

MINUTES
TOWN OF PITTSBORO
BOARD OF COMMISSIONERS
REGULAR MEETING
MONDAY, MARCH 23, 2009
7:00 PM

Mayor Randy Voller called the meeting to order at 7:00 p.m. and asked for a brief moment of silence.

ATTENDANCE

Members present: Mayor Randy Voller, Commissioners Pamela Baldwin, Gene T. Brooks, Clinton E. Bryan, III, Hugh Harrington, and Chris Walker.

Staff present: Town Manager Bill Terry, Town Clerk Alice F. Lloyd, Attorney Paul S. Messick, Jr., Planner David Monroe, and Finance Director Scott Borrer.

APPROVAL OF AGENDA

Motion made by Commissioner Walker seconded by Commissioner Bryan to approve the Revised Agenda as submitted by the Manager.

Vote Aye-5 Nay-0

CONSENT AGENDA

The Consent Agenda contains the following item:

1. Approve minutes of the March 9, 2009 regular meeting.

Motion made by Commissioner Walker seconded by Commissioner Baldwin to approve the Consent Agenda as submitted.

Vote Aye-5 Nay-0

CEREMONIAL AGENDA

1. Resolution Honoring the Northwood High School Men's Basketball Team.

Mayor Voller read the Ceremonial Resolution and presented it to Coach Russ Frazier of the Northwood High School Men's Basketball Team and the players that were present in recognition of their 2nd Place Finish in the State and their many other accomplishments as well as the honor they had brought to the community. The Board offered its congratulations to the team on the Town's behalf.

**RESOLUTION HONORING NORTHWOOD BOYS BASKETBALL TEAM
IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGE
39**

REGULAR MEETING AGENDA

Citizens Matters

There were no citizens who expressed a desire to speak at this time.

OLD BUSINESS

1. Manager's Update on Capital Projects.

Town Manager Bill Terry provided the following update:

- Disinfection Byproducts Reduction Project – Mr. Terry stated that the original scope of the project construction was nearing completion, and plans and specifications for the switch from gas chlorine to sodium hypochlorite were currently under review by Public Water Supply. He said that additional work on the project would be included by change order following Public Water Supply approval. Mr. Terry said he believed the project would be concluded during April, and was cautiously optimistic that the transition to chloramination could take place by the end of April or the first week in May. He stated that Mr. Poteat had delivered to him today the final version of the public notification and they would be copied and disseminated in the next week or so. Mr. Terry said that Mr. Poteat and Mr. Efirm were also scheduling visits with customers with special needs affected by the change, such as the dialysis center.
- 3.22 Million Gallon Wastewater Treatment Plant – Mr. Terry said he had been visited by Hobbs and Upchurch who had delivered five copies of the EIS which was finally approved by Hannah Stallings with the State, who had done a very thorough job of review. He stated that 18 copies had been delivered to her office for distribution to the various agencies required to review the document.

Commissioner Harrington asked would that mean that in 60 days they would have final approval. Mr. Terry stated if there were a number of comments that required changes then the State would issue a Finding of no significant Impact and then that process would be completed, and the next phase would be PDS permitting and design of the project. Commissioner Harrington asked what PDS permitting was. Mr. Terry said that was relative to the pollution and discharge emissions.

Mr. Terry continued his update:

- Short-term Wastewater Treatment Plant Improvement Project – Mr. Terry said that work was ongoing, noting the designers continued to make progress. He said they expected to get the sixty percent submittal on April 10 for their review, and they were currently on schedule to get the bid documents available by the end of May. Mr. Terry stated this was one of the projects that would be submitted for stimulus funding, although it may be a second-round submittal since the first-round submittals were due on April 3.

- Credle Street Basin – Mr. Terry said this project was shovel ready and expected to get the application in by the April 3 deadline for stimulus funding.
- 3M Reclaimed Water System Project – Mr. Terry said that the Site Certificate certifying that all easements were in place and that they had clear title to occupy the construction site as well as a copy of the resolution delegating project administration authority to the Town Manager had been forwarded to the State late last week. He said he was unaware of any other hurdles that would prevent the awarding of contracts.

Commissioner Harrington said that the State was withholding \$250,000 of Clean Water Management Trust Fund grant funds pending resolution of the State's budget concerns. He asked was there some sense that the Town would not be receiving that \$250,000. Mr. Terry replied he had a phone conversation with the person administering that program, and he had been told that \$1 million of the \$1,250,000 grant was encumbered and useable, but the \$250,000 was not encumbered and was caught up in the Governor's borrowing of \$100 million from the Clean Water Management Trust Fund. He said it may be later in the fall before they knew if the remainder of the funding would be made available. Mr. Terry said even if they did not receive the \$250,000 there was sufficient funding in the remaining grants to proceed with the project.

Mr. Terry continued his update:

- Pedestrian Planning Grant – Mr. Terry said that the Pedestrian Grant was nearing completion and would be presented to the Planning Board at its next meeting. He said once the Planning Board completed its review, it would come to the Town Board for review.

Mayor Voller asked would there be any problems meeting that second round of funding deadlines. Mr. Terry stated he did not believe there would be any difficulty meeting the deadline for round two, which would be sometime in July. Mayor Voller said he would like to have everything ready and turned in well before the deadline. Mr. Terry replied that was his intent.

2. Pittsboro Downtown Area Water System Improvement Project.

Mr. Terry said that all the stimulus application packages required a resolution from the Board authorizing the Town Manager to apply for the funds, so this item as well as Item 3 contained resolutions that would fulfill that requirement and allow them to meet the application deadline for the Downtown Area Water System project at the end of this week and the April 3 deadline for the Wastewater Treatment Systems Project. He stated although it would not be possible to submit the Wastewater Treatment Plant Improvement Project until the summer, he had gone ahead and included the necessary resolution now.

Commissioner Walker asked if the Downtown Area Water Project was to address the lack of pressure. Mr. Terry responded that was correct.

Commissioner Baldwin asked was that one ready for submission. Mr. Terry stated that Jay Johnston did not believe it was a project that required complicated design, noting it was basically straightforward and they could easily meet the deadline.

Commissioner Walker asked if they missed the deadline for some reason would the project be considered in the second round of funding. Mr. Terry said it was his understanding that those sewer projects that did not meet the deadline would be rolled into phase two, and supposed the same thing would be true on the water side.

Motion made by Commissioner Harrington seconded by Commissioner Walker to approve the resolution authorizing the Town Manager to apply for grants and loans under the American Recovery and Reinvestment Action for the Pittsboro Downtown Area Water System Improvement Project.

Vote Aye-5 Nay-0

A RESOLUTION AUTHORIZING THE TOWN MANAGER TO APPLY FOR GRANTS AND LOANS UNDER THE AMERICAN RECOVERY AND REINVESTMENT ACT OF 2009 FOR THE CREDLE STREET BASIN REHABILITATION PROJECT (PHASE III AND IV) IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGE 43-45

3. Submission of Wastewater Treatment System Projects for Funding Under the American Recovery and Reinvestment Action (ARRA) of 2009.

Motion made by Commissioner Brooks seconded by Commissioner Bryan to approve Resolution A approving the Credle Street Basin Rehabilitation Project and Resolution B approving the Wastewater Treatment Plant Improvement Project.

Vote Aye-5 Nay-0

A RESOLUTION AUTHORIZING THE TOWN MANAGER TO APPLY FOR GRANTS AND LOANS UNDER THE ARRA OF 2009 FOR THE PITTSBORO WASTEWATER TREATMENT PLANT IMPROVEMENT PROJECT IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGES 40-42

A RESOLUTION AUTHORIZING THE TOWN MANAGER TO APPLY FOR GRANTS AND LOANS UNDER THE AMERICAN RECOVERY AND REINVESTMENT ACT OF 2009 FOR THE PITTSBORO DOWNTOWN AREA WATER SYSTEM IMPROVEMENT PROJECT IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGES 46-48

Mayor Voller asked if the letter from DOT regarding the Powell Bill needed a resolution or could it wait until the next meeting? Planner David Monroe replied it would not require a resolution at all, noting the letter simply asked if there were any State streets that had been converted to Town streets as a result of annexation.

NEW BUSINESS

1. Chatham Oak Planned Unit Development – Final Plat.

Mr. Monroe stated that the pavement had been installed, and that water and sewer lines had been installed and inspected and found to be satisfactory by Hydrostructures. He stated the Planning Board had reviewed the application and recommended approval by the Town Board.

Motion made by Commissioner Brooks seconded by Commissioner Harrington to approve the Chatham Oak Planned Unit Development – Final Plat.

Commissioner Baldwin said there had been some concerns from nearby residents. Mr. Monroe stated those concerns had been resolved.

Mayor Voller called for the vote.

Vote Aye-5 Nay-0

2. Request by John Justice for Time-Restricted Parking on Sanford Road.

Mr. Monroe said essentially Mr. Justice was requesting that the area of parking from roughly the back room of the General Store Café to the point of the driveway just north of the ABC Store be restricted. He said that the curb was currently painted yellow and was previously a no parking zone, and Mr. Justice had requested that it be limited to 15 minutes or loading zone parking only due to the blind view of the street. Mr. Monroe said he had looked at the conditions there and had talked with the Police Chief about it, and they both concurred to recommend approval of the request.

Commissioner Walker asked was 15 minutes enough, or should it be 30 minutes. He said there was a lot of traffic in that area daily, and 15 minutes was a short time.

Commissioner Brooks asked if UPS and FedEx still used The Print Shop for parking. Mr. Monroe replied yes, and they would continue to do so.

Mayor Voller said there was parking on the east side of the street, and asked did they anticipate any problems near the Tax Office location. Mr. Monroe said he believed it would work fine, and when the County undertook construction of the new Justice Center all of the on-street parking would disappear.

Motion made by Commissioner Brooks seconded by Commissioner Baldwin to approve the request for time-restricted parking on Sanford Road at 30 minutes.

Vote Aye-5 Nay-0

3. Report from the Chatham County Affordable Housing Task Force (Amy Powell, Executive Director, Chatham Habitat for Humanity).

Amy Powell, Executive Director of Chatham Habitat for Humanity and Chair of the Chatham County Affordable Housing Task Force, introduced Task Force members Bill Leroy, Betty Wilson and Bob Eby who were present this evening. The following PowerPoint presentation was made to the Board regarding the work of the Affordable Housing Task Force, first by Ms. Powell:

Chatham County Affordable Housing Task Force

- Countywide representation.
- Meeting monthly for over three years.
- Increased awareness and understanding of:
 - ◆ Affordable housing needs in Chatham County – needs assessment update.
 - ◆ Tools to address the need.
 - ◆ Forums: affordable housing partnership celebration (June 2006) and Countywide summit (April 2008).

Definition of Affordable Housing

Housing available for occupancy for:

- mortgage expense (including principal, interest, taxes, and insurance) does not exceed 30% of the household income; or
- rent for housing does not exceed 30% of the household income.

Affordable Housing Definition

- Households whose annual gross income does not exceed 80% of the area's median household income, as defined by HUD income limits for the Durham-Orange-Chatham HMFA. *Median Income: \$62,100.*
- *In the case of homeownership*, eligible households are limited to first-time homebuyers who have lived or worked in Chatham County for at least one year.

Task Force member Bill Leroy continued the PowerPoint presentation:

Facts and Findings

- Definition of affordable housing misunderstood; 52% of Chatham households meet the definition, earning \$48,000 per year or less.
- Family of four earning \$48K/year can afford a house selling for up to \$165K. Very few homes available at this price.
- Need for owner-occupied affordable housing grew 27% from 2002-2007.
- Housing sale prices grew 62% between 2002 and 2006 from \$176K to \$285K.
- Incomes grew only 31% during the same time period.
- Decline of housing purchasing power of 16%.
- Between 2005 – 2007, 79% of homes sold for \$200,000 or greater.
- Only 145 houses were available for sale for below \$150,000 in 2006-2007; only 15 sold in the \$100,000 range.
- Large need for rental housing (many mobile homes are sub-standard).
- Teacher/Deputy Sheriff starts @ \$30K/year in 2007; would equate to a house valued in the range of between \$100,000 and \$120,000.
- Habitat only builder of homes <\$100K for families earning <\$30K.

Housing Development Update

- A total of 17,400 housing units are in the pipeline for development.
- 4,000 are in Pittsboro.
- Very few are priced to meet the housing affordability needs of Town and County employees and service sector workforce, <\$165,000.

Chatham County Affordable Housing Needs

- More owner-occupied affordable housing homes.
- More market rate and affordable housing rental units.
- Staff to support affordable housing.
- Local government support of affordable housing.
- County ordinances to promote affordable housing.
- Enhanced infrastructure.
- Coordinated program for affordable housing between the County and Towns.

Recommendations

- Establish an Inter-Governmental agreement to form a “County and Towns Council” to work on issues in common, including affordable housing.
- Form an Affordable Housing Advisory Board:
 - ◆ Ordinance Writing Work Group
 - ◆ Rental Program Work Group
 - ◆ Establish Structure to Sustain Affordable Housing
- Mandatory 10% affordable housing requirement.
- Hire an affordable housing professional.
- Support Countywide Zoning.
- Establish an Affordable Housing Rental Program.
- Adopt Countywide Housing Code Regulations.
- Utilize Subdivision Scorecard.

County Budget Request: FY 2009-2010

• Operating Expenses:	\$15,000
• New Affordable Housing Professional:	<u>\$60,000</u>
Total:	\$75,000

Mr. Leroy said although their recommendations had emphasized a shorter term time limit, their vision had been longer, looking through the year 2020 as reflected in their report. He said although nothing could be done in terms of providing affordable housing for units already approved, there were 6,000 either in the conceptual or planning phase but were unfortunately targeted to higher end markets. Mr. Leroy said the County was expected to grow over the next 20 years, and they had the opportunity now to assure that housing developments coming forward for approval would reflect a balance to include a portion share for affordable housing.

Mr. Leroy said they especially needed the Board’s help in the form of the recommended intergovernmental affordable housing committee, which would be an important first step in moving forward with the implementation of all the other affordable housing recommendations put forth by the Task Force.

Commissioner Walker said in the summary it said that over 900 units of affordable rental homes were needed, but Mr. Leroy had mentioned 560. Mr. Leroy said the difference was about 470 units that appeared in 2007 as part of the Section 8 housing, and they had separated that out.

Commissioner Baldwin asked if they worked in conjunction with the Chatham County Housing Authority. Mr. Leroy said their executive director was a member of the Affordable Housing Task Force and had pushed hard for the rental portion of the housing recommendations. He added she would also be involved with the affordable housing rental program for the County.

Commissioner Harrington said in the presentation it was recommended that a 10% minimum for affordable housing be included in all approvals of new residential or mixed use developments. He asked did he understand Mr. Leroy to say that would only be for major developments. Mr. Leroy said he did not believe that had been said. He said one of the things the new Affordable Housing Advisory Board subcommittees would do would be attempting to develop an affordable housing rental program and create the specific enforcement regulations that would essentially implement that 10% mandatory affordable housing provision.

Mayor Voller said that Mr. Leroy came from a development background. Mr. Leroy said that was correct. Mayor Voller said it was useful for the Town Board to know that the people on this Task Force came from a wide variety of disciplines.

Task Force member Bob Eby said he would like to add that there was a critical size a development could reach where it would self-cause the need for affordable housing, noting that Briar Chapel was an example of such a development. He said developments of five or six lots would not self-create such a need, but that did not absolutely exempt such a subdivision from the requirement.

Mayor Voller asked under the best case scenario what the Task Force would like to see happen at this point. Ms. Powell said they would like to see some type of indication of an interest in an intergovernmental agreement to work on issues in common including affordable housing.

Mr. Leroy said half of the growth that would take place over the next 20 to 25 years was predicted to take place in Pittsboro.

Commissioner Harrington said that was true, but the Town could have its own standards separate from the County. Mr. Eby said what they envisioned was that all governments within the County would work towards common goals, including the provision of affordable housing. He said the Affordable Housing Advisory Board would have no power other than to advise on issues related to the provision of affordable housing.

Commissioner Harrington asked for an example of a community nearby that had a similar organization with enforcement powers. He said Orange County had an agency without enforcement powers, and asked if any of the places they had modeled have enforcement powers. Commissioner Harrington said that would not necessarily be a task force, in that he was talking about an organization that could make policy and set up regulations. Mr. Eby responded there were places in the State that had such powers, such as in Davidson County and Manteo.

Mayor Voller said there were similar issues elsewhere, such as Buncombe County, where home prices had become unaffordable. He said the primary reason for cooperation in such a plan was

that at some point they would reach a solution to their infrastructure problems, and if they were willing to work with developers to create affordable housing there would be no point if the soil would not perk. Mayor Voller said the workforce being described would naturally live in the towns, and to accomplish housing for that workforce including teachers, police officers and the like there needed to be some framework.

Commissioner Harrington said he understood that, but his question was what you were trying to set up in the long run. For instance, he said, was the recommendation of Countywide zoning or an ordinance system to form specific regulations to guide growth in certain areas and apparently to guide it away from other areas. Commissioner Harrington said within that was some fairly potentially strict requirements and regulations, and believed that was what the Task Force hoped for. Mr. Eby agreed, stating it would allow the workforce access to affordable housing.

Mayor Voller said he believed for Briar Chapel there was such a requirement, which came under the Compact Communities Ordinance, so there was already precedent for that.

Commissioner Walker said he believed that development had provided funds as well as had set aside lots. Ms. Powell said they had set aside 12% total, 2½% in lots and then a cash payment of \$1.1 million.

Mayor Voller said that \$1.1 million was to be paid out over ten years, and of course the project approved tonight had received some of that Briar Chapel funding to create some market rate homes.

Commissioner Walker stated with the current downturn in the economy, it had been said that home values had declined by up to 25%. He said if there was an organization formed to oversee affordable housing, this might be an advantageous time for people who could get credit to go ahead and purchase a home in this market. Commissioner Walker asked if the Task Force advocated for that, and was there anything they could do to get information such as that to those people. He said it was his guess that Chatham County values had dropped somewhat but other nearby areas had dropped substantially. Mr. Leroy agreed it was a very good idea and one that should be considered. He said there was currently a first-time homebuyers' credit of \$3,000 that could be taken advantage of. Commissioner Walker said that that should be something that was looked into, noting that it would allow lower income people to purchase a home at a reduced cost and to then begin building equity in that property.

Mayor Voller said he believed one of the key things for this Board, the Task Force or a future advisory board to do would be to look at the demand for rental housing, noting that was an area that was completely underserved. He said that was something that would naturally be located within a municipality, specifically Siler City and Pittsboro.

Commissioner Harrington stated that generally a developer would do that because there were tax incentives in place, and he would generally be more in favor of tax incentives but very reluctant to regulate it.

Task Force member Betty Wilson said that was the purpose of the council, to work out any of those details and address policies and processes.

Mayor Voller asked Mr. Messick what they would need to go forward once all the local governments had received the report. Town Attorney Paul Messick responded he believed what Ms. Powell had indicated was correct, that they needed some indication from the Board as to their interest or lack of interest in what had been proposed. Mayor Voller asked for the Town Board's opinion of the affordable housing recommendations and related issues.

Commissioner Brooks stated that the Agenda indicated the purpose of tonight's presentation was to be heard and for the Town Board to receive it, which he assumed would mean they would then study the issues and work to identify the next steps. He said he did not believe it would be appropriate to do anything tonight other than to receive the report.

Motion made by Commissioner Brooks seconded by Commissioner Harrington to accept the report from the Chatham County Affordable Housing Task Force.

Mayor Voller said in the acceptance of this report would the Board want to give any indication to the Task Force as to what their next steps should be.

Commissioner Brooks said he would say to vote on this motion and then respond to that question.

Mayor Voller called for the vote.

Vote Aye-5 Nay-0

Commissioner Harrington asked where the Wooten report was located. Ms. Powell responded it was available on the County's Website.

Commissioner Baldwin said the Board definitely needed time to review the information and to look at the Wooten report as well, and then perhaps discuss the issue again in a month or so.

Mayor Voller suggested placing it on the agenda for the second meeting in April for a more substantive discussion. There was general consensus from the Board. Mayor Voller also suggested that should the Board have questions before then, to contact Ms. Powell, Ms. Wilson, Mr. Leroy or Mr. Eby directly.

Commissioner Brooks said it would be interesting to see what the proposal that came from the US Treasury Department said regarding affordable housing and the so-called toxic mortgages, noting if it would help those people with such mortgages for the government to buy them up and whether that would interrupt some housing that was for sale. He said that could play a role in efforts to provide for affordable homes. Commissioner Brooks said he believed that report also indicated that housing values were down by 30% nationwide, so there were definitely factors that were going to affect their efforts but perhaps some of those could be turned into positive factors rather than negative ones.

Commissioner Brooks said there may well be some subdivisions that would move into foreclosure, and if Habitat had the funding at that time it would allow them to acquire property at a much reduced cost. He encouraged them to take advantage of any opportunity to acquire such property.

Commissioner Harrington said the current market may also convince developers who routinely constructed half-million dollar houses to construct less expensive homes, so that may be a trend for Habitat to watch as well.

Mayor Voller said they would look forward to having them come back the second meeting in April and bring with them some specifics about what cooperation might look like.

RECESS

Motion made by Commissioner Walker seconded by Commissioner Baldwin to recess the meeting for a five-minute break.

Vote Aye-5 Nay-0

RECONVENE

Motion made by Commissioner Walker seconded by Commissioner Bryan to reconvene the meeting.

Vote Aye-5 Nay-0

4. Haw River Assembly Briefing on Proposed Jordan Lake Rules (Elaine Chiosso)

Elaine Chiosso, Executive Director of the Haw River Assembly, stated that the Jordan Lake Rules were approved in November 2008, closing out a six-year process to cut pollution flowing into the lake, particularly nitrogen and phosphorus. She said there were now both a federal and a State mandate that Jordan Lake pollution be reduced. Ms. Chiosso said the Rules drafted through the lengthy stakeholder process had really tried to break down and divide up responsibility so that all the stakeholders had to do something to address the pollution.

Ms. Chiosso said that water came down 100 miles to reach Jordan Lake, noting that the worst pollution was in the upper arm where Durham, Chapel Hill and Carrboro's wastewater and stormwater came into the lake. She said the Rules indicated that nitrogen would need to be reduced by 8% in the Haw River arm and 35% in the Upper New Hope arm, and phosphorus would need to be reduced by 5% in each of the three arms of the lake.

Ms. Chiosso said that Pittsboro was in the Haw River arm of the lake, so it was in the section that had to achieve an 8% reduction in nitrogen and a 5% reduction in phosphorus. She said the Rules spread the needed reductions in nutrients among all the sources of pollution:

- The Rules would require new developments to limit pollution by better controlling stormwater runoff and by leaving buffers along creeks and streams.
- Existing developments would also have to create alternative stormwater practices to increase water conservation and groundwater re-charge, and local governments would be

provided time to create processes to retrofit existing developments. Wastewater treatment plants would require a reduction in phosphorus one year after the Rules took effect and a reduction in nitrogen by 2014. Ms. Chiosso stated that the Rules regarding existing developments was the most misunderstood and most controversial of the Rules.

- The Rules would require farmers to work together to adopt best management practices to keep nitrogen and phosphorus out of rivers and creeks upstream from the lake.

Ms. Chiosso said that the Rules were very flexible, allowing local governments 10 years to try to reduce the first 15% of the nutrients they were responsible for, such as requiring the use of rain barrels, cisterns, and rain gardens, as well as stream restoration and new fertilizer and pet waste ordinances. She said that there was no deadline established in the Rules for further reductions after that first 10-year period. Ms. Chiosso said that Durham, Greensboro, Burlington and others had put out huge figures of what it would cost them to comply with the existing development Rules, including purchasing land in urban areas and building stormwater ponds, but her question was why they would want to do that if there were other less costly solutions.

Ms. Chiosso said that much had been said about the Jordan Lake Rules, but much of it was based on misinformation. She said what was true was that she believed that Pittsboro would benefit from the Rules, because it would mean that Pittsboro and Burlington would have an immediate reduction in phosphorus from the wastewater treatment plants and would also have a reduction in nitrogen. She said there would be further reductions in stormwater flowing into the Haw River which was where Pittsboro's intake was located. Ms. Chiosso said that basically every city in the entire watershed had creeks on the Impaired Waters list, and the Rules would clean up the water throughout the watershed and reduce the dirty water in the lake coming from upstream.

Ms. Chiosso said that the pollutants in the lake caused algae blooms and high alkalinity that harm fish and people, and made the water more expensive to treat. She said that the Durham County Commissioners had held a long session this afternoon and had argued about the proposed boundary change to the Jordan Lake development boundary. Ms. Chiosso said that the Durham Commissioners at the end had agreed to hold a public hearing, noting that the boundary change was very unpopular to many Durham residents. She said the Haw River Assembly had joined with a group of Durham citizens to petition the Environmental Management Commission to provide a ruling on that decision by the Division of Water Quality, because they had great concern about the boundary being reduced.

Ms. Chiosso said the Rules were all about protecting Jordan Lake, and it was their belief the Rules would help to do that. She said that every town and every county would have to do their part to protect the water quality, and believed the Rules would be effective in doing that. Ms. Chiosso said she had provided the Board with a model resolution that had been supplied to every town and county in the watershed, noting that Chatham County had adopted the resolution in support of the Jordan Lake Rules as had Apex, and asked that Pittsboro consider doing so as well. She said they did not know when the Legislature would pass the bill approving the Rules but believed it would be sooner rather than later, noting that they would be considering approval during the 2009-2010 session. Ms. Chiosso said a committee of the Council in Chapel Hill would be bringing a recommendation back to that full board very soon, as would Cary. Ms. Chiosso urged the Board to speak up and support the Rules.

Commissioner Harrington asked if Carrboro or Orange County was considering supporting the Rules. Ms. Chiosso said that Carrboro and Orange County as well as Wake County were still working on it. She said that people from Wake County were talking with Morrisville about it.

Mayor Voller asked Mr. Terry who was a part of the Memorandum of Understanding regarding receiving water from Jordan Lake. Mr. Terry replied it was a long list, and believed it was Pittsboro, Chatham, OWASA, Durham, Apex, Holly Springs, Cary, Morrisville, and possibly others that he could not think of at the moment.

Commissioner Brooks said he was talking about a future Memorandum of Understanding. Mr. Terry said that was correct. Ms. Chiosso said many of those jurisdictions were already receiving allocations from the lake.

Mayor Voller said they were referring to future development of the western intake, noting they had joined a consortium to cooperate in the study, but obviously the major players were OWASA, Durham, Chatham, and Wake. Mr. Terry said many of the group was already taking water from the lake, and part of the group was interested in the western intake, and part of the group was already taking water from the eastern intake.

Mayor Voller said if they were getting water from the lake surely they would want to support keeping clean water in the lake. Ms. Chiosso said you would think, but there was some very strong opposition to the Rules.

Commissioner Walker asked was there somewhere they could go to get more information so they could study it in more detail. Ms. Chiosso said it was a lengthy document but was available online at the Division of Water Quality with a link directly to the Rules. Commissioner Walker said he recalled reading in the newspaper that the Representatives for Alamance County had filed a bill to stop the Rules from being adopted. Ms. Chiosso said there were two bills and both had been filed by Alamance County, and both bills had been shuttled off to committees and would likely not be heard from again because passage of the Rules was State mandated. She said she could not stress enough the opposition out there, and since Pittsboro was downstream it was in their best interest to support the Jordan Lake Rules, which would add to the strength coming back to the Legislature. Otherwise, she said, Durham and Burlington would set the tone.

Mayor Voller said he had recently talked to Orange County Representative Bill Faison who had told him that while growing up here that mysteriously the Haw River was not drinkable except for the magic portion that got to Pittsboro. He said that had been a result of people coming together and advocating for change in the water quality. Ms. Chiosso stated the Clean Water Act of 1972 had started the change, and had forced people to protect water quality and they were all benefiting from that today.

Mayor Voller said he had a bulletin update in front of him that said they were looking to find some form of compromise to move the legislation forward. Ms. Chiosso said they were definitely willing to compromise, noting the Rules in front of the Legislature were the Rules first passed through the Division of Water Quality and then the Environmental Management

Commission after years of meetings. She also mentioned sources of funding that could be available to assist local governments in complying with the Rules.

Tim Keim, 96 Cynthia Lane, Pittsboro, said he believed a valuable resource in this area was Frank Efird. He said he knew that at least one of the Commissioners was not a big supporter of the chloramination plan soon to be implemented, but if the water that was coming in their direction was less contaminated it would be easier for Mr. Efird to clean it. Mr. Keim said that Mr. Efird would be a good person to talk to if the Board had questions because he could provide technical answers that would help the Board make a decision. He said this was a “no-brainer” because everyone wanted clean water and this was a good way to get it. Mr. Keim urged the Board to support the resolution and support cleaner water coming to Pittsboro and to Jordan Lake.

Gary Simpson, 82 Cynthia Lane, Pittsboro, agreed with Mr. Keim that this appeared to be a no-brainer and that it was rational that with all the water quality problems they had had for such a long time that they would do everything possible to provide the cleanest water possible. He said he was all for anything that would help them in the end, and added his urging that the Board support the Jordan Lake Rules and the Haw River Assembly in its efforts.

Mayor Voller asked what Ms. Chiosso would hope for in the actions taken by the Town of Pittsboro. Ms. Chiosso said it was her hope that the Board would adopt the resolution very soon while the Legislature was still debating the Jordan Lake Rules. She asked that they not take too long if they were going to support them because their window of opportunity might pass.

Commissioner Harrington said he believed she had said there was no question that the Rules would pass. Ms. Chiosso said yes, but they could be weakened with compromises. She said one of the good things about the Rules was that any existing regulations that local governments had in place that were stronger than these Rules would stay in place.

Commissioner Harrington said that Commissioner Brooks had made a good point when he reminded them that they had a sewer permit coming due in two years, so they could be asking to tighten the standards on themselves. Ms. Chiosso said that was correct, noting that was one part of the rules that would not change. She said the part that would change would be the implementation deadline. Ms. Chiosso reiterated that the total maximum daily load set by the EPA would not change.

Ms. Chiosso said that it was a good point that the passage of these Rules would tighten regulations on cities and counties, and would cost some amount of money and understood that it was hard to be enthusiastic about that. But, she said, the benefits to the Haw River and to Jordan Lake would be worth that.

Mayor Voller said she had worked with the Town of Pittsboro to try to find reasonable solutions for wastewater discharge, noting she had not been against them continuing to try to work with Roberson Creek. Ms. Chiosso said that was correct. Mayor Voller said additionally, she would not want to see Pittsboro put in a position where the Town was put in jeopardy. Ms. Chiosso said no town would be shut down by these Rules, that it was a matter of having to do a little

more to meet the regulations. She said Durham was not in a good position but would likely receive some help, but could help them more by acting more responsibly with the State.

Motion made by Commissioner Harrington seconded by Commissioner Baldwin to receive the report.

Vote Aye-5 Nay-0

Mayor Voller asked when Ms. Chiosso would need something to come back in order to get the resolution signed immediately. Ms. Chiosso said as quickly as possible, noting the Legislature would be making its move sooner rather than later once the compromise language was put in. She said they may have as much as two weeks before anything happened.

Mayor Voller said he had weighed in with Speaker Joe Hackney and Senator Bob Atwater and others, and though he could not speak on behalf of the Board, he had told them that clean water was important as well as issues with the lake, because that would be where Pittsboro would receive its water at some point in the future so that resource had to be protected. He said without that lake there would be no growth in the Triangle, as least for western Wake, Chatham, Orange, and Durham.

Mr. Terry asked if the Board wanted to receive copies of the Rules. Several Board members expressed a desire to have a printed copy for review.

Commissioner Brooks suggested making a copy and having it available at Town Hall for the public to read over. Mr. Terry agreed to do so.

5. Report on Pittsboro Water and Sewer Rates (Randy Welch, NC Rural Water Association).

Randy Welch with the Water Circuit Rider Division of the NC Rural Water Association provided some brief information on his organization, noting they were a non-profit organization dedicated to assisting their members in attaining the highest standards in drinking water and wastewater services. He said that the Town of Pittsboro was a member of their organization, and in January Mr. Terry had contacted him about perhaps providing the Board with a water and sewer rate study. Mr. Welch said he had worked with Mr. Terry and Mr. Poteat to develop the study, adding that recent droughts had been a big issue as well as the economic downturn which had affected industry. He said revenues were down but the same maintenance had to be performed because the same amount of equipment still existed.

Mr. Welch said his report was a recommendation only, and could be given as much weight as the Town wished to give it. He said on page 7 you would see the total operating revenue of \$1.7 million, and operating expenses was \$1.9 million. Mr. Welch said that resulted in an additional cost of \$240,000 over revenue, and that was being funded out of Enterprise reserve funds. He said everyone understood the problems with operating in the negative. Mr. Welch provided information on the old rates as well as the new rates instituted in November, which resulted in some small increases.

Mr. Welch said when looking at a rate study his goal was to consider a family using around 5,000 gallons per month which was typical. He said he understood that there were many in the Town who lived on fixed incomes, and reminded the Board that the results were just to give the Town a range to go on. Mr. Welch said the drought that had occurred in 2007 had encouraged the idea that people using the most water should pay for it, so heavy users should pay more. He said on the next page was a summary of their template, noting the information gathered included what the current loan payments were, the depreciation on the system from the latest audit, any capital expenditures on water and wastewater, and the projected water sold in thousands of gallons for in-Town versus out-of-Town users. Mr. Welch said the next few pages provided information on the flat rate fee which was money that was generated to pay off legal debts and to supplement reserve funds. He said also shown were the operations line items for water and sewer, which included how much the cost of materials had gone up each year, cost of living increases and how much it took to keep qualified employees on staff.

Mr. Welch said once all the information had been gathered in all categories, they had then taken out the depreciation to see what that rate would be, then had taken out the flat rate expenditures to see what that rate would be, and then had taken out the depreciation and capital expenditures to determine a rate.

Mr. Welch said that was a lot of information to take in and knew that the Board would want time to go over the report and digest the information. He reiterated they were operating in the negative at the present time with money being used from the reserve to balance that out.

Mayor Voller said they were operating in the negative because of the depreciation, and did not know what all of the Public Works budget allocated dollar for dollar but it was a very close estimate. Mr. Welch agreed, noting they had tried to break down what was actual water and what was actual sewer costs. He said on page 13 he had provided a cost analysis which included if rates were raised to certain amounts what the result would be.

Mayor Voller asked what Mr. Welch thought they should do different. Mr. Welch said he believed there needed to be an increase in the rates, and he had provided Mr. Terry with some guidelines. He said he would be happy to come back and provide some scenarios for consideration. Mr. Welch said it may mean that lower use customers would see a reduction and higher use customers would see an increase. He said he could not provide those numbers tonight, noting the lowest rate used in the study was \$3.67 per thousand gallons. Mr. Welch said it was important to note that the recovery fee had increased from \$8.00 to \$16.00.

Commissioner Harrington asked was there a number in the study that would be without any usage but just cost. Mr. Welch said you could use the numbers on pages 8 and 10 which was the data on the total depreciation and the loans against the system and with the flat rates for water and sewer you could calculate that number.

Mr. Terry said basically what the report said was that they were still just a little low in their rate structure, and believed that those figures could be used during budget deliberations to give them a "reasonableness" check as they moved forward. He said any increase would not be dramatic

but would be a minor adjustment to get them where they needed to be when compared to operating expenses.

Commissioner Harrington asked if he was saying that a typical baseline for a family of four was 5,000 gallons. Mr. Welch replied yes, that that was the State average. Commissioner Harrington said when looking at the estimate for a family of four of \$97.22 it appeared they were way off.

Commissioner Walker commented that on page 13 and looking at the current rate structure, the report said to keep in mind that that was the July 1 rate structure and not what had been implemented later in the year. He said with the holidays and family and guests around he was sure he had used more than 5,000 gallons and it was more than \$54.23. Mr. Terry reiterated that depreciation had been included in the numbers shown as well as the average maintenance costs.

Mayor Voller thanked Mr. Welch for his report and presentation.

6. Aqua North Carolina, Inc, Request for Flushing Credit.

Mr. Terry stated the Town had received a letter from Aqua North Carolina requesting a refund on their water fees based on the increased level of flushing they were doing to try to comply with the THM requirements. He said his recommendation was that the Board not refund that money.

Tom Roberts, President and Chief Operating Officer of Aqua North Carolina, said that they served about 7,000 water customers and about 15,000 wastewater customers. He said they were trying to deal with the issues with the water as best they could, and in doing so were forced to flush to try to reduce the THMs. Mr. Roberts said the other issue was that they also had to provide backup chlorination.

Mr. Roberts said he believed there was a certain amount of expectation when purchasing water that it should meet the standards the State had asked to be met, and they would like to continue to work with Mr. Terry on the chloramination project which would hopefully come to a successful conclusion very soon. He said it was reasonable for them to ask not to have to pay because they were having to flush, and also reasonable to ask that the chloramination project comes to a successful conclusion as quickly as possible so that all their customers would benefit.

Commissioner Harrington asked how the figure of \$25,000 had been arrived at. Mr. Roberts said they had calculated the number of gallons required to be flushed that was not usable.

Commissioner Harrington said as much as he did not want to refund the money he believed that this was a reasonable request because Aqua was doing the same thing they were trying to do as a Town, which was to flush water to get the THMs down. He asked had they been requested to keep the volume of the tanks at lower levels so that not as much flushing would be required. Mr. Roberts said they maintained the tanks at the acceptable operating levels, and did not believe that was contributing to the emissions.

Commissioner Brooks said that when people contracted with the Town for water the issues regarding the quality had not been hidden from them, and one of the reasons these problems

appeared to have increased was that the State had increased its standards drastically. He said he believed they were committed to changing over to the chloramination system to solve the problems, and the citizens had to bear the cost of the flushing. Commissioner Brooks said it was only fair that Aqua's customers had to bear the cost was well. He said he believed they had made a good faith effort to be open about the water quality, and did not think it would be fair to the Town's citizens to take their money to pay Aqua for their flushing costs.

Mr. Roberts said he was not questioning the Town's commitment, but the State was asking him to have a back-up plan. He said he believed part of that was in response to his customers being very vocal with their concerns about the water. Mr. Roberts said he understood Commissioner Brooks' point regarding the flushing, but if you asked one of Pittsboro's customers to leave their faucets flowing to solve the problem at the plant he believed they would expect a flushing credit. He said he was just one customer, so that was why he was requesting the credit. Mr. Roberts said if it were a situation he had created he would understand, but if he was a Pittsboro resident and was asked to turn on his faucet he would expect a credit, and all he was asking for was that same consideration.

Commissioner Walker asked if their customers were asked to turn on their faucets. Mr. Roberts responded no, that they were flushing their hydrants and their system. Commissioner Harrington said as a consequence he was paying a higher rate to do that. Mr. Roberts responded that was correct. Commissioner Harrington with all respect to Commissioner Brooks' point, he believed that was the difference. He said having to flush really did not cost the Town that much other than chemicals, which was a lot less than what they would charge for the water. Commissioner Harrington said he believed that the \$25,000 was a reasonable estimate for the amount of water Aqua had purchased. He said that Aqua was doing what the Town was trying to do, and having to pay the retail rate to do that.

Commissioner Walker said it cost the Town and everyone tapped onto their water system whenever they flushed, and that was money that all the customers of Pittsboro were paying for.

Commissioner Walker said he believed that was the cost of doing business and he regretted that for Mr. Roberts, but the Town had spent millions of dollars on water and sewer trying to solve the problems, and reiterated he believed it was the cost of doing business.

Mayor Voller said that Mr. Roberts had said he was being asked to do a back-up plan by the State, and asked did they actually have such a plan. Mr. Roberts stated they had identified some options, but the key was to solve it at the source. He said they could do some carbon filtration or aeration, but there were costs involved with that. Mayor Voller said what he was saying was that the source would be Pittsboro. Mr. Roberts responded that was correct. Mayor Voller said then if he was being asked to do a back-up plan, then that would actually involve cooperating with Pittsboro at their plant. Mr. Roberts said they recognized with the State that this was really a Pittsboro issue, and they were just a victim because they were Pittsboro's customer.

Mayor Voller said that they needed to be working together. Mr. Roberts stated his people were meeting with Mr. Terry regularly, and they had offered to bring in their experts to help. He said at this point, it was a matter of waiting to see how the chloramination process worked out. Mr.

Roberts said if it should not work, they had some very intelligent and experienced experts that could work with the Town. Mayor Voller said he believed the Town would benefit by working with Aqua in that regard and it might go a long way in finding some will from this Board to do something. He said obviously they wanted to solve the problem and it would cost money and require expertise, and they did not want to continue to flush any more than Aqua did.

Mayor Voller said they had a 16-inch line from Pittsboro to Chapel Ridge and a half-million gallon tank. Mayor Voller asked how much water they brought through there to make sure the water did not spoil. Mr. Roberts said their primary responsibility began at the tank, and they tested the water regularly. He said they had worked with the Town and had done some flushing on both ends, but it really came back to the source issue. Mayor Voller said technically he was correct, that the master meter started at the source before it was pumped into his tank. But, he said, that entire project would not have been built if it was not for Chapel Ridge and that 16 inch line, noting the line itself was holding hundreds of thousands of gallons of water. He said that could be an issue as well. Mr. Roberts said he did not disagree, but said there was also a reason that the booster station 2 miles away had been built. Mayor Voller said they were not serving those customers, and the Town of Pittsboro was.

Mayor Voller said the fire department had expressed some concern about getting on the hydrants or the flow of water, and asked what the relationship was between the fire district and their water system on that side of the meter. Mr. Roberts said he had not heard anyone in his office talk about any conversations with the fire district nor had he heard any concerns. Mayor Voller said the fire department used Town water and had a relationship with the Town of Pittsboro, but Aqua was a private concern. He said he wanted to make sure that what he had heard was not correct, and that was why he had asked the question. Mr. Roberts said that they wanted mutual relationships with such entities and companies.

Mayor Voller said he was not sure if the Board was going to make a decision tonight, but Mr. Terry had offered his recommendation. He asked for any additional comments the Board might want to make.

Commissioner Harrington said they had Tim Bishop (who was a water systems equipment engineer) coming to speak to them at the next meeting. He said Mr. Bishop could answer any questions that Mr. Roberts had. Commissioner Harrington said when Mr. Roberts talked about some alternate plan that did not make sense to him. He said what did make sense was that chloramination was one step, and another possible step was ozonation in addition to chloramination which was used by Cary. Commissioner Harrington said that Hobbs and Upchurch had predicted a solution to the water problem would cost millions of dollars, but Mr. Bishop had indicated it could be as little as one-half million. He said they had to start looking at next year and the next and the next, so in the context of some alternate plan it could include such things as activated carbon. Commissioner Harrington said summer was coming and the water would get worse, and they needed to try to keep that from happening. He invited Mr. Roberts and/or his representatives to be present to hear from Mr. Bishop, noting he may be able to offer some very specific recommendations. Commissioner Harrington said that Pittsboro was looking not so much at if chloramination did not work, but what was causing the problem. He said he

did believe the Town should consider providing the water to Aqua at wholesale rather than retail because the Town's variable cost of flushing was not the same as Aqua's.

Mayor Voller said Mr. Roberts had heard the various opinions of the Board, and believed the key would be communicating together as they tried to solve the problem with the State. Mr. Terry said the actual request from Aqua was to refund \$25,000, which would be about 12% of their annual fee paid to the Town.

Motion made by Commissioner Walker seconded by Commissioner Brooks to deny the request.

Commissioner Harrington offered an amendment to the motion to come back with an estimate of the true variable cost of the water that Aqua had used for flushing, and that they charge them that cost rather than the retail cost of the water flushed.

Commissioner Walker said they would be asking the citizens of Pittsboro to pay that cost. Commissioner Harrington said no, that Aqua would be paying the true cost of the water rather than the retail cost, noting the true variable cost would not cover depreciation and everything else. He said it was very different, noting he was saying to charge them the actual true cost of producing that water that was used to flush.

Commissioner Bryan said if they were going to issue Aqua a credit then they should do it for all customers. Commissioner Harrington said all customers did not pay for flushing. Commissioner Bryan responded yes, they did.

Commissioner Walker did not accept the amendment.

Mayor Voller called for the vote.

Vote Aye-4 Nay-1 (Harrington)

Motion by Commissioner Harrington seconded by Commissioner Baldwin to have the Finance Director come back to the Board with the true variable cost to the Town for water production minus operating costs.

Commissioner Brooks said they had just voted late in 2008 to raise the water rate because the revenue was not enough to pay for the water. He said he did not know that anything had changed since then. Mr. Terry said that it was a fairly simple piece of data that he and the Finance Director could calculate and would not take a great deal of staff time.

Commissioner Walker said he would vote in favor of the request just to get the information but it would not change his mind regarding the request by Aqua.

Commissioner Brooks said he was not going to vote for it and believed they owed the citizens of Pittsboro an apology and a check. He said he had been hearing for two years that they were not charging enough for the water.

Finance Director Scott Borrer said the cost of operation was in the rate structure, and the cost of services could be calculated and was an essential number to have. Mr. Terry said it was a number they should know in any case, and did not believe a motion was needed to get that information.

Commissioner Harrington withdrew his motion, and Commissioner Baldwin withdrew her second.

Mayor Voller said then the understanding was that staff would bring that information to the Board.

Mr. Terry said he believed Commissioner Harrington's suggestion was to charge the wholesale rate only for the amount of water that was being flushed. Commissioner Harrington said that was correct.

Mr. Roberts said regarding the contract, it stated that the water he purchased must meet all State and federal laws.

Mayor Voller said considering that they were all in the business of providing good water to the citizens, it would be wise to have Aqua work with the Town and become a partner as opposed to coming to the Town at the eleventh hour and asking the Town to make difficult decisions that citizens may find questionable. Mr. Roberts said he would offer to Mr. Terry any expertise that the Town may need.

7. Request for Water Bill Adjustment; case of Paul and Deborah Hinton.

This item would be rescheduled for a later date at the request of the applicant.

Mayor Updates

The Mayor indicated he had no updates to offer at this time.

Commissioner Concerns

Commissioner Brooks said he did not understand why people were allowed to speak when they were not having a public hearing unless they were expert witnesses that were called. He said he had thought that during the actual meetings that that was not allowed. Mayor Voller said the public expression time was for the public to speak on items that were not on the agenda. He said if an item was on the agenda, then a speaker could be recognized to speak at that time.

Commissioner Brooks said he had not understood it that way, and believed otherwise their meetings would be turned into public hearings. Mayor Voller said according to the procedures the Board adopted, citizens were allowed to speak on agenda items if recognized by the Chair. He said he generally erred on the side of allowing people to speak, and believed it was discretionary.

Mayor Voller said that three of them had attended the meeting held by the EDC that convened all the local government boards and the school board, noting it was very productive. Commissioner Baldwin agreed that it was a good meeting and believed it was helpful for all the local governments to come together.

Commissioner Harrington agreed it was very interesting, adding that Siler City had reported the loss of quite a few jobs. Mayor Voller said they had lost over 2,000 jobs since 2005. Commissioner Walker said it was likely close to 6,000 jobs lost since 2000.

Mayor Voller said one of the things discussed was that the School Board, Pittsboro, the County and CCCC would all cooperate on stimulus package funding where it made sense to do so in order to show some unity, and hoped that this Board would authorize the Manager to go forward with that as the opportunity presented itself. Mr. Terry stated he had received an email from County Manager Charlie Horne today asking about what projects the Town would be applying for stimulus money for, noting that was the spirit of cooperation they were talking about at the EDC meeting.

The Board agreed by consensus to allow the Manager to go forward on a case-by-case basis.

Mayor Voller said they had discussed at the last meeting a whole series of grants that could be applied for, and that there was a person associated with CCCC who was interested in making those applications on behalf of the Town. He said that Mr. Messick had prepared a Memorandum of Understanding and asked him to explain what it would allow. Mr. Messick said that it identified the consultant as a person who was interested in preparing funding applications for projects to be identified by the consultant and authorized by the Town. He said the issue of compensation would be negotiated separately.

Mayor Voller said then the Memorandum of Understanding would authorize her to bring opportunities to the Town. He said for example, there was a grant that the Town could have applied for but they did not have a Dunn's number. Mayor Voller said that Mr. Borrer had now applied for that. Mr. Borrer said that a Dunn's number was simply an identification number that was specific to different governmental entities which was used to receive funds electronically that was granted to an entity. He said if the consultant applied for grants that were awarded to the Town by the federal government the Dunn's number was used in order to receive those funds.

Commissioner Baldwin asked about the company. Mayor Voller said it was John Ruffin's company, which was an entity that was set up to apply for grants. Commissioner Baldwin asked about the fee. Mayor Voller said it would be based on the grant that was applied for, and the Town would have the opportunity to say yes or no as far as accepting particular grants that were brought forward for consideration.

Motion made by Commissioner Walker seconded by Commissioner Bryan to approve the Memorandum of Understanding.

Vote Aye-5 Nay-0

Mr. Monroe reminded the Board that tomorrow at 2:00 the City of Durham and the Triangle J Council of Governments would be conducting a meeting on Jordan Lake here in Pittsboro at the Courthouse.

Commissioner Brooks said at the last meeting they had said they would talk about amending the budget for the maintenance person. Mr. Terry said he believed the Board had said they would look at that along with the third quarterly report, and he and Mr. Borrer were currently working on bringing that to the Board at its next meeting. He said that document would include the financials for March. Commissioner Brooks said he definitely wanted to take action at the next meeting because they really needed that person. Mr. Terry said after receiving the third quarterly report they would have a good idea of where they were, and then they could put their action on the position on the agenda after the Board heard the report.

ADJOURN

Motion made by Commissioner Walker seconded by Commissioner Bryan to adjourn the meeting at 10:00 p.m.

Vote Aye-5 Nay-0

Randolph Voller, Mayor

ATTEST:

Alice F. Lloyd, CMC, Town Clerk