

TOWN OF SILER CITY

The Siler City Town Board of Commissioners met in regular session on **Monday, April 1, 2013** at 7:00 p.m. in the City Hall Courtroom with Mayor ProTem John Grimes presiding. Commissioner Adams gave the invocation followed by the reciting of the Pledge of Allegiance.

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

TOWN STAFF PRESENT: Town Manager Bryan Thompson, Town Attorney William Morgan, Planning Director Jack Meadows, Police Chief Gary Tyson, Recreation Director Donald Dones, Finance Director Tammy Speicher and Town Clerk Karen Alman.

AGENDA ADJUSTMENTS/APPROVAL OF AGENDA: The agenda was unanimously approved upon a motion from Commissioner Adams and second by Commissioner Price.

CONSENT AGENDA: A motion to approve the consent agenda was made by Commissioner Siler, seconded by Commissioner Constantino and unanimously carried.

C. TOWN'S ANNUAL SPRING CLEANUP CAMPAIGN: Town crews will begin cleanup on the east-side of the railroad tracks Monday, April 15th and continue on the west-side of the railroad tracks on Monday, April 22nd. This cleanup will run in conjunction with NCDOT Litter Sweep. (*Schedule 7-4*)

NEW BUSINESS

ROCKY RIVER NATURE TRAIL CONCEPT PLAN PRESENTATION, KIMBERLY SIRAN, COALY DESIGN: Ms. Siran began by pointing out the approximate one mile nature trail is located along the Rocky River in the Central Carolina Business Campus on land owned by Chatham County and the Town of Siler City. Coaly Design was hired to perform an inventory and feasibility study to determine if the trail could be built and what limitations there might be. The report contains soil systems, plant and animal communities, topography along with a detailed analysis. Ms. Siran stated based on the analysis findings, the trail is feasible to design and construct. The proposed trail within the Central Carolina Business Campus along the Rocky River will have a variety of potential users such as hospital employees and patients, employees within the medical office building, students and employees from CCCC and also Chatham County residents and visitors. There are also areas that persons that are less mobile would be able to access the river. The trail will provide educational opportunities and physical activity. As proposed now, the single track trail would be approximately 3-foot wide with a natural surface. Siran pointed out the trail segment along the Rocky River will require three bridge crossings. She noted there are a few trail spur locations that could provide areas for benches, rest areas and scenic areas to view the river. Part of the study included potential trail connections for the Rocky River Nature Trail as part of the overall Town of Siler City's proposed greenway trail system plan. The conceptual plan shows possible paved segments on buildable parcels within the Business Campus development. A stipulation could be included in the sale of these parcels to implement a paved public trail as part of the development with these trails connecting into the proposed sidewalk along Campus Drive. Siran advised the next step for the trail implementation is that a design consultant will need to produce design development and construction drawings for the exact trail location and include parking areas, trail spurs and trail heads. The designer fees could cost from \$15,000 to \$30,000 depending on the desired amenities. After this process, the Town would hire a contractor to construct the trail in which costs could range from \$50,000 to \$350,000 again depending on different variables and amenities. Siran pointed out several funding sources such as grants, bond referendums, state and federal programs, partnerships with Chatham Hospital, partnerships with Triangle Land Conservancy, partnerships with private developers of lots could be available. Commissioner Adams pointed out that "a great deal of the County land has been sold" and asked if the proposed trail is located on this property? Siran stated that it is and she understands that the proposed landowner is receptive to the idea. When the sale is actually completed, Siran will meet with the new owner and show the plan and ask if they are interested. Chatham County EDC President Diane Reid advised she has met with the buyer stating he would be willing to lease the area along the river for \$1.00 per year and offered to help construct the trail pointing out he has done this on other property he has acquired. Donna Sivulka, in the audience, stated she was the chair of the Rocky River Nature Trail on the NC STEP program. The original vision was to obtain the concept plan, present to the Chatham County Board and Siler City Town Board to seek easements along the river to develop the trails and then to seek grants from outside sources. Sivulka asked the Town Board to consider the fact that a large portion of the land on which the trail is proposed will be in the "hands of a private owner" stating that grants are typically made to non-profits, hospitals, etc. Funding organizations will unlikely do a grant to a private owner. The buyer known as, "130 of Chatham LLC", has conservation in mind regarding the trail and urged the Town to work closely with the purchaser. She suggested beginning with a "basic trail" to see how it works and then expand from there. Commissioner Bray pointed out there is the potential that a lot of money could be spent on this project and then "130" could terminate the lease if

TOWN BOARD MINUTES
APRIL 1, 2013 MEETING
PAGE TWO

he feels the land is being used in an improper manner. Sivulka reiterated that it is important to work closely with the owner of the property by starting simple and allow it to be an incremental process. Mayor ProTem Grimes suggested appointing a representative from the Town Board to meet with Recreation Director Donald Dones, Town Manager Thompson, County Manager, County Board member, Kimberly Siran and the landowner to ask what he envisions and then move forward. A motion to tentatively approve the conceptual plan for the Rocky River Nature Trail was made by Commissioner Adams, seconded by Commissioner Siler and unanimously carried. *(Schedule 7-B)*

DOWNTOWN MASTER PLAN PRESENTATION, KIMBERLY SIRAN OF COALY DESIGN:

This project focuses on a nine-block area of downtown Siler City – from Third Street to Beaver Street and Birch Avenue to Third Avenue. Coaly Design began their field analysis in the summer of 2012 pointing out that the Downtown Master Plan Project Committee has been very helpful. The vision statement for the Siler City Downtown Master Plan reads “*to create a vibrant downtown that honors traditions and encourages innovation, enabling residents, businesses, and tourism to flourish. Siler City – Delightfully Unexpected*”. The goals of the current Downtown Master Plan are:

- Improving aesthetic appearance of existing buildings and providing guidelines for new buildings and renovations.
- Providing development incentives.
- Increasing pedestrian comfort and safety through improved public environs.
- Revising town codes and ordinances to facilitate economic growth and opportunity.

Siran stated there were a series of community meetings in which a survey was taken at one meeting posing 27 questions to about 25 participants. Links to the survey website were also provided in a paper and online form through water bills and the media making it very available to citizens. The response was low with about 85 responses in English and 2 in Spanish. Mayor ProTem Grimes stated it does not show a lot of interest with Siran pointing out that public participation was sought throughout the process. The committee received e-mails and written comments which they responded to. The survey respondents indicated they support additional shopping, restaurant, civic and entertainment opportunities in downtown Siler City and that they would utilize these venues if they were available. The Downtown Master Plan utilized the community survey, the land use analysis information and feedback from the master plan committee and other community members to recommend proposed land and building use changes, aesthetic improvements and town ordinance revisions or additions. Feedback from the committee was included in the plan from which a list of projects was decided. The Downtown Master Plan was created with recommendations for strategic improvements in nine categories:

- Streetscape Improvements
- Façade Improvements/Property Improvements
- Proposed Commercial Buildings (new construction or upfit of existing buildings)
- Proposed Restaurant or Entertainment Venues
- Proposed Open Space or park land
- Proposed Mixed use Buildings (new construction)
- Proposed Intersection Improvements /Repair
- Proposed Residential (new construction or upfit of existing buildings)
- Proposed Civic Building

Siran described four demonstration projects (which are not ranked in any particular order) to provide detailed concept plans as follows:

- Open space improvements to the area along the 100 block of North Birch Avenue and the railroad right of way: proposing sidewalk improvements, street trees, a meandering path with possible overlook locations to help this area look aesthetically better.
- Façade improvements for the Budd Tire building located at 118 E. Third Street. Recommends a brick or similar face for the metal building to provide a more consistent streetscape appearance along the street. Could also use stucco or paint a mural.
- Streetscape improvements for the 200 block of North Second Avenue: Proposed improvements include restriping the lanes to accommodate on-street parking and bike lanes. This will allow for one travel lane in each direction and maintaining the middle turn lane. It also includes widening the sidewalk and planting of street trees.
- Proposed mixed use building at Beaver Street and South Chatham Avenue across from Farmer's Alliance Store: Proposed 2-story building which would provide retail, office, restaurant, or entertainment space on the ground floor with residential units on the second floor.

The current STEP Downtown Master Plan Committee and Town staff must work together to prioritize and pursue funds for implementation of the many options. Siran pointed out the Master Plan should be used as a guide because projects will change or shift depending on the location and type of development. In response to a question from Commissioner Adams, Siran advised she will send examples of incentive programs for downtown.

**TOWN BOARD MINUTES
APRIL 1, 2013 MEETING
PAGE THREE**

By approving this conceptual plan, it will give more credibility to projects and some grants also require a master concept plan. Commissioner Cheek asked what type pressure might be placed on businesses with Siran answering it is a guide for future development and for existing businesses only if there is a downtown overlay district implementation and ordinance for property improvement. There are no changes for the current business owner at this time. Grimes asked what the term "right now" means with Siran stating that 0 to 5-7 years would be what this particular plan would guide and then revisit at that time. Meadows added that there may be recommendations for requirements in the future, but it will come later in the process and it will require Board approval. Commissioner Bray agrees with Commissioner Cheek in that she does not want business owners to think the Commissioners are putting pressure on them by saying "yes, we have adopted this so this is what we want you to do". Grimes pointed out this does not have the authority or power of an ordinance and he does not want to see this as added regulations. Commissioner Adams made a motion to approve the conceptual plan of the Downtown Master Plan. The motion was unanimously approved upon a second from Commissioner Price. (*Schedule 7-C*)

At 8:18 p.m., Mayor Protem Grimes called for a ten minute recess. The Board reconvened into open session at 8:26 p.m.

MANAGEMENT PROPOSAL FOR SILER CITY MUNICIPAL POOL FOR 2013 SEASON:
Recreation Director Donald Dones advised he received one proposal which was from Carolina Pool Management, Inc. CPM has successfully managed the Siler City Pool for several seasons. Their proposed cost is for \$30,200 which is a \$500 increase from last year. The pool will be open from June 7th to August 25th, Tuesday thru Sundays and closed on Mondays. Answering a question from Commissioner Price, Dones stated that the pool averages about 110 people on a sunny day. Commissioner Siler made a motion to approve the proposal from Carolina Pool Management, LLC in the amount of \$30,200 for the 2013 season and unanimously carried upon a second by Commissioner Price. (*Schedule 7-D*)

CLOSED SESSION: At 8:36 p.m., a motion to go into closed session for the purpose of economic development was made by Commissioner Adams, seconded by Commissioner Cheek and unanimously carried.

The Board reconvened into regular session at 8:59 a.m. and immediately adjourned with no further business.

ATTEST:


Karen C. Alman, Town Clerk


John Grimes, Mayor Pro Tem

