

MINUTES
TOWN OF PITTSBORO
BOARD OF COMMISSIONERS
JULY 8, 2002
7:00 P.M.

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

ATTENDANCE

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

Others present: Manager Hugh Montgomery and Clerk Alice F. Lloyd.

DISPOSITION OF MINUTES

Motion made by Commissioner Cotten seconded by Commissioner Griffin to approve the June 24, 2002 minutes. Vote Aye-5 Nay-0

CITIZENS MATTERS

Brian Elliott – owner of Pittsboro Sporting Goods & Seafood was before the board requesting that his property be zoned for business. He stated when the Town brought its ETJ out there nothing was done to change the zoning. It is currently zoned residential even though the property has operated over 29 years a business. He has been doing business there for 19 years.

Mayor May stated it is a non-conforming business and that it can continue to operate that way.

Commissioner Cotten stated Mr. Elliott would need to put an application in writing and follow the procedures established for a rezoning request.

Commissioner Brooks asked Mr. Elliott to meet with Manager Montgomery tomorrow and get the application filled out.

PITTSBORO TROLLEY – JIM HINKLEY

Mr. Hinkley made a presentation to the Board on a proposed trolley.

A Downtown/Pittsboro Station Trolley

Background: The Town of Pittsboro will be experiencing inevitable increased development at an increasing rate over the next few years. It is a given among the Town Board of Commissioners that In addition to ensuring that growth is environmentally sensitive and of the highest quality, setting a high standard for expansion and development is paramount. Growth can either be embraced as opportunity in a progressive and creative manner or it can be allowed to come to pass as happenstance and in a destructive manner. The latter is not a practical option. As new commercial development occurs, it behooves Pittsboro to do what it can to protect established businesses while welcoming new opportunities. Some things can be done to do this. One small way is presented in the following.

Purpose: To institute away the Town of Pittsboro can begin to incorporate new commercial development with the least amount of adverse economic impact on existing business enterprise downtown and on streets radiating from Courthouse circle.

To encourage a physical tie of two of the Town's major business/shopping centers (Downtown and Pittsboro Station) to the benefit of both, promoting interconnection via a conveyance other than the private automobile.

To bolster and enhance community economic unity through the provision of a transportation link with Downtown and its ongoing renaissance as a regional antique and art center in addition to its thriving governmental, law, banking, restaurant, and business services activities and establishments.

To incorporate a unique travelers' feature attraction at Pittsboro Station for US 15/501 and US 64 Bypass travelers.

Objective: To establish a physical link between Downtown and Pittsboro Station which will help create and maintain unity in community development, discouraging a commercial dichotomy and unnecessary competitiveness.

Proposal: Request the developers of Pittsboro Station to consider extending their creative design, environmental sensitivity, and ambiance proposals for imaging important features of Pittsboro to linking this new development with Downtown.

Particulars: Acquire or lease a motorized trolley(s) fashioned after San Francisco cable cars. Run the trolley along US 15-501 between Downtown and Pittsboro Station. Stops in Downtown could be the Library, Town Hall, County Government and Courts, General Store, and possibly other locations where there are existing parking lots. Stops at

Pittsboro Station could be at commuter parking lots and the bus stop, grocery store, drug store, etc. Trolley runs could be on the hour or half-hour. If there were two trolleys, round trips could be more frequent. They could run from 6:00a to midnight or a schedule that best fits the community.

Ridership: Users of this transportation link would be workers, commuters, shoppers, those who cannot or do not wish to drive, elderly and young folks, antique buffs, curiosity seekers, fun riders, etc. In addition to enhancing accessibility of the Downtown and Pittsboro Station business centers, a trolley would be an additional attraction for emerging antique, art, and gift enterprises downtown.

Using Existing Local Resources: Request local transportation businesses to submit proposals to implement the idea.

Financing: Several or a combination of sources should be considered: the developers of Pittsboro Station, the Town of Pittsboro, the County of Chatham, civic groups, local businesses, Federal and State grants.

Timing: Begin a parallel effort with the design and construction of Pittsboro Station South and North to have trolley service up and running upon the opening of these new commercial facilities.

Commissioner Walker stated we would have to look at the financial aspects of this proposal.

SUP – MR. CURTIS ALSTON

The Planning Board recommended approving the SUP at their July 1, 2002 meeting.

Motion made by Commissioner Cotten seconded by Commissioner Griffin to approve a Special Use Permit for Mr. Curtis Alston for an accessory building in the front yard.

Vote Aye-5 Nay-0

A RESOLUTION APPROVING A SPECIAL USE PERMIT FOR MR. CURTIS ALSTON IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGES

REQUEST – CHATHAM HABITAT

Ms. Amy Powell made the following request from the Board of Commissioners:

July 3, 2002

Pittsboro Board of Commissioners:

Last month, on behalf of Chatham Habitat for Humanity, I appealed to the Board of Commissioners to reimburse access fees totaling \$3330 per unit that will be paid prior to the construction of three houses in the Eastwood Subdivision this year .At that time, two thoughtful concerns were raised, and the request was tabled.

Below, I have addressed the two concerns raised at the meeting:

- 1) There was concern about whether or not the Town Ordinance would have to be amended before such an action could be taken. Mr. Messick has told me that the Town has the authority to make "appropriations" to Habitat, and that if the fees are paid, then there is no problem with discrimination among other utility customers. CHFH is not asking for a waiver; rather, the reimbursement would be an appropriation by the Town for affordable housing, just as the Town would otherwise appropriate the access fee to it's Enterprise Fund.
- 2) There was concern that Chatham Habitat for Humanity would be reimbursed twice--once from the, Town and also possibly from the homeowner if he or she sold the house within 10 years. Let me clarify that the purpose of the recapture provision in the deed is to repay the government. In the unlikely event that a Habitat homeowner sells the house to a non-eligible buyer (this has never happened in the 12 year history of this Habitat for Humanity affiliate), there is a mechanism in place for the Town to recapture the assistance given by the Town. The Commissioners' resolution authorizing the "policy" could provide for recapture by the Town if the house is sold to an ineligible buyer. In addition, the language of the deed can be changed if the Town wants further assurance that funds would be returned to the Town.

Chatham Habitat for Humanity has grown from building 2 houses a year to 6 houses a year .We are striving to build capacity to maintain a production rate of 6 houses annually. Financially, CHFH is at a particularly challenging juncture in the organization's evolution, and support from the Town by reimbursing the access fees that will be paid for these three houses would be greatly appreciated.

Thank you for your continuing consideration.

Sincerely,

Amy Powell
Executive Director

Commissioner Cotten stated he has misgivings about this and can not support it.

Commissioner Walker stated he is not willing to spend this money, others have to put it out and he is not in favor of it.

Motion made by Commissioner Bryan seconded by Commissioner Walker to deny the request from Chatham Habitat for Humanity.

Vote Aye-5 Nay-0

HANDICAP PARKING

Manager Montgomery stated we have received a request to establish a handicap parking space on the North side of West Street prior to the "No Parking" zone at the intersection with Fayetteville Street (across from the Methodist Church).

Motion made by Commissioner Brooks seconded by Commissioner Bryan to approve the request to establish a handicap parking space on the North side of West Street prior to the "No Parking" zone at the intersection with Fayetteville Street.

Vote Aye-5 Nay-0

ESTABLISH PUBLIC HEARINGS

Commissioner Cotten has requested that a public hearing be established for July 22, 2002 for Traffic Ordinances as a part of the Codification of the Town Codes.

Motion made by Commissioner Cotten seconded by Commissioner Bryan to establish July 22, 2002 as the date for a public hearing on Traffic Ordinances as a part of the Town Codes.

Vote Aye-5 Nay-0

Motion made by Commissioner Walker seconded by Commissioner Cotten to establish July 22, 2002 as the date for a public hearing on an Ordinance to create a Restricted account to retire Bond Indebtedness.

Vote Aye-5 Nay-0

BUDGET ORDINANCE FY 2002-2003

Motion made by Commissioner Cotten seconded by Commissioner Griffin to adopt the FY 2002-2003 Budget Ordinance as presented.

Commissioner Brooks stated he do not think we should increase sewer. The economy is not only affecting the Town but it's citizens as well.

Commissioner Walker stated maybe we could reduce the sewer rates if we looked into aggressively selling our resources. Passing the budget as it is today – may be able to reduce sewer rates later.

Commissioner Brooks stated he was opposed to solid waste fee and water rate increases.

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

SUGGESTED RULES & PROCEDURES

Commissioner Cotten stated he would like for us to have something in place so that we can be uniform with our rules & procedures. He would like for the members to study the rules and procedures written by Dr. Fleming Bell and come back for discussion in detail at the next meeting.

Commissioner Brooks stated we needed to have some type of elastic clause. But he agreed we do need some type of procedures.

COMMISSIONER CONCERNS

Commissioner Brooks stated that since our recent debate over 10/70 he would urge that the Town get a copy of a report by the Environmental Management Commissioner Report about algae blooms in Jordan Lake.

Commissioner Bryan stated he is not sure we can enter into an agreement with anyone for a joint parking lot at the Community Building. He had a copy of a 1934 deed.

Commissioner Walker stated the Town has done a lot in the last 9 months and he would like for us to look at all opportunities available to us for the sale of water.

Commissioner Brooks stated Siler City may be in the need of water.

CLOSED SESSION

Motion made by Commissioner Brooks seconded by Commissioner Bryan to go into closed session pursuant to G.S. 143.318.11(6) to consider the qualifications and conditions of appointment of an individual public officer.

Vote Aye-5 Nay-0

Motion made by Commissioner Bryan seconded by Commissioner Brooks to go out of closed session.

Vote Aye-5 Nay-0

Motion made by Commissioner Brooks seconded by Commissioner Bryan to approve the contract with Mr. Bill Sutton to serve as Interim Manager from August 20, 2002 thru December 18, 2002.

Vote Aye-5 Nay-0

Commissioner Brooks asked why the uptown parking situation is not being done (marking tires). He stated the board asked that police department be instructed to enforce parking.

Motion was made by Commissioner Cotten seconded by Commissioner Walker to adjourn.

Vote Aye-5 Nay-0

Mayor

ATTEST:

Clerk