

MINUTES
TOWN OF PITTSBORO
BOARD OF COMMISSIONERS
MAY 24, 2004
7:00 P.M.

Mayor Nancy R. May called the meeting to order.

ATTENDANCE

Members present: Mayor Nancy R. May, Commissioner Max G. Cotten, Clinton E. Bryan, Jr., Chris Walker, Gene T. Brooks and Burnice Griffin, Jr.

Other staff present: Manager David B. Hughes, Clerk Alice F. Lloyd, Attorney Paul S. Messick, Jr. and Planner David Monroe.

APPROVAL OF AGENDA

Motion made by Commissioner Cotten seconded by Commissioner Bryan to approve the agenda.
Vote Aye-5 Nay-0

CONSENT AGENDA

Motion made by Commissioner Cotten seconded by Commissioner Walker to approve the consent agenda which consist of the following:

- Minutes of the May 10, 2004 Board of Commissioners Meeting.
- Set a public hearing for the Town of Pittsboro Thoroughfare Plan. Public hearing date is June 28, 2004.

Vote Aye-5 Nay-0

INVOCATION

Mayor Nancy R. May gave invocation.

REGULAR MEETING AGENDA

Motion made by Commissioner Brooks seconded by Commissioner Bryan to go into a public hearing.
Vote Aye-5 Nay-0

PUBLIC HEARING – TABLE OF SIGNS

Planner Monroe stated the Planning Board recommended that a typographical error that has persisted in the sign regulations in the zoning ordinance be amended. Somehow four columns got consolidated down to three resulting in erroneous sign sizes. It makes no sense to allow a 124 square foot sign for a church in a residential zone when the maximum size free standing sign in a commercial zone is 32 square feet.

PUBLIC COMMENTS:

None

ANNEXATION REQUEST – DR. MICHAEL PEELE

Mr. Michael Peele has petitioned for satellite annexation of property he owns at 587 Old Graham Road.

PUBLIC COMMENTS:

Michael Peele stated he wanted to be annexed to receive sewer service. It will not affect any other property but his and it will be revenue for the Town.

**CONSIDER RESOLUTION TO CLOSE
A PORTION OF WOMACK STREET**

The Town has received a request from Jonathan and Lindsay Starr to close a portion of Womack Street.

Mayor May stated Ms. Lula Mae Bryant and Ms. Virginia Morris could not be present tonight but they would have no objection to closing a portion of Womack Street.

A COPY OF THE COMMENTS RECEIVED FROM LULA MAE BRYANT AND VIRGINIA MORRIS IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGES

Jonathan Starr spoke in support of closing this portion of Womack Street because it is such a narrow entrance going into the old chicken plant.

Motion made by Commissioner Brooks seconded by Commissioner Bryan to go out of public hearing.

Vote Aye-5 Nay-0

Motion made by Commissioner Walker seconded by Commissioner Brooks to refer the request from Jonathan Starr for closing a portion of Womack Street and the annexation request from Michael Peele to the Planning Board for recommendation.

Vote Aye-5 Nay-0

Motion made by Commissioner Brooks seconded by Commissioner Walker to approve the changes recommended by the Planning Board for correcting a typographical error to the existing sign ordinance.

Vote Aye-5 Nay-0

A COPY OF THE CHANGES IS RECORDED IN THE BOOK OF ORDINANCES
NUMBER ONE, PAGES

REQUEST FROM CHATHAM COUNTY SCHOOL

The Town has received a request from Chatham County Schools that the Board consider a waiver of our permit fees for the modular classroom units that will be used at Northwood High Schools. Our permit fees will be \$2,542.50 for each unit.

Manager Hughes stated he could not find a policy for waiving these fees.

Commissioner Walker stated he would be in favor of reducing the fees down.

Commissioner Bryan asked if waiving these fees would be setting precedence.

Commissioner Cotten made a motion to waive everything except the \$50.00 inspection fee, seconded by Commissioner Walker.

Commissioner Bryan stated he did not feel the fees were taking money from the students.

Vote Aye-5 Nay-0

PAY RAISE – TOWN MANAGER

Commissioner Bryan stated we were unable to pay Mr. Hughes what he requested when he was hired; in order to get him partly compensated and in line with other Managers; set his salary at \$70,000 per year beginning with the next payroll and go through June 30, 2005, seconded by Commissioner Walker.

Commissioner Cotten stated it bothers him because it is a 16 2/3% increase which is almost 1 cent in tax money.

Vote Aye-4 Bryan/Walker/Griffin/Brooks
Nay-1 Cotten

BUDGET WORKSHOP

Manager Hughes stated that General Fund will be okay with the current tax rate. The Enterprise is totally different.

Commissioner Cotten stated he is in favor of increasing the water rates, but not in increasing the minimum.

Commissioner Walker stated we need to start addressing our situations.

Manager Hughes included the following capital improvements items within the Enterprise fund for FY 2004-2005 which were:

- Pittsboro Christian Village Pump Station Rehabilitation - \$55,000
- Water Valve Replacement Phase I - \$48,000
- Sewer line work truck, 4 x 4 - \$14,500
- Water meters - \$16,000
- Raise hydrants - \$6,500
- SCADA system water plant - \$30,000
- Oakwood Drive waterline replacement - \$5,700
- Radios - \$10,000

Commissioner Cotten stated that somewhere in General Statues allows the Town to adjust a customer's rate to pay for improvements. He would like to pull out the critical items.

Mayor May stated the valve replacement would help in a situation like we had a couple of weeks ago (major water line break).

After discussion Commissioner Walker stated he would like to see a 20% across the board increase for water and sewer.

Commissioner Cotten stated he is concerned about the general fund 2 ½ cents sales tax.

Motion made by Commissioner Cotten stated by Commissioner Bryan to adjourn.

Vote Aye-5 Nay-0

Nancy R. May, Mayor

ATTEST:

Alice F. Lloyd, CMC, Clerk