

MINUTES  
TOWN OF PITTSBORO  
BOARD OF COMMISSIONERS  
MONDAY, MARCH 13, 2006  
7:00 P.M.

Mayor Randolph Voller called the meeting to order and Terry Dorsey, Grace Point, gave invocation.

**ATTENDANCE**

Members present: Mayor Randolph Voller, Commissioners Max G. Cotten, Pamela Baldwin, Clinton E. Bryan, Jr., Gene T. Brooks and Chris Walker.

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

**AGENDA APPROVAL**

Motion made by Commissioner Cotten seconded by Commissioner Walker to approve the agenda as presented with the removal of Item #5 from the Consent Agenda "Consider a resolution prescribing procedures for disposing of personal property valued at less than \$5,000 and that Item #1 under Commissioner Concerns be eliminated.

Vote Aye-5 Nay-0

**CONSENT AGENDA**

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

- Minutes of February 27, 2006 Board of Commissioners regular meeting.
- Set a public hearing date of March 27, 2006 to consider a rezoning request from Ricky Spoon. The site is a 24 acre portion of lot #9752-00-15-7164. It is south of the Lowe's Home Improvement site and east of Lloyd Cooper's property fronting on Hwy 15-501. Applicant requests a change from R-10 to C-2.
- Set a public hearing date of March 27, 2006 to reconsider a moratorium on the approval of subdivisions and non-residential development. The current moratorium expires on April 15, 2006.
- Set a public hearing date of March 27, 2006 to consider a rezoning request from Van Finch. The site is a .33 acre property located at 46 Hwy 87N. The applicant requests consideration of a change from R-12 to C-2.

Vote Aye-5 Nay-0

## **PRESENTATION**

Presentation: Chief David Collins/Detective Sgt. Tom McGinty – Criminal Investigation Certificate.

Chief Collins stated he was very proud of Detective Sgt. McGinty and that he could not be at the meeting tonight.

The Board agreed they would like for Chief Collins to make the presentation to Detective Sgt. McGinty at another board meeting.

## **CITIZENS MATTERS**

None

## **OLD BUSINESS**

### **10-YEAR COMPREHENSIVE WASTE MANAGEMENT PLAN**

#### **Chatham County's 10-Year Comprehensive Waste Management Plan – 2006 update.**

Commissioner Cotten stated he spoke with Mr. Holden this morning and this is just a draft. A hearing on the Plan is scheduled for April 5, 2006 at 6:30 in the Dunlap Classroom Building. They are welcoming comments.

Commissioner Brooks stated he would like for the Town to send a short (very clear) letter to residents explaining the difference between the County and Town regarding solid waste fees. May 1, 2006 is the new date that Town residents will no longer be able to use the recycling centers without paying \$81.00. Let residents know that Chatham County owns the property and operate the center. Our tax dollars paid for the construction on the centers.

Commissioner Walker stated that members of the Town Board gave statement to Commissioner Cotten to present to the County Board. The Town Board fought against this charge.

Commissioner Baldwin asked if anyone had spoken with Mr. Horne to see if they would reconsider the charge for in-town residents.

Commissioner Brooks stated we gave them a variance for a parking lot at the facility. We have tried so hard to help them out. The Town will be responsible for all damages done to the street going into the center (because of 2 axle trucks).

Motion made by Commissioner Brooks seconded by Commissioner Walker to send a letter to the County Board of Commissioners asking them to reconsider the \$81.00 charge for in-town residents. If we don't get a favorable response from them then we mail out a letter to our citizens. Vote Aye-5 Nay-0

## NEW BUSINESS

### PRELIMINARY PLAT PHASE 2 – POWELL PLACE

**Consider a preliminary plat for Phase 2 of Powell Place. The phase consists of 77 single family lots, 50 patio homes, and 45 townhouse lots.**

Planner Monroe reported that at it's last meeting the Planning Board reviewed the preliminary subdivision plan. This plan continues the alignment of infrastructure created in Phase 1 so the review was pretty straightforward.

The Planning Board found that this submittal satisfied the Subdivision Regulations with the exceptions that:

- A triangular area surrounded by alleys in the townhouse portion of the development should be identified as "Common Open Space";
- All the alleys should be named;
- Erosion control notes should be added to sheet 4.

The Planning Board recommended approval with the above conditions. Since the Planning Board meeting the plans have been changed to include: labeled open space and reflect erosion control notes. The developer has submitted a list of potential alley names to the Emergency Operation Center and is awaiting a response so that the alleys can be labeled.

Motion made by Commissioner Walker seconded by Commissioner Bryan to approve with the Planning Board's recommendation.

Vote Aye-5 Nay-0

Commissioner Brooks wanted to know how a DOT official could stop the issuance of building permits.

Planner Monroe stated the Building Inspection Department made the call to do as requested by DOT even though the Town has authority to stop c/o's.

There is work being done to lower the sewer line, we will keep monitoring this.

Planner Monroe stated once the infrastructure for this phase is built, the \$500,000 they paid up front will have been exhausted.

**LAW ENFORCEMENT EXECUTIVE PROGRAM**

**Request approval for Chief David Collins to attend LEEP Program 2006/2007 (Law Enforcement Executive Program).**

Motion made by Commissioner Brooks seconded by Commissioner Walker to approve the request. Vote Aye-5 nay-0

**ANNUAL WATER QUALITY REPORT**

**Annual Water Quality Report – Proposal for Consumer Confidence Report Management Services – Gemini Group.**

After discussion a motion was made by Commissioner Brooks seconded by Commissioner Walker to accept the proposal to print the Consumer Confidence Report with Gemini Group in the amount of \$1,807 (Style A&B).

Vote Aye-5 Nay-0

**WATER TANK MAINTENANCE CONTRACT – UTILITY SERVICE COMPANY, INC.**

**Water Tank Maintenance Contract – Utility Service Company Inc.**

Commissioner Cotten stated it bothers him that the company will have a key to the tank. He is afraid the key may get in the wrong hands.

Motion made by Commissioner Brooks seconded by Commissioner Bryan to approve the contract with Utility Service Company on the 500,000 gallon Standpipe.

Vote Aye-5 Nay-0

**COPY OF MAINTENANCE CONTRACT IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGES 43-46**

**eCivis**

**eCivis Proposal for Grants Locator Assistance – adopting a multi year approach.**

Interim Manager Misenheimer reported this service would update the Town on grants available, give us notice and assistance if needed. He felt it was best to work with someone jointly. Chatham County has been gracious and offered the services of Debra Hensey.

Motion made by Commissioner Brooks seconded by Commissioner Baldwin to approve for one year and bring back funding options.

Commissioner Cotten stated he feels we are paying for something state agencies and Congressman Etheridge should give to us – services we should get without a cost.

Commissioner Walker stated this is just a tool to help us.

Commissioner Baldwin stated as Commissioner Cotten stated we should receive assistance/information from state agencies, but we need to move quickly to obtain grants.

Vote Aye-5 Nay-0

**eCivis PROPOSAL IS RECORDED IN THE BOOK OF RESOLUTIONS  
NUMBER ONE, PAGES 49-58**

**BLAST AGREEMENT**

**Authorization requested for development of license agreement between Town and Blast Internet Services, Inc.**

Interim Manager Misenheimer stated Blast Internet Services would like to expand their services. Hopefully at no cost to the Town we will be able to receive some in-kind service equipment which will enable us to monitor water tanks and lift stations.

Commissioner Walker stated he does not want to just get some free equipment and that if they made millions as their revenues and profits grow he would like that for the Town also.

Commissioner Cotten stated he would like more in print before we vote on it.

Motion made by Commissioner Cotten to table this until we get more information.

Vote Aye-1 (Cotten)  
Nay-4 (Bryan, Brooks, Baldwin, Walker)

Motion made by Commissioner Bryan seconded by Commissioner Baldwin to authorize the Manager to pursue the development of a license agreement and report back to the Board.

Vote Aye-5 Nay-0

**STREET LIGHT ORDINANCE – REVISIONS**

**Authorization to develop revisions and updates to the Street Light Ordinance.**

Motion made by Commissioner Cotten seconded by Commissioner Walker to authorize the Manager to develop revisions and updates to the Street Light Ordinance.

Vote Aye-5 Nay-0

Commissioner Brooks reported that the street light requested on JA Farrell Street would be installed by the first week in April.

**PROCEDURES FOR DISPOSING OF PERSONAL PROPERTY  
VALUED AT LESS THAN \$5,000**

Commissioner Cotten stated this resolution is rather broad.

Motion made by Commissioner Brooks seconded by Commissioner Walker to approve a Resolution by the Board of Commissioners of the Town of Pittsboro, NC Prescribing Procedures for Disposing of Personal Property Valued at less than \$5,000.

Vote Aye-5 Nay-0

**A RESOLUTION PRESCRIBING PROCEDURES FOR DISPOSING OF  
PERSONAL PROPERTY VALUED AT LESS THAN \$5,000 IS RECORDED IN  
THE BOOK OF RESOLUTIONS NUMBER ONE, PAGES 47-48**

Planner Monroe stated he has almost finished the red-line form of the Zoning Text Amendments and they would be placed on the web site when complete.

**COMMISSIONER CONCERNS**

NONE

**FYI**

- Discussion of lease agreement with Ricky Spoon for spray field
- Update /status report – 3M Reuse Project
- Parks and Recreation Advisory Committee – minutes
- February 2006 – COG Connection
- Other

**ADJOURNMENT**

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

Vote Aye-5 Nay-0

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Randolph Voller, Mayor

ATTEST:

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Alice F. Lloyd, CMC, Town Clerk