

MINUTES
TOWN OF PITTSBORO
BOARD OF COMMISSIONERS
AUGUST 28, 2000
7:00 P. M.

Mayor Charles R. Devinney called the meeting to order and gave invocation.

ATTENDANCE

Members present: Mayor Charles R. Devinney, Commissioner Gene T. Brooks, Clinton E. Bryan, Jr., Max G. Cotten and Ethel F. Burns.

Others present: Manager Hugh Montgomery, Clerk Alice F. Lloyd and Attorney Paul S. Messick, Jr.

DISPOSITION OF MINUTES

Motion made by Commissioner Bryan seconded by Commissioner Burns to approve the minutes of the August 14, 2000 meeting.

Vote Aye-4 Nay-0

CITIZENS MATTERS

NONE

RESOLUTION OF APPRECIATION - JIMMY LEACH

Mayor Charles R. Devinney read the Resolution of Appreciation for Jimmy Leach aloud. A motion was made by Commissioner Brooks seconded by Commissioner Cotten to approve the Resolution of Appreciation for Jimmy Leach.

Vote Aye-4 Nay-0

A RESOLUTION OF APPRECIATION – JIMMY LEACH IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGE 202

G. P. G. DEVELOPERS – DEDICATION OF STREETS & UTILITIES

Commissioner Brooks asked Mr. Gilleece did not they say at the last meeting they would install the sidewalk if no lots have been sold within a year.

Mr. Phelps and Mr. Gilleece spoke about this and stated they did make that statement and that is the purpose of the bond to cover the cost of installing the sidewalks.

The County can withhold certificate of occupancy on the house if the sidewalk has not been installed at that house.

Motion made by Commissioner Cotten seconded by Commissioner Bryan to approve the Resolution Accepting Dedication of Public Facility Improvements and the Easements associated with May Farm Subdivision.

Vote Aye-4 Nay-0

A RESOLUTION ACCEPTING DEDICATION OF PUBLIC FACILITY IMPROVEMENTS AND EASEMENTS ASSOCIATED WITH MAY FARM SUBDIVISION IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGE 203

HYDROSTRUCTURES

Manager Montgomery stated we have received a proposed to develop standard construction specifications and standards for water, wastewater and stormwater controls for the Town of Pittsboro.

Motion made by Commissioner Brooks seconded by Commissioner Burns to approve the proposal from Hydrostructures and instruct the Town Attorney to review the proposal.

Vote Aye-4 Nay-0

Manager Montgomery stated Hydrostructures has given us to Scenarios for servicing Chatham Forest Subdivision.

Scenario 1. System Serving Chatham Forest Subdivision Only.

Allows Voller Realty to construct water system improvements to serve just the houses within the Chatham Forest Subdivision at higher elevations that cannot be provided with sufficient pressure from the Town's existing water system. Listed below are the various components to be included in the system.

Storage Tank – Voller Realty is currently planning on constructing a 78,000 gallons bolted steel water tank on the northwestern portion of the property. The proposed tank is approximately 58' tall, 15' in diameter, and would have a high water level of 615' msl. With this high water level, the lot with the highest elevation (529' msl) would have approximately 37 psi when the tank was full.

Size	Bolted Steel Tank Cost	New Welded Steel Tank Cost	Used Welded Steel Tank Cost
70-80,000 Gal.	\$50,000	\$ 90,000	\$ 65,000
100,000 Gal.	-	100,000	-
150,000 Gal.	-	115,000	-
200,000 Gal.	65,000	125,000	81,000

Mr. Koonce’s letter stated that after reviewing all of the facts concerning the bolted steel tanks, it was his recommendation that the Town of Pittsboro not allow a bolted steel tank to be used in the Chatham Forest Subdivision. The maintenance problems in the future will more than offset any upfront savings. He would recommend a welded steel tank.

Distribution System – The distribution system improvements for Scenario 1 are relatively simple. First, a water main needs to be installed between the existing 1.0 million-gallon tank and the new standpipe. An eight-inch line probably would be sufficient for the needs of Chatham Forest; however, the Town of Pittsboro should probably participate financially to upgrade this line to a twelve-inch. This would allow the line to serve as an alternate transmission main to the majority of the Town’s distribution system. Second, pressure-reducing valves should be installed on the mains along Bellemont and Chatham Forest Drive to separate the new higher-pressure zone from the existing lower pressure zone. The existing six-inch main along Springdale Road should be connected to the higher-pressure zone to provide additional pressure to the customers in the area. The Springdale line should then be disconnected from the line along Highway 15-501.

Booster Pump – A booster pump station will be required to fill the new tank. To avoid any problems with confined space entry, they would recommend that the station be constructed above ground. A prefabricated, duplex station with a fiberglass enclosure would probably be the most cost-effective and easily maintained. Suppliers have indicated a cost of approximately \$25,000 for this installed.

Scenario II – Upgraded System to Serve Northern Pittsboro Pressure Zone

In Scenario II, the Town of Pittsboro would contribute to the total project cost to upgrade the Chatham Forest improvements so that they could be the foundation for a large pressure zone in the area north of Pittsboro. By participating in a joint project with Voller Realty in Chatham Forest, the Town can take advantage of the economy of scales to construct a good foundation for a future pressure zone at a very reasonable cost. The following are Hydrostructures recommendations for the various components.

Storage Tank – If the Town is planning to use a new standpipe in the Chatham Forest area to serve a larger northern Pittsboro pressure zone, the minimum size tank he would recommend is 200,000 gallons. Using the Public Water Supply Section guidelines of 400 gallons per day per customer and one-half day’s usage in storage capacity, a 200,000 gallons tanks would serve approximately 1,000 customers. There is a minimal difference in cost between a 200,000 gallons tank and a 70,000 gallon tank. In addition, Ed Jackson of R.E. McLean Tank Company has submitted a proposal to erect a used 200,000 gallon standpipe for approximately \$81,000. This tank, originally constructed by Fisher Tank Company in 1984, is 60’ tall and has a 24’ diameter.

Distribution System – The distribution system improvements that would be needed for Scenario II are almost identical to those in Scenario I. The only exception is that a “stub-out”, consisting of a tee and gate valve, would be installed on the transmission main between the existing tank and the new tank to allow for a future water main to be tied to the system.

Booster Pump Station – Only minor upgrades would be needed to the proposed booster pump station proposed in Scenario I to meet the needs of Scenario II. The suction and discharge piping within the station would probably need to be six-inch instead of four-inch, and a spare connection for a future large pump would be needed. These two upgrades will result in a slightly larger fiberglass enclosure as well. The estimated cost associated with these upgrades to the booster station is approximately \$5,000.

The total estimated cost for all of the upgrades included in Scenario are:

1. Upgrade standpipe to 200,000	\$16,000
2. Upgrade foundation for larger tank	2,000
3. Up-size main between tanks from 8-inch to 12-inch	12,000
4. Construct gravel access road to tank	12,000
5. Stub-out for future connection (Tee and Gate Valve)	2,500
6. Upgrade Booster pump station	5,000
 TOTAL ESTIMATED COST	 \$49,500

Commissioner Brooks stated he would hate to spend taxpayers dollars for growth that we may not be able to use because of the state allocations. He further stated that \$49,500 here \$49,500 there equals a lot of money.

Randy Voller stated he agreed with Mr. Brooks, but it will be a good benefit for the Town. He stated they have to do something to get water pressure into their subdivision regardless what the Town decides to do.

Motion made by Commissioner Burns seconded by Commissioner Cotten to approve Scenario II and have a project budget for review at the September 11, 2000 meeting.

Vote Aye-4 Nay-0

Commissioner Brooks stated he voted for it with some misgivings.

The board established at the August 14, 2000 regular meeting the town would not accept a bolted tank into it's water distribution system because of maintenance concerns.

CABLE TV

Motion made by Commissioner Brooks seconded by Commissioner Bryan to approve a Resolution granting the Consent of the Town of Pittsboro to the Transfer of Control of a Cable Television Franchise from Time Warner, Inc. to AOL Time Warner, Inc., and a transfer of control from Media One Group, Inc. to AT & T Corporation.

Vote Aye-4 Nay-0

A RESOLUTION GRANTING THE CONSENT OF PITTSBORO TO THE TRANSFER OF CONTROL OF A CABLE TELEVISION FRANCHISE FROM TIME WARNER, INC., TO AOL TIME WARNER, INC., AND A TRANSFER OF CONTROL FROM MEDIA ONE GROUP, INC., TO AT&T CORPORATION IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGES 204-207

UTILITY SERVICES

Manager Montgomery stated Mr. Scotty Wilkins was present to discuss a bill in the amount of \$3,500.00 for repairs made at the Horton Tank and the status of our contract with Utility Service Company.

Mr. Wilkins stated the repairs made at the tank was not to the tank itself but to an inlet/outlet pipe connected to the tank.

Manager Montgomery stated the pipe was welded to the tank.

Mr. Wilkins presented the board with the idea of renting space on the tanks for cell tower companies.

After much discussion a motion was made by Commissioner Brooks seconded by Commissioner Bryan to approve the payment of \$3,500 for repairs made at the Horton Tank.

Vote Aye-4 Nay-0

Mayor Devinney stated the contract needs to be spelled out specifically.

Commissioner Bryan stated he would like the communications item brought back for review and consideration.

WILLOW SPRINGS SUBDIVISION

Manager Montgomery stated Mr. Bob Hartford is present to request that Willow Springs be allowed to install individual mailboxes versus cluster boxes.

Commissioner Brooks wanted to ask Mr. Hartford about the situation with Mr. Ralph Riddle and Archie & Peggy Hackney getting to property that they own with the curb cut made.

Mr. Hartford stated he was not going to bring that up tonight but since you asked, there has been a DOT driveway stub out (concrete) made today, the expense is on him, this issue has caused him a lot of mental stress.

Mr. Hartford stated he had not talked with Mr. Riddle or the Hackney's. He has heard from a number of indirect means.

Mr. Hartford stated the roll back has been done. He would like to propose that the builder think about installing the kiosk mail system. If the builder will pay for this.

Motion made by Commissioner Burns seconded by Commissioner Bryan to require that the final plat show the kiosk mail system on in a centrally located area.

Commissioner Bryan asked what the post office thinks about this.

Commissioner Burns stated she was being consistent.

Commissioner Brooks stated if he understood Mr. Hartford's comments, if he went with cluster boxes he wanted to get the builders to pay for this.

Vote Aye-4 Nay-0

REZONING REQUEST – OLIVER MARSH FROM RA TO C2

Motion made by Commissioner Bryan seconded by Commissioner Burns to establish a public hearing for the Rezoning Request from Mr. & Mrs. Oliver Marsh for approximately 10.76 acres from RA to C2, the property is located on 15-501 North (Hillsboro Street) for September 25, 2000 at 7:00 p.m.

Vote Aye-4 Nay-0

PLANNING BOARD APPOINTMENT

Motion made by Commissioner Brooks seconded by Commissioner Cotten to appoint Ms. Betty Marsman as an in-town representative on the Planning Board.

Commissioner Brooks stated he had not asked her to serve though.

Vote Aye-4 Nay-0

FALSE SECURITY ALARM ORDINANCE

Motion was made by Commissioner Burns seconded by Commissioner Bryan to establish a public hearing on an Ordinance Regulating False Security Alarms in the Town of Pittsboro for September 25, 2000 at 7:00 p. m.

Vote Aye-4 Nay-0

COMMISSIONER CONCERNS

Commissioner Burns reported that people are going the wrong way on Rectory Street.

Commissioner Bryan stated he witnessed it one night around 10 pm.

Commissioner Burns stated that with cars parked on both side of Beck Street it is difficult for other traffic to get through.

Manager Montgomery stated he would send a letter to property owners on Beck Street advising them that parking is not allowed on Town streets.

Commissioner Burns wanted to know the status of the stoplight at the intersection with Kerr Drug.

Manager Montgomery stated he does not know but he will find out.

Mayor Devinney stated we need to follow up on this.

Manager Montgomery reported on the status of the stop sign installation –

- signs are in
- the poles have been picked up
- Nocut to locate lines within 48 hours

Commissioner Brooks asked if the stop sign on Masonic & Salisbury and Thompson would be moved up some.

Manager Montgomery stated it would, and that the Town has purchased a saw to help with making the cut in the pavement so the stop signs can be removed out of the grass.

Mayor Devinney stated any discussion on the vacant position on the board must be done in open session. This matter was brought to his attention through a letter from Attorney Messick.

Manager Montgomery stated that Chatham County has requested that NCDOT increase the size of the water line to Bynum from an 8 inch line to a 12 inch line.

Mayor Devinney stated we needed to get everything in writing and instructed the Town Manager to do so.

Manager Montgomery stated the encasement will be installed at the raw water pump station. He explained to the Commissioners that a second encasement will be installed at Northwood High School. Both these encasements will be in place prior to the widening of 15-501. The state plans to let bids in December, 2000 and construction to begin in April 2001.

We will have approximately 4-5 years before the state will bill us for these improvements and we have the potential of making yearly payments on the improvement following project closeout.

Manager Montgomery stated the 12" around 87 is scheduled to be tied in and place into service this week.

Commissioner Cotten stated at the end of the block where he lives there is cooper tubing sticking up, he wanted to know what it was for.

Manager Montgomery stated it is there for pumping chlorine and sanitizing the line.

Motion made by Commissioner Brooks seconded by Commissioner Cotten to go into closed session pursuant to GS 143-318.11(a)(6) to discuss a personnel matter and GS 143-318.11(a)(3) to consult with the Attorney. Vote Aye-4 Nay-0

CLOSED SESSION

Manager Montgomery advised the board that Sgt. Percy Crutchfield resigned from his position with the Police Department. The water plant has two new employees as well as the public works department. A new customer service representative will begin on September 5, 2000.

There was discussion about pay for performance implementation.

The Town has received a request from Mr. Jack Justice to purchase a parcel of public real estate. The board asked Attorney Messick about this matter.

Attorney Messick explained that the Pittsboro ABC Commission was a “component unit” of the Town of Pittsboro as provided for in the Charter of the Commission but that the Town does not own the assets. He went on to say that all of the assets of the Pittsboro ABC Store were under the ownership of the Pittsboro ABC Commission.

Motion was made by Commissioner Brooks seconded by Commissioner Burns to send a letter to Mr. Justice relaying Attorney Messick’s comments. Vote Aye-4 Nay-0

Motion made by Commissioner Burns seconded by Commissioner Bryan to go out of closed session. Vote Aye-4 Nay-0

REGULAR SESSION

Motion made by Commissioner Brooks seconded by Commissioner Burns to adjourn.

Vote Aye-4 Nay-0

Mayor

ATTEST:

Clerk