

MINUTES  
TOWN OF PITTSBORO  
BOARD OF COMMISSIONERS  
MONDAY, JUNE 14, 2004  
7:00 P.M.

Mayor Nancy R. May called the meeting to order and gave invocation.

**ATTENDANCE**

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

Others present: Manager David Hughes, Clerk Alice F. Lloyd and Planner David Monroe. Attorney Messick was absent.

**APPROVAL OF AGENDA**

Motion made by Commissioner Cotten seconded by Commissioner Bryan to approve the agenda.

Vote Aye-4 Nay-0

**CONSENT AGENDA**

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

- Minutes of the May 24, 2004 Board of Commissioners meeting.
- Set a public hearing for fiscal year 2004-2005 budget for June 28, 2004 at 7:00 p.m.
- Set a public hearing for a rezoning request by Chatham Habitat for Humanity. Parcel is located directly to the south of their existing store at 467 West Street. The request is to rezone parcel from R-12 to C-2. Public hearing date shall be June 28, 2004 at 7:00 p.m.

Vote Aye-4 Nay-0

**REGULAR MEETING AGENDA**

**CITIZENS MATTERS**

None

**OLD BUSINESS**

**Consider an ordinance to extend the corporate limits of the Town of Pittsboro**

Motion made by Commissioner Cotten seconded by Commissioner Walker to approve an ordinance extending the corporate limits of the Town of Pittsboro.

Vote Aye-4 Nay-0

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE TOWN OF PITTSBORO IS RECORDED IN THE BOOK OF ORDINANCES NUMBER ONE, PAGES

**Consider a resolution to close a portion of Womack Street**

Motion made by Commissioner Cotten seconded by Commissioner Walker to approve a resolution to close a portion of Womack Street.

Vote Aye-4 Nay-0

A RESOLUTION CLOSING A PORTION OF WOMACK STREET IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGES

**Conduct a Budget Workshop**

Commissioner Cotten stated he had a few comments – he would like to see us move truck and radios to the General Fund even if we have to use fund balance; increasing cola rate for employees to 3%; that he is opposed to increasing the minimum charge for water & sewer, he would propose that each 1,000 gallons above the minimum be between \$4.00 & \$5.00. It is currently \$2.75 and the repair to the lift station at Pittsboro Christian Village be delayed until an assessment ordinance is written and put in place.

Commissioner Walker stated he had no problem moving the truck and radio to the general fund, although he is for raising the minimum. He asked Manager Hughes how much an additional 1 ½% would cost.

Manager Hughes stated he did not know right off.

Commissioner Bryan stated he agreed with Commissioner Walker on the water rate increase.

Commissioner Cotten stated he can not with a clear conscience vote on increasing the minimum.

Mayor May asked for a vote on the proposed changes to the budget as presented:

- To move truck and radio out of enterprise fund into the general fund.

Motion made by Commissioner Cotten seconded by Commissioner Walker to move the truck and radio out of the enterprise fund into the general fund.

Commissioner Bryan asked what was this going to do to the budget.

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

- Cola from 1 ½% to 3%.

Commissioner Walker stated we need to get updated figures before they vote on this matter. Commissioner Bryan agreed.

- 20% across the board increase in water and sewer rates.

Motion made by Commissioner Bryan seconded by Commissioner Walker to approve an across the board 20% increase in water and sewer rates.

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

Manager Hughes stated he was working on a draft assessment for Pittsboro Christian Village.

Commissioner Bryan asked how many Police Officers do we currently have.

Manager Hughes stated 9 including the Chief.

## **NEW BUSINESS**

### **Consider a request from Ms. Monnda Welch**

Ms. Monnda Welch has requested that her water bill for the period 4/20/04 to 5/19/04 be adjusted. Her contention is that her house plumbing was damaged by our operation of the water system. Main line breaks on Hillsboro Street occurred during the period 5/11/04 – 5/13/04. She is seeking a reduction of approximately \$74.00 in her water bill and approximately \$500.00 for her insurance deductible.

Manager Hughes further stated that we have already followed policy and gave a sewer adjustment for the leak.

Motion made by Commissioner Cotten seconded by Commissioner Walker to deny the request, that house was built shortly after his and he has recently had his line/pipes replaced.

Monnda Welch requested to speak. She stated that before she bought the house the plumbing was replaced. She further stated:

- Fire Hydrant on corner of 15/501 & Pittsboro Elem. Sch. Rd.

According to the town employee who turned off her water, the hydrant “blew out” because of pressure. He also said that it was the second time that day that he had been called to Cotten St. to turn off water because of a leak.

- Downtown water pipes bursting.  
This was noted on TV and in the newspapers throughout the state. Several times it was mentioned that the old pipes were under more pressure.
- Beggars & Choosers had erupting water from their bathroom. Water pressure caused water to spray.
- Water leak at 49 Cotten St.  
Water pressure causing the spraying of insulation and underside of house in crawl space. The pressure made the water line spray back and forth, wetting the rafters, 2 year old furnace and the duct work under the house. This caused black mold to grow in the crawl space. Water washed away soil under foundation.
- Screen from water faucet blew out when faucet was turned on.
- Neighbors had the following problems with water pressure at the same time:  
Line to a water heater sprung a leak on the same day.  
Hose handle blew off, causing water to run into her yard for an extended period of time.  
Water line now makes a loud knocking noise when turned on due to air in the line.

Commissioner Cotten stated the water line that serves Cotten Street was not involved in the Hillsboro Street situation.

Vote Aye-4 Nay-0

## **SITE PLAN**

Planner Monroe stated the planning board has reviewed Mr. Thomas’ application to build an office building on a parcel immediately west of his ReMax office.

The Planning Board recommended that the Board of Commissioners approve the site plan with the following conditions:

1. Removal of the extra parking space at the entrance to the ReMax lot;
2. Execution and recording of a shared parking agreement;
3. Installation of curb stops on the 10 parking spaces on the west side of the ReMax property;
4. Flattening the slope of the east side of the parking lot;
5. Bridging the 36 inch stormwater pipe;
6. Connecting downspouts to an underground stormwater pipe;
7. Executing a water/sewer line easement across the ReMax property.

Manager Hughes stated he is not so crazy about putting a building over the stormwater pipe. He would request that this item be tabled until the next meeting.

Motion made by Commissioner Cotten seconded by Commissioner Griffin to table this item until the next meeting per the Managers request.

Vote Aye-4 Nay-0

### **Request to NCDMV**

Consider requesting the North Carolina Department of Motor Vehicles establish a licensing and motor vehicle registration center in Pittsboro.

Motion made by Commissioner Walker seconded by Commissioner Bryan to send a letter to NCDMV requesting that they establish a licensing and motor vehicle registration center in Pittsboro.

Vote Aye-4 Nay-0

### **Commissioner Concerns**

The Board thanked staff for including Session Law 1987 – Pittsboro Impact Fees.

Motion made by Commissioner Cotten seconded by Commissioner Bryan to adjourn at 7:45 pm.

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Nancy R. May, Mayor

ATTEST:

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Alice F. Lloyd, CMC, Town Clerk