in English/Spanish (Rich) (send with public comment meeting invite in August 2021)

REPORTS

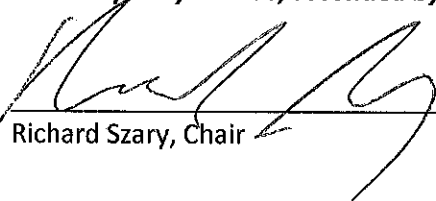
- a) Planning and Community Development Department
Code Enforcement will be meeting with businesses city wide to inform them of code enforcement activities. A \$300,000 Brownfield Grant was given to the Town for phase 1 & 2 studies.

FUTURE BUSINESS

- a) Next Meetings @ 5:30 on Jun. 22, Jul. 27, Aug. 24, Sep. 28, Oct. 26, Nov. 16
The meeting in June will be held via Zoom.
- 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 7:12 pm by Booras, seconded by Wilson and unanimously approved.


Richard Szary, Chair

ATTEST:


Justin Bridges, Permit Specialist