

MINUTES  
TOWN OF PITTSBORO  
BOARD OF COMMISSIONERS  
FEBRUARY 24, 2003  
7:00 P.M.

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

ATTENDANCE

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

Others present: Interim Manager/Attorney Paul S. Messick, Jr. and Town Clerk Alice F. Lloyd.

DISPOSITION OF MINUTES

Motion made by Commissioner Walker seconded by Commissioner Griffin to approve the minutes of the February 10, 2003 meeting.

Vote Aye-5 Nay-0

CITIZENS MATTERS

Attorney Messick stated he had received a request from the proprietor of Pittsboro General Store Café to have the unloading zone removed from in front of their business.

Commissioner Brooks stated the unloading zone was established there when the Chevrolet place was there.

Motion made by Commissioner Brooks seconded by Commissioner Walker to remove the unloading zone marking from in front of Pittsboro General Store Café.

Vote Aye-5 Nay-0

PUBLIC HEARING

Motion made by Commissioner Bryan seconded by Commissioner Walker to go into a public hearing to discuss the rezoning request from Ms. Janice Escott.

Ms. Escott is requesting that 33.537 acres of property she owes be rezoned from RA5 to RA, the property is located at SR 1516/1955 Old Graham Road between 1518 – X Campbell Road and SR 1520 Russell’s Chapel Road on the east and west side of the road.

PUBLIC COMMENTS:

Charles Eliason – Absolute Land Surveyors – stated that property on the northern boundary of this property is currently RA and that he would like to see this property rezoned to that designation.

Janice Escott – stated she was miss-informed in the beginning when she came in – she done everything she was told see needed to do and when she came back in she was told that the property would have to be rezoned.

John Amero – here to support Janice and the property on Mack Road is already in small lots.

Motion made by Commissioner Bryan seconded by Commissioner Brooks to go out of public hearing.                      Vote      Aye-5      Nay-0

#### JANICE ESCOTT REZONING REQUEST

Motion made by Commissioner Cotten seconded by Commissioner Walker to refer to the Planning Board for recommendation.

Vote      Aye-5      Nay-0

#### CHATHAM FOREST PHASE VII – FINAL PLAT

Attorney Messick stated the Planning Board has recommended approval of the final plat for Chatham Forest Phase VII. Attorney Messick stated that adequate surety must be on hand and payment of any fees due from this development must be paid before the plat can be signed by the Mayor.

Commissioner Walker asked if all the items on the February 3, 2003 letter have been taken care of.

Attorney Messick stated they will be taken care of.

Motion made by Commissioner Cotten seconded by Commissioner Walker to approve the final plat for Chatham Forest Phase VII as recommended by the Planning Board and Attorney Messick upon payment of requested fees and providing adequate security for subdivision improvements.

Commissioner Bryan asked about the status of the water tank system.

Attorney Messick stated the Voller's are donating land for the tank site and access and will pay \$45,000 upon receipt of bids from Hydrostructures.

Commissioner Bryan stated he was reluctant to vote on this until everything is done.

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

## TOWN MANAGER SELECTION PROCESS

Attorney Messick stated he would appreciate some assistance from the Board.

Commissioner Cotten had two questions; (1) shouldn't we establish a minimum salary, (2) experience the applicant has in water/wastewater. What administrative positions will be created to assist the manager with carrying out his duties; setting up our own inspection department – there is no way four inspectors will be able to handle the type growth we are going to experience.

Commissioner Walker could we set a worksession to discuss some of the issues and go over information.

Commissioner Brooks stated some citizens have suggested that we look at a employment specialized consulting firm.

Commissioner Cotten asked if each board member could put their feelings in writing before the next meeting.

Commissioner Brooks stated we need to move on.

The board agreed to hold a worksession on March 3, 2003 at 7:00 in the conference room since the Planning Board will be meeting at 7:30 in the Commissioners room.

## LAND USE IMPLEMENTATION COMMITTEE REPORT

Attorney Messick stated this was going before the County Board tomorrow night.

Jim Hinkley stated there is one element that is very complimentary to us; which is a recommendation for mixed use planned development, because we have already done that.

## SEWER SYSTEM IMPROVEMENTS

Motion made by Commissioner Cotten seconded by Commissioner Walker to approve the agreement for engineering service for the manhole rehabilitation work and authorize Attorney Messick to sign the agreement.

Vote Aye-5 Nay-0

A COPY OF THE AGREEMENT WITH HYDROSTRUCTURES IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGES 55-56

## RECLAIMED WASTEWATER PROJECT

Commissioner Walker asked if with Diehl & Phillips if payment could be changed to (60) days instead on (40), so that it would be consistent with Hydrostructures. Mr. Phillips said he did not see a problem with that.

Motion made by Commissioner Cotten seconded by Commissioner Bryan to approve the agreement for reclaimed wastewater project with Hydrostructures and Diehl & Phillips with the change to payment days.

Vote Aye-5 Nay-0

A COPY OF THE AGREEMENT WITH HYDROSTRUCTURES AND DIEHL AND PHILLIPS IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGES 57-70

#### PERSONNEL

Mayor May stated John Poteat has requested an additional Utility Worker position be added to the Public Works Department. This is in addition to the existing vacancy.

Motion made by Commissioner Cotten seconded by Commissioner Griffin to approve two additional positions in the Public Works Department (1) an additional maintenance worker and (2) a public works crew leader.

Vote Aye-5 Nay-0

#### STEVE BOLEJACK'S WATER BILL

There was documentation from John Poteat that the meter was tested and it tested to be 98% accurate.

Motion made by Commissioner Cotten seconded by Commissioner Walker to direct that this be handled administratively as it has in the past.

Commissioner Brooks asked if we have ever given customer an opportunity to make payments with such large bills. The answer was yes.

Commissioner Brooks asked that the administration afford Mr. Bolejack the opportunity to make payments if he so chooses.

Vote Aye-5 Nay-0

#### COMMISSIONER CONCERNS

Commissioner Cotten stated he has visited the park twice and did not notice anything to withhold payment. But he did see some potential for maintenance problems and that the ages using the park will be a problem – he witnessed four teenagers on the equipment. We are responsible for the damage. The swing is galvanized iron in concrete and if sleeves were not put in it will rust in a short time.

Jim Hinkley stated there will be possible drainage problems.

Commissioner Cotten stated the League will be having a mini regional meeting on April 29, 2003 and wanted to see if any member would like to attend.

Commissioner Cotten stated we need to start some budget preparation.

Attorney Messick stated he would like with Ms. Megginson about the concerns at the park.

CLOSED SESSION

Motion made by Commissioner Bryan seconded by Commissioner Walker to go into closed session pursuant to GS 143-318.11(5) to instruct the Town staff concerning the position to be taken by or on behalf of the Town in negotiating the material terms of a proposed employment contract; GS 143-318.11(4) to discuss matter relating to the location or expansion of businesses in the area served by the Town.

Vote Aye-5 Nay-0

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

Vote Aye-5 Nay-0

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

Vote Aye-5 Nay-0

---

Mayor

ATTEST:

---

Clerk