

MINUTES
TOWN OF PITTSBORO
BOARD OF COMMISSIONERS
JUNE 9, 2003
7:00 P.M.

Mayor Nancy R. May called the meeting to order and gave invocation with a special prayer for a Town worker who is very sick.

ATTENDANCE

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

Others present: Manager David B. Hughes, Clerk Alice F. Lloyd and Attorney Paul S. Messick, Jr.

DISPOSITION OF MINUTES

Motion made by Commissioner Walker seconded by Commissioner Bryan to approve the minutes of the May 27, 2003 meeting.

Vote Aye-4

CITIZENS MATTERS

Pam Woods would like the Board to consider a moratorium on zoning issues since there are conflicts between the ordinances.

PLANNING AND ZONING ITEMS

REZONING REQUEST – BIG WOODS, INC.

A request by Big Woods, Inc. to rezone 88.4 acres from RA Residential-Agricultural to R-10 High Density Residential.

Motion made by Commissioner Cotten seconded by Commissioner Brooks to disapprove the request.

Commissioner Cotten stated he has two reasons for disapproving the request: (1) this is a very big rezoning and he has concerns the ordinances are not up to date to address this (2) they will logically expect water and sewer and not sure we have the wastewater capacity available.

Commissioner Bryan asked how they can do anything without sewer.

Mayor May stated they will have to wait until we have the capacity available.

Vote Aye-3 Brooks/Cotten/Bryan
Nay-1 Walker

SUP – BIG WOODS, INC.

A Request by Big Woods, Inc. for a Special Use Permit for a PUD Planned Unit Development on 94.19 acres.

Motion made by Commissioner Cotten seconded by Commissioner Brooks to disapprove the request.

Vote Aye-3 Brooks/Bryan/Cotten
Nay-1 Walker

A RESOLUTION DENYING AN APPLICATION FOR A SPECIAL USE PERMIT FOR BIG WOODS, INC. IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGE

NORCAL

Mayor May stated this item will be on the next agenda setting a new public hearing.

PLANNING BOARD CONCERNS

Commissioner Cotten asked that Planning Board members be advised that we can not do anything about the crosswalks in the circle because they are NCDOT maintained streets.

Mayor May stated she would contact someone with NCDOT regarding this matter and that the Planning Board be made aware we are working on this and can not do anything without NCDOT approval.

UNPAID 2002 TAXES

Motion made by Commissioner Walker seconded by Commissioner Bryan to authorize the Tax Collector to advertise 2002 unpaid ad valorem taxes for real estate.

Vote Aye-4

CODIFICATION OF TOWN ORDINANCES

Motion made by Commissioner Cotten seconded by Commissioner Walker to approve the Ordinance Adopting the Town of Pittsboro Code of Ordinances.

Commissioner Walker stated some of the ordinances are outdated and he would not feel comfortable with the wording in Section 2 & 3.

Commissioner Cotten amended his motion and Commissioner amended his second to delete the current Section 2 and 3 out of the Ordinance.

There were concerns that we need to move forward with looking at some of the outdated ordinances.

Vote Aye-4 Nay-0

WASTEMANAGEMENT FEE – CHATHAM COUNTY

Commissioner Cotten stated that on last Wednesday night at the Solid Waste Committee meeting was the first he had heard of the \$45.00 fee to be charged to residents within the Town of Siler City, Pittsboro and Goldston for use of the collection centers and he is very much opposed to this.

Commissioner Brooks stated each resident of Pittsboro also pays Chatham County taxes and he doesn't know why we should have to pay anymore for taxes he is in opposition to this charge.

Motion made by Commissioner Brooks seconded by Commissioner Walker to send a letter to the County Commissioners in opposition to the \$45.00 increase.

Vote Aye-4 Nay-0

FY 2003-2004 BUDGET

Commissioner Brooks commended Mr. Hughes for getting out the budget in such a short period of time.

Motion made by Commissioner Cotten seconded by Commissioner Brooks to set a budget worksession for June 16, 2003 at 7:00 p.m.

Vote Aye-4 Nay-0

Motion made by Commissioner Walker seconded by Commissioner Bryan to set a public hearing for the FY 2003-2004 budget for June 23, 2003 at 7:00 p.m.

Vote Aye-4 Nay-0

BIG WOODS, INC.

Motion made by Commissioner Brooks seconded by Commissioner Cotten to refund fees paid to the Town for their rezoning and special use permit request.

Vote Aye-4 Nay-0

POWELL PLACE

Mayor May stated they are willing to pay \$500,000 for 200,000 gallons per day allocation.

The Attorney for Powell Place prepared the proposed agreement.

Motion made by Commissioner Cotten seconded by Commissioner Walker to table this until the Attorneys get together and works out details.

Patrick Bradshaw stated there would not be a problem with a time limitation, the ordinance adopted in 2001 addresses concerns about wastewater and not a concern about water capital reserve. They are willing to pay more than the capital recovery fees would be. The town can use the money for improvements that are need. He would request the resolution be adopted and the \$500,000 be applied against fees.

Vote Aye-1 Cotten
Nay-3 Brooks/Bryan/Walker

Motion made by Commissioner Brooks seconded by Commissioner Walker to approve 200,000 gallons per day wastewater reserve and that a payment of \$500,000 be made up front and that a detailed contract be worked out to iron out any concerns by the Attorney.

Vote Aye-3 Brooks/Bryan/Walker
Nay-1 Cotten

COMMISSIONERS CONCERNS

Commissioner Walker said he felt the situation with the water tank overflow across personal property could be more costly if an overflow occurs than it would cost to do the necessary repairs.

Commissioner Cotten stated he thought everything was okay.

Manager Hughes stated there is a flapper valve on the pipe and it could possibly overflow.

Motion made by Commissioner Walker seconded by Commissioner Brooks to repair tank overflow and channel away from proposed station.

Vote Aye-4 Nay-0

Commissioner Walker stated regarding NORCAL, when the new legal description is advertised make sure lot C is included.

Mayor May stated that item will be on the next agenda.

Commissioner Brooks has talked with Frank Foushee and Cliff Carter about the sidewalk going to the Post Office, having potential problems.

Manager Hughes checked this out and it should not be a problem.

The ditch needs to be cleaned up. The only thing different with this pipe is that it is discharged from curb and gutter with a flared end section.

Mayor May stated she received a letter from K. C. Hart requesting that the Town repair the tennis court.

Commissioner Walker wanted to recognize the three student's from Northwood High School that participated in the Quiz Bowl – Brain Game and came in 2nd place.

Vote Aye-4 Nay-0

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

Vote Aye-4 Nay-0

Mayor

ATTEST:

Clerk

MINUTES
TOWN OF PITTSBORO
BOARD OF COMMISSIONERS
SPECIAL MEETING
JUNE 16, 2003
6:30 P.M

Mayor Nancy May stated the special meeting was called to consider a contract for wastewater reserve from Powell Place.

ATTENDANCE

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

Others present: Manager David B. Hughes and Clerk Alice F. Lloyd.

Manager Hughes stated that each Board member has received a copy of the contract at their seats marked with Attorney Messick's comments and a final draft prepared by Powell Place Attorneys.

Commissioner Walker stated he would like time to review the final copy.

Motion made by Commissioner Bryan seconded by Commissioner Brooks to approve the agreement with Powell Place.

Commissioner Walker stated Siler City Manufactory has laid off 165 and this can help with the employment issues within the area, nervous about a project this size but it will more than double ad valorem taxes.

Commissioner Cotten stated if he reads the paper flow of gallons available this will make us be 58,410 over the 80% capacity. Reserving this type of thing could be an accounting nightmare. Problem will follow any future boards. We need to look at building a WWTP north of Town.

Commissioner Brooks was told by a gentleman that the County has created 10 new jobs or less in the last 10 years, several years ago the Town annexed a portion of this property to put in a sewer line to get business in Town. We need business to help with the tax base, it will be a part of community and he is willing to vote yes for the project.

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

BUDGETWORKSESSION
7:00 P.M.

Mayor May asked for input on a department by department basis.

It was decided to cut the Governing Body – Travel - \$,1000.00.

There was discussion about selling the bricks out of the old building next to the public works building. Directed the Manager to see what process we need to follow.

Mayor May stated she would check with Tracy/Chatham County Planning about some funding for the tennis court repairs.

Commissioner Cotten stated he has concerns about some of the Powell Bill expenses we need to be maintaining the streets.

It was decided to increase Powell Bill – Traffic Control - \$1,350.00.

There was discussion about repairs to the pump station at Pittsboro Christian Village.

Manager Hughes stated that would be brought back to the Board as a budget amendment when prices are received.

Commissioner Brooks stated he was proud of a lot of our employees, they work very hard and he wanted to compliment the new meter reader, since he has been reading meter re-reads have gone for 200/month to approximately 20.

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

Commissioner Brooks asked that the Board get a card for Police Officer Lett whose brother died last week.

Vote Aye-4 Nay-0

Mayor

ATTEST:

Clerk