

MINUTES  
SPECIAL MEETING  
TOWN OF PITTSBORO  
BOARD OF COMMISSIONERS  
JANUARY 24, 2000  
6:00 P.M.

The special meeting for the purpose of discussing the Proposed Classification and Pay Study was called to order by Mayor Devinney.

Members present: Mayor Charles R. Devinney, Commissioner Clinton E. Bryan, Jr. Max G. Cotten, Ethel F. Burns and Cassie H. Wasko. Commissioner Gene T. Brooks was absent.

Others present: Manager Hugh Montgomery, Clerk Alice F. Lloyd, Attorney Paul S. Messick, Jr., Public Works & Utilities Director John T. Poteat, Water Resource Director Wally Jenkins and Chief of Police Jerry W. Clapp.

Manager Montgomery stated the employees hire date would be the date used for the annual review.

There was discussion about the plan.

Wally Jenkins stated the operators at his department were wondering which option of the plan the board would use, option 1 and 2 would cause a compression problem and option 3 would compensate for years of service.

Motion was made by Commissioner Burns seconded by Commissioner Wasko to adjourn the special meeting.

Vote Aye-4 Nay-0

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Mayor

ATTEST:

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Clerk

MINUTES  
TOWN OF PITTSBORO  
BOARD OF COMMISSIONERS  
JANUARY 24, 2000  
7:00 P.M.

Mayor Charles R. Devinney called the meeting to order and gave invocation.

ATTENDANCE

Members present: Mayor Charles R. Devinney, Commissioner Ethel F. Burns, Cassie H. Wasko, Max G. Cotten, and Clinton E. Bryan, Jr. Commissioner Gene T. Brooks was absent.

Others present: Manager Hugh Montgomery, Clerk Alice F. Lloyd, Attorney Paul S. Messick, Jr., Public Works & Utility Director John Poteat, Water Resources Director Wally Jenkins and Chief of Police Jerry W. Clapp.

DISPOSITION OF MINUTES

Motion was made by Commissioner Burns seconded by Commissioner Bryan to approve the minutes of the January 10, 2000 board meeting.

Vote Aye-4 Nay-0

CITIZENS MATTERS

NONE

Motion made by Commissioner Bryan seconded by Commissioner Burns to go into public hearings. Vote Aye-4 Nay-0

PUBLIC HEARINGS

VOLUNTARY PETITION OF ANNEXATION  
SENIOR CARE OF PITTSBORO AND  
GT ENTERPRISES, LLC

Manager Montgomery stated Mr. Gary Smith, President of Senior Care of Pittsboro, LLC and GT Enterprises, LLC. Has petition the board for annexation of 10.405 acres of property located on Old Graham Road. When the SUP for the Senior Care Facility was issued the planner signed off stating it was inside the Town limits.

PUBLIC COMMENTS:

NONE

AMENDMENT TO ARTICLE XII,  
“Legal Provisions” of the Zoning Ordinance

Manager Montgomery stated the Planning Board has recommended that a definition of the word “coverage” as it applies to Section 5.4.1, “Table of Area, Yard and Height Requirement”-Note #10. The word “coverage” as being the building footprint and all impervious surfaces associated with the structure.

PUBLIC COMMENTS:

NONE

LUCILE MATHIESEN REZONING

Manager Montgomery stated the property is currently split zoned and they are requesting that the middle lot be rezoned from R-10 to C-2. (0.4241 acre)

PUBLIC COMMENTS:

Bob Beal stated he would not like a business to go all the way through the property, don't have a problem with going half way. Don't want a McDonald's coming through the back. The property is split zoned and as long as it is not going all the way through the back lot he does not have problem.

Buddy Manning stated he was concerned about the whole property being rezoned. He does not want the back lot rezoned. He also suggested that we find out the right of way.

Attorney Messick stated the map states the right of way is 150 feet.

Motion made by Commissioner Bryan seconded by Commissioner Burns to go out of the public hearings. Vote Aye-4 Nay-0

REGULAR MEETING

PETITION OF ANNEXATION  
SENIOR CARE OF PITTSBORO, LLC &  
GT ENTERPRISES, LLC

There was discussion about whether the effective date could legally be June 30, 1999.

After discussion a motion was made by Commissioner Wasko seconded by Commissioner Burns to table this until the next meeting after we have contacted Mr. Gary Smith to see if he will agree for the annexation to be effective June 30, 1999.

Vote Aye-4 Nay-0

AMENDMENT TO ZONING ORDINANCE

Motion made by Commissioner Burns seconded by Commissioner Bryan to amend Article XII, Section 5.4.1, "Table of Area, Yard and Height Requirement"-Note #10 "Legal Provisions" to define the word "coverage" as being the building footprint and all impervious surfaces associated with the structure.

Vote Aye-4 Nay-0

AMENDMENT TO ZONING ORDINANCE IS RECORDED IN THE BOOK OF ORDINANCES NUMBER ONE, PAGE 1

REZONING REQUEST LUCILE MATHIESEN

Motion made by Commissioner Wasko seconded by Commissioner Cotten to refer the request to the Planning Board for recommendation with the public comments.

Vote Aye-4 Nay-0

COASTAL ENGINEERING – REGARDING WATER  
PRESSURE IN CHATHAM FOREST

Mr. Bill Fenner was present to discuss the water problems and solutions to the problems in Chatham Forest.

They can install a tank next to the current tank and it will get 30 psi and will improve the pressure at the end of Springdale.

They were before the board tonight to see if they would be interested in participating in improving the water pressure in this area. It would cost approximately \$100,000 to put a tank on the current tank site.

Motion made by Commissioner Burns seconded by Commissioner Wasko to table this until they look at the handout that was given to them tonight.

Vote Aye-4 Nay-0

The Board requested that the Town's Engineer be present when this item is discussed again.

### PITTSBORO CHRISTIAN VILLAGE

Manager Montgomery stated the Board had requested that he make a report on the request by Pittsboro Christian Village to take over the pump station.

At the present time Mr. Poteat, Mr. Jenkins and Mr. Dunn operate and maintain two pump stations. One at Townsend – this is the station that will be receiving all of the wastewater from May Farm Subdivision and the other at Northwood High School.

#### **Capital and Repair costs associated with the Pump Station**

1) Install generator, panel and transfer switch \$15,000 to \$20,000	\$20,000
2) Enlarge fenced area to accommodate generator	1,200
3) Replace pump rails in station	2,200
4) Sand blast and paint pump station access door	800
5) Telemetry System for station alarm dialer	<u>1,800</u>
	\$27,000

#### **Estimated Operational Cost and Duties**

1) Electricity – based on an average of \$35.00 per month x 12 months	\$ 420
2) Daily checks of pump station @30 min ea. \$11.50 x 240 days	2,760
Establish logbooks on site	
3) Maintenance contract on generator @ \$275.00/quarter	1,100
4) Monthly phone line cost \$18.00/month	216
5) Pump station out every 3 months @ 250.00 ea.	<u>1,000</u>
	\$ 5,496

Of the \$5,496 estimated operation cost consider \$2,736 as direct costs.

The annual revenue from Wastewater Charges is estimated to be \$10,983.

Motion made by Commissioner Wasco seconded by Commissioner Burns to meet with representatives from Pittsboro Christian Village and go over the report presented by the Town Manager tonight and let them know the Town is expecting them to make the capital improvements before the Town takes the system over. Vote Aye-4  
Nay-0

### MAGNOLIA TRACE SUBDIVISION

Manager Montgomery stated Magnolia Trace Subdivision has made a request to the Town for acceptance of the public improvements in the Magnolia Trace Subdivision.

They further asked that their letter be accepted as an extension of the guarantee on the water lines in the Magnolia Trace subdivision until the end of winter 2001.

Manager Montgomery stated our Engineering firm inspected the lines.

Commissioner Cotten stated it complies except for the bonding and we have a letter in hand stating they will be guarantee the water lines until the end of winter 2001.

Motion made by Commissioner Cotten seconded by Commissioner Wasco to approve a Resolution Accepting Dedication of Public Facility Improvements and the Easements associated with Water Distribution Lines, Wastewater Collection Lines and Streets from the Developers of Magnolia Trace Subdivision.

Vote Aye-4 Nay-0

A RESOLUTION ACCEPTING DEDICATION OF PUBLIC FACILITY IMPROVEMENTS AND THE EASEMENTS ASSOCIATED WITH WATER DISTRIBUTION LINES, WASTEWATER COLLECTION LINES AND STREETS FROM THE DEVELOPERS OF MAGNOLIA TRACE SUBDIVISION IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGE 5

### STREET LIGHTING

Manager Montgomery went over the review of street lighting policies of neighboring Town and Cities that was included in the agenda packets.

Commissioner Cotten said he would like the new distance apart to be 200 ft., we have approved a lot of very narrow lots – cluster development.

Motion made by Commissioner Burns seconded by Commissioner Cotten to approve An Ordinance Amending the Subdivision Ordinance of the Town of Pittsboro.

Vote Aye-4 Nay-0

AN ORDINANCE AMENDING THE SUBDIVISION ORDINANCE OF THE TOWN OF PITTSBORO IS RECORDED IN THE BOOK OF ORDINANCES NUMBER ONE, PAGE 2

#### CLASSIFICATION PAY/PLAN

Commissioner Burns recommended proposed salaries be implemented, we have a merit based system, COLA left up the board and bonus be eliminated.

Manager Montgomery stated he was not proposing to eliminate the bonus but to have longevity plan bonus to compensate for pay compression that can not be dealt with in the Salary Plan. He was proposing a hybrid between Option One & Three.

Motion was made by Commissioner Wasko seconded by Commissioner Cotten to approve the Classification and Pay Plan effective the current pay period, that we use the hybrid method Manager Montgomery mentioned (to effectively implement plan between Option 1-3). Vote Aye-4 Nay-0

A COPY OF CLASSIFICATION AND PAY PLAN WITH JOB DESCRIPTIONS IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGES 7-50

Commissioner Burns would like a report back on the cost to implement the plan.

Motion made by Commissioner Wasko seconded by Commissioner Cotten to establish a public hearing for February 28, 2000 on the Proposed Personnel Policy.

Vote Aye-4 Nay-0

#### GOVERNOR'S CRIME COMMISSION APPLICATION

Manager Montgomery reported that purpose of this grant application would be to provide for a Police Officer whose primary function will be investigations, narcotics and crime prevention. The COPS Universal Application which we submitted to the US Department of Justice last fall, as of this date we have not been notified of funding our application, was designed to provide for an Officer to be placed on patrol and to allow our Department to focus of Community Policing. If this application is funded and the Board of Commissioners accepts the terms and conditions of the grant award this position would not be assigned to a squad and would serve as the lead detective for crimes committed and as narcotics investigator.

The deadline for the application is January 31, 2000.

Commissioner Burns asked were we obligated to accept the funds.

Chief Clapp said we are not.

Motion made by Commissioner Bryan seconded by Commissioner Cotten to apply for these funds.  
Vote Aye-4 Nay-0

#### TJCOG – RELEASE OF FUNDS

Manager Montgomery stated has requested the annual release of funds for our share of the economic development monies from the State Budget Office to Triangle J Council of Governments.

Motion made by Commissioner Bryan seconded by Commissioner Burns to approve a resolution releasing funds to Triangle J Council of Government.  
Vote Aye-4 Nay-0

A RESOLUTION RELEASING FUNDS TO TRIANGLE J COUNCIL OF GOVERNMENT IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGE 6

#### COMMISSIONERS CONCERNS PLANNING BOARD RECOMMENDATION

Motion was made by Commissioner Wasko seconded by Commissioner Bryan to accept the Planning Board Member Recommendation for Billy Hughes and Joey Thomas.  
Vote Aye-4 Nay-0

Manager Montgomery stated Susan Suggs would be at the February 7, 2000 meeting to start work on the Land Use Plan.

#### CLOSED SESSION

Motion made by Commissioner Wasko seconded by Commissioner Bryan to go into closed session pursuant to GS 143-318.11(a)(4) to discuss matter relating to economic development.  
Vote Aye-4 Nay-0

Motion made by Commissioner Burns seconded by Commissioner Wasko to come out the closed session. Vote Aye-4 Nay-0

REGULAR MEETING

Being no further business the meeting was adjourned.

Vote Aye-4 Nay-0

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Mayor

ATTEST:

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Clerk