

MINUTES
TOWN OF PITTSBORO
BOARD OF COMMISSIONERS
REGULAR MEETING
MONDAY, FEBRUARY 9, 2009
7:00 PM

Mayor Randy Voller called the meeting to order at 7:02 p.m. and called for a brief moment of silence.

ATTENDANCE

Members present: Mayor Randy Voller, Commissioners Pamela Baldwin, Gene T. Brooks, Clinton E. Bryan, III, Hugh Harrington, and Chris Walker.

Staff present: Town Manager Bill Terry, Town Clerk Alice F. Lloyd, Attorney Paul S. Messick, Jr., Planner David Monroe and Assistant Planner Paul Horne.

APPROVAL OF AGENDA

Motion made by Commissioner Harrington seconded by Commissioner Walker to approve the Agenda as submitted.

Vote Aye-5 Nay-0

CONSENT AGENDA

The Consent Agenda contains the following item:

1. Approve minutes of the January 26, 2009 regular meeting.

Commissioner Walker said on page 15 under Commissioner Concerns, Commissioner Brooks should be changed to Commissioner Walker; and, where Commissioner Walker was noted it should be changed to Commissioner Harrington in the first, second and last paragraph.

Commissioner Harrington said also under Commissioner Concerns, in the first paragraph the name Isaac Hill should be Isaac Harold.

Motion made by Commissioner Walker seconded by Commissioner Bryan to approve the Consent Agenda as amended.

Vote Aye-5 Nay-0

REGULAR MEETING AGENDA

Citizens Matters

Max G. Cotten, 133 Pittsboro School Road, Pittsboro, said that since he had spoken with the Board at its last meeting, he had become aware of several issues regarding water and sewer rate increases. He wondered had the Board considered what the new rates would mean to people with limited income, noting he had spoken to two citizens today about that. Mr. Cotten said one widow, 82 years old, had used 1090 gallons and her bill was \$26.62. He said the other person had used 990 gallons and her bill was \$25.65.

Mr. Cotten said the base charge for zero gallons used was \$16.00. He said there was a building in Town that was used two hours out of the month, and the water bill had gone from \$7.00 to \$16.00 with no gallons used, and that \$9.00 was a 127% increase. Mr. Cotten said the culprit was that \$16.00 fee based on no usage. He said many places gave some gallons as part of the basic charge, and he had not been able to find any that charged a base fee with no usage. Mr. Cotten suggested that for the remainder of the current budget year that the Town charge only \$8.00 as a base fee, and also suggested that as they prepared the new budget that they have the Finance Officer identify a rate that would cover the fixed costs, plus operating costs, plus the profit the Town wanted to make. He said he believed that was a reasonable formula to use.

Mr. Cotten noted he also wanted to speak on Item 1 under New Business when the time came.

Leslie Fesperman, 10 Winding Ridge Lane, Pittsboro, said that she was representing the Pittsboro Merchants Association, and for some years they had been trying to get a community kiosk built in downtown Pittsboro. She said recently they had located a small parcel of land at the corner of the Capital Bank parking lot and the hotel building that the County owned. Ms. Fesperman stated she had talked with Planner David Monroe and Assistant Planner Paul Horne about the project, and they would now be moving forward with plans for the kiosk. She said the idea was to have a map of the downtown and member businesses highlighted under a Plexiglas shield, and also have an area where the community could post information. Ms. Fesperman said since it would affect the Town visually she had wanted to let the Town know of their plans, and would bring back a formal plan when they had one.

Mayor Voller asked had there been any comments from the Merchants Association regarding the Hardee's sign that DOT had put back up. Ms. Fesperman said the group had not met since the sign had gone back up. She said she understood the dynamics of Hardee's wanting to highlight their business, but was concerned because if they had such signs going in right at the entrance of the courthouse that would enable any other franchise or person to do the same and they would have a true billboard. Ms. Fesperman said she would request that the Town or County research some zoning or some other method to address that.

Mayor Voller asked her to let the Merchants Association know that he and Town Manager Bill Terry had written to the DOT engineer and had received a very pointed letter back regarding that sign, but he believed the Board supported not having signs in that location, especially in the historic district.

Commissioner Harrington said he would offer to Ms. Fesperman the opportunity to make regular monthly updates from the Merchants Association if she thought that was appropriate, or perhaps every two months. Ms. Fesperman said she would be interested in doing that every other month.

Mayor Voller said the Board would like to hear from them at least once a quarter, noting the more direct communication the Board received from the Merchants Association the better.

OLD BUSINESS

1. Manager's Update on Capital Projects.

Manager Terry provided the following updates:

- Disinfection byproducts reduction project – they had held a construction progress meeting with the engineer and the contractor, and based on that meeting the project was now 60% completed; there were some change orders being worked on now, one to correct some errors in the original plan where 10” valves were specified but the pipes were actually 12”; that the second change order pertained to chemical feed pumps that were just barely sufficient to meet the demand of the plant so the pumps had to be upsized; that the third was a safety enhancement, noting that the bids had come in so favorably that they had decided to use surplus funds along with a grant to include that enhancement; that for \$35,000 they could change the plant from compressed gas chlorine disinfection to a sodium hypochlorite liquid solution which was regarded as a safer method of handling chlorine; and, that the cost of \$35,000 was a reasonable price for that safety change. Because of the additional work to be done, the plant would not be completed until late March or early April, but that did not necessarily mean that the transition to chlorination had to wait that long but could take place earlier. They would have a better idea of that once the next construction progress meeting was held.

Mayor Voller asked if any information had been obtained regarding the use of activated charcoal as suggested by Commissioner Brooks. Mr. Terry stated they had talked with Adam Kiker, as well as Frank Efird about that, and would be setting up a meeting with Commissioner Brooks to visit the plant. He said the basic response he had received from the engineer was that attempting to change the configuration of the filter bases would be very expensive, in the hundreds of thousands of dollars, as well as expensive in staff hours and the cost of materials and was not suitable as a change order with the current project. Mr. Terry said he had talked with Mr. Efird about the use of activated carbon, and the nature of activated carbon was that it was not a mechanical filter but was a chemical filter and it would wear out and had to be periodically replaced, which was labor intensive.

Mayor Voller asked if it would give them a better quality of water, which was the bottom line. Mr. Terry said the nature of the filtration was that activated carbon was good for pulling out heavy metals and some other things, but he did not know enough about how it dealt with organic carbons.

Commissioner Harrington said that he had talked with Tim Bishop who had worked with the Town in the past, and had offered to meet with him which he had done on Wednesday. He said Mr. Bishop had provided him with a tutorial on carbon filtration and other issues, and Mr. Bishop had offered to come to Pittsboro and tutor the Board on several options that might be considered. Commissioner Harrington said that Mr. Bishop had agreed the changeover would be very expensive, as Mr. Terry had said, but it was a very effective method.

Mayor Voller said he would like to have Mr. Bishop come and speak to the Board, noting it was important that they consider every option.

Commissioner Baldwin asked in reference to notification to the public, how was that process going. Mr. Terry said that John Poteat was continuing to work on the information pamphlet, noting a first draft had been completed. He said that pamphlet would be completed and distributed well before the changeover. Mr. Terry stated they would also be conducting face-to-face notifications. Commissioner Baldwin asked if they anticipate having the notifications done a month before the changeover. Mr. Terry stated that was their plan.

Commissioner Brooks said, for the record, he and Mr. Poteat had talked about him visiting the plant but had not yet identified a time to do that. He said he expected to have that meeting set in the next few days, and they might try to involve someone from the State who could make suggestions. Mr. Terry said he believed that was a good idea.

Mayor Voller said he believed they should pursue all options, noting if the technology was available they should determine how and if it could be utilized.

Mr. Terry continued with his update:

- The 4 million gallon per day wastewater treatment project – the working group had met with the developer, and they had received a briefing from Hobbs & Upchurch that they were near completion on the EIS document and it would soon be returned to the State. In the next 90 to 120 days, while that document was being reviewed, they would be working on the financial arrangements, noting they had not received very positive comments from the LGC because it was thought to be too large of a project for such a small town, so they would be moving towards phasing the project so that they did not have to take such a large financial hit all at one time; they would work towards putting a briefing together that they could take back to the LGC and introduce the project again with the help of three or four key players, including developers who could help deliver the message about the technical and financial aspects of the project to hopefully lend credibility to the Town's statements that those key players did in fact want to be involved in the project and were interested in seeing it move forward. They would be preparing that briefing over the next three months and would then get on the LGC's calendar to reintroduce the project.
- 3M Reuse Water project – this project was the subject of an agenda item to be considered later this evening, and the lead architect was present to give the Board a briefing of the concept plan to date as well as other information regarding the 3M park.

Mayor Voller asked had they heard anything from 3M about the land since the last update. Town Attorney Messick responded they did have the easements and the Board would need to approve those at some point. Mayor Voller asked could that be put on the agenda for the Board's next meeting. Mr. Messick responded yes.

2. Pittsboro Town Park Concept Plan Briefing (Bob Lappas, Project Architect).

Assistant Planner Paul Horne stated that Bob Lappas was the Project Architect and he had met with him on several occasions. He stated that Mr. Lappas would provide the Board with the progress to date.

Bob Lappas said that he had last talked with the Board in October, but in the interim work had continued including meetings with staff and the Parks and Recreation Advisory Board, as well as a public meeting. He shared with the Board the following update:

- They were in the process of doing preliminary planning of grading and design, as well as selection of some park components so they can begin to get a sense of pricing which for Phase 1 recommendations was very important since it was closely tied to the PARTF grant.
- The PARTF grant of \$450,000 was to be used for design and construction of Phase I; that there were certain park elements that were a part of that grant commitment, including an open play field, a picnic pavilion, a playground, a walking circuit, and parking.
- The process began in October; they had now done an assessment of the site; they had done some planning work to look at various design options; they had created a series of goals for the park; and, they were roughly halfway through the process and moving into what was a fairly detailed concept plan.
- The next steps included getting comments from the Board which they would be happy to incorporate; and, they would be moving into the construction drawing phase so that they could begin the implementation of Phase 1 in early to mid April of this year, with construction of that Phase anticipated to be completed in the fall.
- The park consisted of several different land types, with the predominant land type consuming about half of the site. That predominant land type was a relatively flat ridge top with a number of specimen Oak trees which had helped them form some of the design decisions they were beginning to make.
- The topography was fairly settled, but one feature described in the materials as no. 4 was on the edge of the flat high ground where you began to see a low wooded bowl area. That topographic feature had also helped to form some of the design decisions.
- One part of the site had some steep slopes of about 15% - 18%, which was not considered to be prohibitive but was something to keep in mind.
- Goals for the park have been established as well as a consensus of those goals at the meeting with the Parks and Recreation Advisory Board and others.
 - ◆ One goal was to have a diversity of recreational opportunities with a broad appeal so that a variety of age groups would be attracted.
 - ◆ Given its location within the Powell Place development the park did deserve strong neighborhood connection to encourage walking to the park rather than driving.

- ◆ They wanted a mix of passive woodland and multi-use play stations and they wanted the design to be site-responsive and show sensitivity to the natural resource features located there.
- ◆ In development of the character of the park they wanted the park elements and their arrangement to begin to reflect the broader character of Pittsboro, which they saw as being artistic, sustainable, and somewhat idiosyncratic.
- Two basic concepts were considered and there were a number of shared attributes. One attribute was that the flat ridge top appeared to be a logical place for the open field, which was where the younger stand of hardwoods and pines were located, so clearing it would cause less damage to the existing woodland character. Another attribute was the clearing of roughly 2 acres which would allow for a high-school sized soccer field and was larger than a football field. The wooded bowl area, given the trees and slopes, would be reserved for natural surface walking paths.
- The differences in the two concepts came down to where the activity areas were and where vehicles and pedestrians would access the park. In Concept One they were located closer to the intersection on the north side of Powell Place Lane and Millbrook Drive, and it was desirable to place group picnic shelters and the playground somewhat close to the parking facilities. Concept Two placed those elements down on the southern edge of the site, which seemed to present a stronger logic for vehicular connection especially to US 15-501, so that traffic would not necessarily be channeled through the Powell Place neighborhood. That would also give them a better overall buffer to the existing single-family homes.
- In order to get to the park, some sort of signage on US 15-501 was needed to direct people to Rock Springs Cemetery Road, and then signage identifying the park as well as the parking location.
- Parking could be handled in three different ways:
 - ◆ Limited parking on the site itself, roughly 15 spaces with two handicap spaces.
 - ◆ Possible on-street parking during programmed events or larger activity groups using the park on both Millbrook and Rock Springs.
 - ◆ As Powell Place commercial sites developed there was even more potential to walk in from that area.
- He said had begun to look at how the various park elements could configure themselves on the site. The main park components were:
 - ◆ A multi-use open field, about 2 to 2½ acres, with some specimen trees to remain to carve out a smaller open space off the main play space, for a total of about 2 2/3 acres of open space.
 - ◆ At the edge of that would be a 6-foot-wide paved walking surface. The paths on site would total over a mile in length in a combination of both paved and natural surfaces. The 4-foot-wide mulch trails would be located in the more woodland settings.
 - ◆ The group activity area would include a picnic area with a large shelter with perhaps 8 to 12 picnic tables and a child's play area. The flat ground that was directly adjacent to the steeper slopes provided an opportunity to develop some terracing, to perhaps provide an overlook down into the wooded bowl and perhaps an area for a small amphitheater, as well as for art placement and a quiet area for contemplation.

- ◆ The family picnic area would have a smaller shelter than the group shelter of perhaps 12' x 12' with one or two picnic tables.
- ◆ A second informal picnic area with a mulch surface could be located on the edge of the open space with no shelter.
- ◆ Vehicular access to the park would be achieved from Rock Springs Cemetery Road into the gravel lot; a pedestrian connection would be made to the existing sidewalk along Millbrook Road and that on one corner an elaborated neighborhood entrance would provide stairs on the existing slope and up to the open space.
- ◆ Other potential components and elements envisioned for the park included picnic structures being “glue lam” construction; a number of rustic structures such as small gazebos that referred to the heritage of Pittsboro and Chatham County and the rural character that they wanted the park to present. In areas along the edge between the flat area and the wooded bowl would be a walkway with plantings, if retainers were needed on the slopes wooden boulders would be used instead of concrete to keep the natural feel, and both woodland and grassed edge walkways would be provided. The idea was to provide in that 10-acre site as much variety in terms of recreational and play experience as possible and to do it in a way that was sensitive to the site and also harkened to the natural quality of Pittsboro and the site itself.
- Potential play components were considered in a way that incorporated natural elements and natural materials, such as:
 - ◆ Stone, sand and climbing apparatus that was not the typical “off the shelf” equipment; netting for climbing apparatus that would provide some sculptural quality that had been very successful in other places; and a potential to do a woodland vine area that would not only have aesthetic qualities but would provide some interesting play opportunities.

Mr. Lappas said a big challenge they were faced with now was developing recommendations for Phase 1 to meet the PARTF grant commitments in terms of the facilities they needed to provide, but also to make the just over \$400,000 construction budget stretch as much as possible. To date, he said, they were working back and forth between the plan elements and testing costs of those elements with a number of contractors so that when documents were prepared they would have a good sense of the bid climate. Mr. Lappas said they also wanted to incorporate into the bid document as many bid alternates as reasonable so that if they got a very favorable bid that they could begin to add elements back in. But at present, he said, the just over \$400,000 would provide for the 2½-acre open play field, construct the primary walking circuit, construct the vehicular gravel parking area, construct the stair and entrance feature for the neighborhood, and also many of the play components. He said included would be the necessary controls during construction and also permanent stormwater controls for when construction was completed.

Mr. Lappas said what they were dealing with now was features, materials, and the final sizing of the components, as well as testing different options to see how they could make the dollars stretch and get the most value in terms of recreation. He said the next steps would be to gather input from the Town Board as well as approval to move forward with construction drawings, where they would continue refining both the pricing and the plan configurations, begin to look at

refinements and final selection of the playground components, and do more detail design on stormwater features; detail and specifications for the Phase 1 construction.

Mr. Lappas stated they would be meeting again with the Parks and Recreation Advisory Board at their March meeting where they would hopefully present roughly 30% construction documents with an anticipated bid date of early April.

Mayor Voller said he believed they had made great progress, and knew that the Parks and Recreation Board had worked diligently on the park proposal. He said that Commissioner Harrington was the Board's liaison to the Parks and Recreation Board, and asked if he had comments to add.

Commissioner Harrington said this was the second time he had reviewed the plan, and believed the park would be a huge asset to the Town.

Commissioner Walker said it had been mentioned that in the area where the play field was planned it would be cleared of a lot of immature trees. He asked if any of the trees in that area were mature enough that they could be cut into lumber and used to build the picnic shelters or other elements of the park. Mr. Lappas stated they were mature enough, and they had been talking with contractors to see what the value in pricing for that kind of almost custom work versus a more traditional approach might be. He said there may be some interesting play potentials for that wood, with perhaps some simple log cuttings to provide stepping at different heights. Mr. Lappas said they were very interested in recycling materials from within the site for use in the park.

Mayor Voller said doing that would certainly be in line with the character of Pittsboro. He said if the wood was cut and left to dry, it might be dry enough for such uses by the time construction reached that point.

Commissioner Bryan said he liked the plan very much and it was obvious a lot of thought had gone into it. He said his only concern, which they may have little choice about, was whether or not the parking was adequate. Planner Paul Horne commented that there would also be retail development in another area of Powell Place with an opportunity for parking that would provide an easy walk to the park.

Commissioner Walker asked if from the roundabout heading south down Millbrook was that entire road now constructed. Mr. Horne said yes, that it was all built out. Commissioner Walker asked if it went all the way down to Rock Springs. Mr. Lappas replied yes, with a paved sidewalk edge on the park side. Commissioner Walker commented that the project looked really good.

Commissioner Baldwin asked about the trees in the play area that would be left in place, and if they would replant trees to replace those that had to be taken down. Mr. Lappas said one area was largely wooded, and there were various reasons for choosing that site. He said it would provide a large enough site for a play area, and in that area it was mostly very young pines and very young hardwoods whereas other areas had mature trees. Mr. Lappas said they had also

worked hard to pay attention to the amount of grading necessary and to minimize the amount of dirt they would be disturbing. To that end, he said, that area had a 2% slope which was minimal but was enough for drainage, and they were not cutting more than 2 feet in depth and would not be filling more than 2 feet in depth. He added that that had also minimized the cost of grading.

Commissioner Baldwin asked then the trees around the paved walking trails would remain. Mr. Lappas responded yes, noting that 100% of the trees around Millbrook would remain, and the area cleared for the playground would have a terrace-like area that would not be wooded out but would create a canopy. Commissioner Baldwin agreed that the project looked good.

Commissioner Walker asked if in the natural area and around the specimen trees the scrub brush would be cleared and any thin or diseased trees would be removed. Mr. Lappas responded that was correct, that they would do that kind of selective thinning including removing any dead, leaning, or hazard trees.

Mayor Voller asked regarding the overhead photo showing the relationship with the interchange, how did he envision someday having bikelanes on US 15-501 or a sidewalk coming up to Rock Springs Cemetery Road, and how that would tie in to the park. Mr. Horne said there was already a sidewalk along Rock Springs Cemetery Road. Mayor Voller said then if they ever were to get bikelanes on US 15-501 it could easily be tied in. Mr. Horne replied yes.

Mayor Voller said they had received notification from some property owners in Powell Place that if bus service were ever to exist from Powell Place to Lowe's, they would want some kind of crosswalk provided. He said that would open up the possibility of people taking a bus from the downtown to the park, and asked how a crosswalk at the interchange would play into that. Mr. Lappas responded that they had not looked at that. Mayor Voller said he understood that was not a part of this project, but it was something to keep in mind.

Mr. Terry pointed out that in early discussions they had discussed the wisdom of attempting to put a restroom facility on the park site, although that was likely more than could be afforded in Phase 1. He asked was it possible to at least provide roughed-in plumbing for a future restroom site in Phase 1. Mr. Lappas pointed out on the map the area where the utilities existed now, stating that if restrooms were provided they should be located by the picnic and playground areas. He said they were estimating that the service lines for a restroom would be on the order of \$30,000. Mr. Terry said that was without the finished facility. Mr. Lappas said that was correct, it was just for the service line work, so it would be a large ticket item given their Phase 1 budget. Mr. Terry said if they eventually wanted to provide a restroom then putting lines in at this phase would prevent having to dig the park up later. Mr. Lappas pointed out the location of two manholes on the site, adding that it appeared that a gravity sewer would be achievable.

Mayor Voller asked the Manager what he needed from the Board tonight other than receiving the report. Mr. Terry said the Board might want to provide Mr. Lappas with some feedback, noting if they wanted to see anything changed then now was the time to express those concerns; or, he said, if they were generally in concurrence with the concept as presented, then Mr. Lappas was looking for agreement to proceed into the design phase and the development of construction costs.

Commissioner Harrington asked roughly what it would cost for the type of restroom facility they might envision for a site this size, not counting the \$30,000 for sewer. Mr. Lappas responded you could spend over \$200,000. Commissioner Harrington stated there were a couple of contractors present tonight, and indicated one had just said he could do it for half that.

The Board agreed by consensus to the concept plan for the park, and agreed to proceed into the design phase of the park project.

Mayor Voller remarked that Mr. Lappas and the Parks and Recreation Board had done a tremendous job, and they looked forward to beginning Phase 1 of the park.

RECESS

Motion made by Commissioner Walker seconded by Commissioner Baldwin to recess the meeting for five minutes.

Vote Aye-5 Nay-0

RECONVENE

Motion made by Commissioner Walker seconded by Commissioner Baldwin to reconvene the meeting.

Vote Aye-5 Nay-0

Motion made by Commissioner Walker seconded by Commissioner Bryan to recuse Mayor Voller from discussion of items 3 and 4 regarding issues related to Voller Realty Construction, and that Mayor pro tem Brooks preside over that portion of the meeting.

Vote Aye-5 Nay-0

3. Follow-up Report on Connectivity between Fox Chapel Lane and Springdale Drive.

Mr. Terry said that Item 3 was a follow-up report on the issue of connecting Fox Chapel Lane and Springdale Drive. He said some time ago Commissioner Harrington had suggested it would be useful if they could reach an agreement that was acceptable to Voller Realty Construction and to the extent that they would be willing to sign a contract and bring it back to the Town. Mr. Terry said today staff had met with representatives of Voller Realty Construction and had negotiated a contract that was acceptable to Voller Realty Construction:

- He had walked Springdale Drive and in his judgment it appeared to be in good shape, and that adding an inch of asphalt would not improve the strength of the road nor would it affect the carrying capacity of the road, but would only improve the appearance of the surface. He said that expense had been removed from the contract.
- They had also looked at the complicated roundabout, which they believed could be replaced with a less-expensive traffic calming device to be stipulated later. They had

tentatively agreed on a device called a “chicane” that was an “S” turn that would require slowing down to navigate.

- Another feature of the contract was to do all the work, including the work required on US 15-501 by NCDOT, in exchange for a \$30,000 contribution from the Town towards the construction contract. Voller Realty Construction had agreed to do all the design work with a view towards completing the work in March 2010.

Mr. Terry stated in the agenda packets he had provided three possible resolutions for the Board to consider for approval. He said that Resolution A would accept the offer from Voller Realty Construction to do the work, less the \$30,000 contribution from the Town. Mr. Terry said Resolution B would simply accept the agreement as written and signed by Voller Realty Construction. He said that Resolution C would arrive at the conclusion that they would not reach agreement regarding completion of the work, and approval of that resolution would make the decision to permanently close Fox Chapel and Springdale Drive and separate those two roads, and direct the Manager to bring back to the Board a proposal for how that might be done as well as an estimated cost.

Mr. Terry stated that his recommendation was to adopt Resolution A. He said the Board could adopt Resolution A alone, or they could adopt Resolution A in combination with Resolution C in the event that they were unable to reach agreement. Mr. Terry stated the Board could adopt Resolution B alone, noting that they could use \$30,000 of Town funds to achieve the connection and Resolution B would accomplish that. He said the Board also had the choice to not adopt any of the Resolutions and continue negotiations of the contract as it was now written.

Commissioner Harrington asked what Voller Realty Construction estimated their costs would be to complete the project as laid out in the contract. Lott Voller replied it would be somewhere between \$55,000 and \$60,000, as estimated by the engineer. Commissioner Harrington said he believed many people would like to see the project completed before March 2010, and asked if that in any way timed with the beginning of Phase 10 and when were they estimating the start of Phase 10. Lott Voller said with the current economic climate that was impossible to predict. He said they would wait for a turnaround in the real estate market before even considering a start date.

Motion made by Commissioner Harrington, seconded by Commissioner Walker to approve Resolution A, with the first page of the agreement amended to replace the third “Whereas” clause that read “Whereas, Voller has previously complied with certain requirements...” with a clause that read “Whereas, Voller has interest in additional development in Chatham Forest...”, and amended by striking the reference to the \$30,000 as Mr. Terry had described.

Commissioner Walker asked Town Attorney Messick for his comments on the motion. Mr. Messick said he believed the motion would also amend paragraph C under Part 2 regarding the reimbursement of the \$30,000.

Commissioner Brooks asked Commissioner Harrington to restate his motion so that everyone would be clear.

Commissioner Harrington restated his motion which was to adopt Resolution A amended to strike Part 2, paragraph C, regarding the \$30,000 as stated by Mr. Terry, and to amend the agreement by editing the third “Whereas” clause on page 1 that read “Whereas, Voller has previously complied with certain requirements...” and replacing it with a clause that read “Whereas, Voller has interest in additional development in Chatham Forest...”.

Mr. Messick said that the end of Resolution A, where it read “Be it resolved...” it said that the Town Manager was authorized to sign the attached contract. He said the amendments proposed by Commissioner Harrington were to the attached agreement, not to the resolution.

Commissioner Walker asked that Commissioner Harrington explain his reason for making the change to the “Whereas” clause. Commissioner Harrington explained that it was in Voller Realty Construction’s best interest to have the resolution adopted so that they could continue development, and because they did have an interest in continuing development in Chatham Forest in future phases. As well, he said, he did not like the way the clause had been worded.

Commissioner Bryan said when a developer puts a road in a subdivision and the Town took it over, what kind of standards must that road meet. Planner David Monroe replied that the standards were stipulated in the subdivision regulations, and those regulations cited NCDOT’s basic road standards and the standards approved by the Town’s consulting engineer. Commissioner Bryan asked if Springdale met those standards at this point. Planner Monroe stated he could not answer that question since Springdale Dr. had not been subjected to review.

Commissioner Brooks said he did not believe the Town had such standards when that road was built, so he did not believe the Town had been involved in checking any standards. Mr. Messick said that was probably correct, so he presumed the road was built to NCDOT standards. Commissioner Brooks suggested that they have a professional engineer check the road to determine exactly what kind of shape it was in, because the proposal would put a lot of traffic on it. He said they did not know the condition of the road, although it did appear to be well-built.

Commissioner Bryan asked would Commissioner Harrington consider amending the motion to include having an engineer check the status of the road.

Commissioner Harrington replied he would not.

Mr. Terry said for clarification, his understanding was that the motion on the floor, if adopted, would give the Manager the authority to go back to the negotiating table with Voller Realty Construction, strike the two clauses noted, and ask Voller Realty Construction to sign the revised contract with those two modifications.

Commissioner Brooks said he did not know where the \$30,000 figure had come from, but he understood that it perhaps had something to do with ductile pipe at the entrance that was damaged. He said they did require Chatham Market Place to replace ductile pipe, and so he was not quite sure if they were anticipating replacing some of that pipe in this case.

Commissioner Harrington said as the agreement read, Voller Realty Construction would be responsible for construction to NCDOT standards, of the improvements at the intersection of US 15-501.

Mr. Terry clarified that the work at Chatham Market Place did not replace the ductile pipe, although the issue had been raised. He said that whole row of concrete pipe was the subject of a project that would need to be done in the future but would not be included in this project.

Commissioner Brooks asked what this would cost the Town. Commissioner Harrington responded nothing; that if Voller Realty Construction signed the agreement they would do all the work at US 15-501, and they would put in two traffic calming devices as well as signage. Commissioner Brooks said then Springdale Drive would remain unpaved. Commissioner Harrington said that was correct.

Commissioner Baldwin said according to the agreement there were some concessions made in terms of what NCDOT had requested. Mr. Terry said that was not correct, that they had asked NCDOT for some concessions but they had refused. He said the only concessions he recalled was removing the paving of Springdale itself, and removing the roundabout and using a less expensive traffic calming device. Mr. Terry stated the list of improvements on US 15-501 had remained the same.

Commissioner Baldwin asked how the “S” traffic calming device would work. Mr. Terry stated the “S” turn would require traffic coming down the hill to slow down in order to negotiate it, noting Mr. Monroe had put forth the suggestion of a chicane as an option to slow traffic. Commissioner Baldwin asked if there was any information on how well that worked. Mr. Terry stated that anything that made you slow down to turn, whether it was roundabout or a chicane, contributed to traffic calming. He said the chicane was much less expensive than a roundabout and would achieve the same result. Mr. Terry said that in an earlier discussion Voller Realty Construction had indicated that much of the design work for the improvements was already completed, including the work on US 15-501, so in terms of scheduling the improvements much had already been accomplished.

Commissioner Brooks called for the vote.

Vote Aye-4 Nay-1 (Brooks)

A RESOLUTION ACCEPTING THE OFFER OF VOLLER REALTY CONSTRUCTION AND CONSTRUCTION COMPANY (WITH CHANGES) IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGE 29

Commissioner Brooks stated he would not be available to sit as Mayor pro tem in the future if he was not allowed to conduct the meeting according to Parliamentary procedure.

Commissioner Harrington apologized for interrupting.

Commissioner Brooks asked if there were further comments before proceeding to the next item.

Commissioner Harrington said he would ask Mr. Terry to invite Voller Realty Construction to agree to reimburse the Town for some amount at some future date. For that guarantee, he said, perhaps two years from now with no interest, the Town could agree to assume all responsibility for building the required safety infrastructure and begin construction to open the connection immediately or as soon as possible. Commissioner Harrington said he would personally like to see an offer from Voller Realty Construction in that form, and would hope that would be communicated to them to give that consideration. He said that was a personal request from him and he had not discussed that with any Board members.

Commissioner Brooks said as he understood it Commissioner Harrington was asking Mr. Terry to talk with Voller Realty Construction to work towards that end.

Commissioner Harrington replied yes, that when Mr. Terry took the contract back to Voller Realty Construction that he tell them that he had expressed an interest in consideration of the option he had just made, which would be that in lieu of Voller Realty Construction having to do anything now, that for some amount Voller Realty Construction would guarantee some future payment to the Town, whereby the Town could immediately begin working toward building the necessary infrastructure to open the connection. He said he did not want to discuss that tonight, but just wanted that communicated to Voller Realty Construction. Mr. Terry stated he understood the request.

4. Follow-Up Report on Park Land Dedication Associated with the Chatham Forest Subdivision.

Mr. Terry said that he had been asked to request from Voller Realty Construction that they satisfy the park land dedication requirements or provide a payment-in-lieu, and had received several communications in that regard. He stated the first was on November 28, 2008 where Voller Realty Construction had enumerated several contributions in terms of sidewalks, open space, walking trails, or other recreational amenities; however, the value of those amenities had not been quantified so he had asked them to do so. He stated he had then received a second communication where Voller Realty Construction had placed values on what they believed their contribution to date had been. Mr. Terry stated they had enumerated the value of the sidewalk, the value of the land donated to the homeowners association, the value of the basketball court in the park area at the entrance to the community, and by Voller Realty Construction's estimate the value of those contributions was approximately \$168,000.

Mr. Terry said in reviewing those figures, he found them reasonable and had no reason to challenge them. He said in consultation with Mr. Monroe about past practices in the Town with regard to accepting such amenities rather than a payment-in-lieu, and in consultation with the Attorney, it was his feeling that Voller Realty Construction had in fact satisfied their recreation requirements. Mr. Terry said it was his recommendation that the Board authorize him to communicate that to Voller Realty Construction in a letter.

Commissioner Harrington asked to clarify that Mr. Terry had said he would notify Voller Realty Construction in a letter. He asked did that mean that the resolution provided in the packet would

need to be adopted. Mr. Terry replied yes, that the resolution would authorize him to write the letter. He said he had a second recommendation that in the future, in order to avoid such confusion as to whether land would or would not be donated and a payment-in-lieu would be accepted, he suggested an amendment be made to the subdivision ordinance that would put that negotiation at the front of the process. Mr. Terry suggested that be in the form of a parkland dedication plan to be submitted with the application so that the Board could make a decision on the front end before the first lot was graded.

Commissioner Harrington said, given the resolution and Mr. Terry's comments, he would like to make a motion to table the issue in order to rework the resolution, because sidewalks should not count towards contributions for recreation obligations even though they had been in the past. He said as specified in their ordinance, land contributions should have unity forming a single parcel of land except where two or more parcels would be in the public interest and shaped sufficiently to be used for activities such as softball, tennis, croquet, or similar activities. Commissioner Harrington said they would accept the Chatham Forest recreation contributions not because they satisfied the letter or intent of the Town's ordinances but because the contributions were consistent with past standards. He said with that recognition they should rework the resolution where they did not make precedent out of past practice. Commissioner Harrington said that would support current Planning Board and Parks and Recreation Board efforts to strengthen subdivision regulations and ensure strict and uniform collection of recreation fees or dedication of land well suited for park and recreational purposes. He said he did not have a problem with saying that Voller Realty Construction had satisfied the dedication, but did not believe that credit should be given for sidewalks satisfying the dedication requirement.

Commissioner Harrington moved to table the issue of park land dedication to allow time to rework the solution as stated in the resolution. Commissioner Walker seconded.

Commissioner Baldwin suggested they could still go forward tonight with the recommendation in terms of the Town Manager drafting an amendment to the resolution. Mr. Terry said he did not require a resolution for that, noting that he could bring language forward at a future meeting.

Commissioner Walker asked if Commissioner Harrington was okay with what Voller Realty Construction had put forth as satisfying the recreation dedication requirement, but he would just like to have it worded differently in the resolution.

Commissioner Harrington said that was correct, indicating they had done pretty much what others had done. But, he said, he did not believe The Board should give credit for sidewalks in lieu of recreation fees. Commissioner Harrington said they had done that in the past, and they probably should not have, and that was why he did not want that language in the resolution. Mr. Horne commented that the ordinances had changed since the beginning of this project, and he understood that while these might not be modern standards they were the standards in place at that time.

Commissioner Bryan commenting that what Mr. Terry was suggesting would take care of that. Mr. Horne agreed that all new developments would have to comply with the new standards.

Commissioner Walker said then Mr. Terry was saying it was okay to go forward with the resolution.

Commissioner Harrington said he would like to have the rewording of the resolution because it would be on the record of how they had approved that development. Mr. Terry stated his understanding was that Commissioner Harrington wanted to have the same outcome but with slightly different wording offered two weeks from now at the next meeting.

Commissioner Harrington said that was correct, and that was behind the intent of his motion to table.

Commissioner Brooks called for the vote.

Vote Aye-4 Nay-1 (Commissioner Bryan)

Motion made by Commissioner Walker seconded by Commissioner Harrington to readmit Mayor Voller into the meeting.

Vote Aye-5 Nay-0

NEW BUSINESS

1. Bid Award: Reclaimed Water System to Serve the 3M Plant.

Mr. Terry stated that the bids had a little bit of a twist to it, in that in this case it was a contingent approval because the entire project was being paid for by a grant. He said their engineers had advised him that they needed to see a document where the Board had accepted the bid before they would review the bid packages, confirm that the grant money was in the amount they thought it was, and then give final approval to proceed.

Mr. Terry stated that there were three resolutions provided for consideration. He said that Resolution A would approve the contracts for improvement at the plant, Resolution B would be for the pipeline, and Resolution C was for the 500,000 gallon tank. Mr. Terry reiterated that the contracts would be approved only after they had a letter from the grant authority giving them authorization to construct.

Commissioner Walker said he assumed they were getting Performance Bonds on the project. Mr. Terry said that was correct. Commissioner Walker stated he had talked with a neighbor who was an engineer and he had said they needed to get a Performance in Payment bond. Mr. Messick said that was what they had.

Motion made by Commissioner Walker seconded by Commissioner Bryan to approve Resolutions A, B, and C regarding the Reclaimed Water System to Serve the 3M Plant.

Vote Aye-5 Nay-0

A RESOLUTION AWARDING THE BID FOR THE 500,000 GALLON RECLAIMED WATER STORAGE TANK IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGE 30

A RESOLUTION AWARDING THE BID FOR 25,000 FEET OF 8" RECLAIMED WATER MAIN IS RECORDED IN THE BOOK OF RESOLUTION NUMBER ONE, PAGE 31

A RESOLUTION AWARDING THE BID FOR RECLAIMED WATER PUMP STATION IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGE 32

Max Cotten stated he had requested to be heard on this matter but he had been ignored and the vote had now been taken. He stated he had fully intended to communicate his objections and perhaps change some minds, but he would not argue at this point.

Mayor Voller stated Mr. Cotten was a former Board member, and if he wanted to speak he was welcome to do so. Mr. Cotten said there was no point in trying to change minds now that the vote had been taken. He assured the Board that he would be filing a protest with Raleigh.

Mayor Voller stated that Mr. Cotten had protested to Raleigh in the past, and if he continued to do so it would cause problems with the project. He asked that Mr. Cotten consider that.

2. Contract for Fundraising Campaign for Pittsboro Town Park (Paul Horne, Assistant Planner).

Mr. Horne said that the funding for Phase 1 of the new park was going to be tight, and what they were suggesting was a way to take on a risk-free method of raising funds for the park in a relatively short amount of time. He said there was an organization that had a track record for doing that type of thing, and to that end they had developed a draft contract for the Board to review and consider.

Mayor Voller said this would be something new and different for the Board, and asked had they done anything like this in the past. Mr. Messick replied no.

Mayor Voller said if he understood correctly, Mr. Horne was stating that they would need some additional funds for the park and they were looking to have someone work with the Town to raise those funds. Mr. Horne said that was correct.

Mr. Terry said he had concerns about some of the elements for the park and whether they were affordable in Phase 1, and until they received the bids they would not know what elements were in and which ones were out. He said they had talked months ago about how to fill the gap, and in the current economic environment he was not prepared to recommend taking any funds from Fund Balance. Mr. Terry said if the Board communicated to him that they were willing to do that, once the bids were opened and they had a dollar amount, the issue could be raised at that time. He said he believed Mr. Horne had a good idea during their brainstorming sessions about

how to fill the funding gap through fundraising, adding he had no idea how successful it might be but if it was enough to get the restroom that would be welcomed.

Commissioner Harrington said the resolution stated the contract was effective until April 2, 2009. Mr. Horne said that was the date that construction was due to go forward, and they could renew the contract at that time and continue to accept donations. He said it was his understanding, however, that normally the big money came in early in the process, with perhaps 50% to 60% being raised. Mr. Horne said it was a tough environment for any fundraising, so they did not know how successful they would be but they would make their best effort.

Commissioner Harrington asked if 15% was typical for administrative fees. Mr. Horne responded it was actually quite reasonable.

Commissioner Baldwin asked if they could place a cap on that. Mr. Horne stated that larger national firms charged 30%. Commissioner Baldwin asked what about a maximum of 15% of whatever funds were raised up to a certain point. Mr. Horne said they had to have the percentage in order to continue to bring in money. He said if it was capped there was no incentive to continue raising funds.

Commissioner Walker said he had thought about tabling the issue for a couple of weeks to allow for a little more research. He said he did not want to be put into the same category by the public as other organizations that regularly called people at home to ask for money. Commissioner Walker said he did not know enough about it at this point to make an intelligent vote.

Commissioner Walker said he knew who Tami Schwerin was and they had talked on a couple of occasions, and he knew Judge Allen Baddour who sat on their board, but he would personally like to have a couple of weeks to look further into that type of contract. Tami Schwerin asked if he had any questions she could answer at this time. Commissioner Walker said not at this time, but he wanted to look into the background as far as the percentage, and he also wondered if they should have a goal in mind that they strived for. He said those were the types of things he wanted to research. Commissioner Walker asked if they would be accepting credit card donations. Ms. Schwerin stated yes, they had that process already in place.

Commissioner Bryan asked was it appropriate to ask what amount they believed they could raise. Ms. Schwerin said between \$100,000 and \$500,000, although the economic climate at present was somewhat daunting. But, she said, why not shoot for the moon.

Commissioner Brooks said he would like to know more about their methodology and their strategy in general, as well as information about their track record. He said what they were about to undertake sounded like a fine idea but like Commissioner Walker he would like to know more before he voted. Ms. Schwerin said she had worked to raise about \$1 million to start Chatham Market Place; she had been involved in getting an eco-industrial park renovated and up to speed; and, she had started a non-profit foundation from ground zero. She said she knew the community well and knew many of the older families, adding that they would also be reaching out beyond the community during their fundraising.

Mayor Voller asked if Mr. Messick had had the opportunity to review the proposal. Mr. Messick said he had read over it, and it was not what he would prefer. Mayor Voller said if it was in a form that he preferred would there be any other issues. Mr. Messick stated he did not know why the Town would hire someone to do something like this when the Town could do it for free.

Mr. Horne said there were a number of things they could not do, for instance processing credit cards. He said he would like to address the issue of strategy, noting he would coordinate a lot of the strategy along with Ms. Schwerin and community volunteers with other organizations, for instance Chatham Parks Foundation, the Arts Council, and the like. Mr. Horne said he had done a lot of research and talked with a lot of people who had run capital campaigns for the YMCA and similar projects and had followed established methodology.

Mr. Messick said the Board needed to know that methodology; that is, what it was you were raising money for. He said he was not sure the Board knew exactly what they were being asked for. Mr. Horne said their ultimate goal would be to raise \$500,000, although that goal may not be realistic at this time. But, he said, goals would be established as they sat down with community leaders that knew what could be expected from key individuals within the community. Mr. Horne said initially they would be approaching people who could afford contributions, such as banks and well-established businesses, and ask them to sponsor entire elements of the park such as the picnic shelter, and then give them naming rights for that element. He said that would give them something that they as a business could point to that would show their community support.

Mr. Horne said they had made preliminary contact with some businesses and people, noting that developer Roger Perry had expressed some interest in the project and adding that CP&L was a potential donor, as well.

Commissioner Brooks said he appreciated Mr. Horne's remarks and it was obvious a lot of work and thought had gone into the project, but he agreed the issue should be tabled until additional information could be provided for the Board to review and discuss.

Commissioner Walker said he would still like to see what Mr. Messick would offer in the way of revisions to the contract. He said many years ago his employer, a bank, had been approached about a loan for Chatham Market Place, so he knew where they had to start and where they ended up. Commissioner Walker said he could say, based on what he saw five to six years ago, they had had an uphill battle to get the necessary funds, and Ms. Schwerin had done an outstanding job to get Chatham Market Place up and running. He noted that Ms. Schwerin had given him permission to reveal that information.

Mayor Voller said it appeared to him that they were plowing new ground, and there really was no risk to the Town to ask people to work with them. He said every dollar that was brought in less the firm's overhead would be very useful, and he was not opposed to the Board tabling this until the next meeting in order to get more information. Mayor Voller remarked he knew Mr. Horne had spent a great deal of time looking into this, but the Board had not had that time. Mr. Horne said he had spent considerable time and had been prepared to launch the fundraising tomorrow, but understood the need for additional information.

Commissioner Walker asked Ms. Schwerin to return in two weeks and provide a formal presentation as to their past experiences, and that would allow Mr. Messick time to review the contract and suggest some alternate language.

Mayor Voller asked was there a timetable they were trying to meet, or something they were aiming for that a two-week delay would disrupt. Mr. Horne said even though staff had been working on this for six months, it was perfectly reasonable to ask for a two-week delay for additional consideration. Mayor Voller said then it would not hamper them to wait two weeks. Mr. Horne replied no.

Motion made by Commissioner Walker seconded by Commissioner Bryan to table the issue for two weeks.

Mr. Messick suggested the date of February 23 be included in the motion, which was the Board's next meeting date. He added that he believed that if this was a capital campaign of the Town and by the Town that it likely should be run by the Town. Mr. Messick said even if it was not by the Town, you would be authorizing people to go out and solicit money for the Town. He said the underlying issue here was what were they raising money for. Mr. Horne replied for the park. Mr. Messick asked what part of the park, for naming rights of amenities? He asked would that be part of the concept plan. Mr. Horne responded "absolutely." Mr. Messick said then it would supplement the PARTF grant, and since they did not yet have the bids they did not know what the prices would be for the different elements. Mr. Horne stated they had had preliminary bids in hand for some time and had been working to refine those bids. Mr. Messick said then they would have to be able to say to someone that they needed "x" dollars for a particular element.

Mr. Terry stated that they should have addressed those issues when Mr. Lappas was making his remarks; that is, what was the full cost of the park if they added all the elements they wanted to add. He said the answer was about \$1 million, so the shortfall was on the order of \$550,000.

Commissioner Walker and Commissioner Bryan accepted the amendment to the motion to table the issue until the Board's February 23, 2009 meeting, at which time Ms. Schwerin would provide a formal presentation regarding past experiences and goals for the park fundraising project, and Mr. Messick would provide comments regarding alternative language to be considered in the contract.

Mayor Voller called for the vote.

Vote Aye-5 Nay-0

Mayor Voller asked Mr. Messick to meet with Mr. Horne and Mr. Terry as well as Ms. Schwerin and anyone else who could help get the details worked out prior to the next meeting, including identifying any pitfalls. He said if this fundraising effort was successful, then it could be done with other projects in the future. Mr. Terry said it would be his preference for Mr. Horne to contact everyone individually over the next week to make sure all of the Board's questions would be addressed when they came back. Mayor Voller said he believed that would be satisfactory.

Mayor Updates

Mayor Voller stated the EDC was having a retention meeting in Siler City on March 17 about the list of items the Board had discussed previously. He said regarding transportation, they had received communication back from Chapel Hill and Chatham County regarding potential bus service from Pittsboro to Chapel Hill, and at this point if the bus service were to operate on a monthly basis from downtown Pittsboro to Lowe's and potentially stopping at Fearington, that if no one rode it the cost would be \$10,000 a month with the remaining cost paid by the grant. Mayor Voller said the County had indicated to Mr. Terry that they would pick up two-thirds of the expense, with Pittsboro paying one-third.

Mayor Voller said he would like to ask the Board for its thoughts before they went any further. He said with Chatham County's offer, if no one rode the bus it would cost the Town \$3,333 a month. He said obviously every rider would reduce that cost. Mayor Voller asked what response the Town should make to the County's offer. He said that this was potentially an economic development issue and of interest to many of their citizens who worked in Chapel Hill. Mayor Voller said he believed bus service would potentially be very successful.

Commissioner Walker said he did not want to spend one dime beyond what was necessary given the current economic situation. He said he did not believe they had seen the end of that situation and they needed to have a good firm grasp of their budget for 2009-2010 before he was willing to potentially subsidize \$3,333 a month. Commissioner Walker said it may sound like a menial amount, but it was roughly \$36,000 a year and that was one penny on the tax rate. He said they were not far enough along in the budget process for him to be able to say that those funds should be dedicated in that way.

Commissioner Harrington said it was one of those things you would really like to provide, but as Commissioner Walker had said it was tough economic times. He said he could think of other ways to use those funds that he was certain would be more beneficial than the bus service.

Mayor Voller asked if the figure was somewhat lower and if all things were better would the Board consider it.

Commissioner Harrington stated obviously if all things were better they would feel more comfortable in spending the funds. He said he believed it was a worthy service to provide, but all things were not better.

Mr. Terry said the Board did not have to make a decision tonight, but there was a decision point coming and a draft contract had been written that defined the relationship between Chapel Hill Transit, Chatham County and the Town with blanks to be filled in of who would pay what amount. He said he believed tonight the Mayor was trying to get a sense of what that amount should be, but from Commissioner Walker's point of view no amount would be satisfactory. Mr. Terry said if the Board believed one-third was too much for the Town that would be helpful for him to know, so he could go back to the County Manager and say 33% was too much and if it was reduced the Town might be more amenable.

Mayor Voller asked if the Board was willing to consider it at the next meeting with some metrics offered.

Commissioner Baldwin said she did not object to discussing it, but agreed they were in some serious economic times.

Commissioner Brooks said you wouldn't think so with the way this Board had been spending money.

Mayor Voller said again, the question was were they willing to take a look at the issue at the next meeting. There was a general consensus from the Board to put the issue on the agenda for the next meeting.

Commissioner Harrington asked when their decision point was. Mr. Terry said he hoped to know that by the next meeting. He said Chapel Hill Transit was still negotiating where the stops would be, noting that Lowe's was a target but if that did not work out they had been talking to the management at Powell Place although that area was more constricted. Mr. Terry said it may not be the next meeting but the one after that before those issues were worked out.

Commissioner Harrington said it appeared that within a month the Board would need to make a decision as to whether they would contribute some amount or not. Mr. Terry stated that was correct, noting the contract would have the cost-sharing split in it. He said of course both the County Board and the Town Board would have to approve that contract before it could be executed. Mr. Terry added the number he had offered to County Manager Horne was about half of what the County had proposed, noting he had based his offer on tax revenues which were very small. He said the first offer he had made was \$1,500, but after the County Commissioners had discussed it they had come back with \$3,333 because they had not believed that \$1,500 was a big enough contribution from the Town.

Mayor Voller said the bottom line was that in the next month the Board would need to make a decision, and it was better to discuss it ahead of time so that they would not have any surprises.

Commissioner Concerns

Commissioner Harrington said he had already raised the issue about having Tim Bishop, with Siemens in Charlotte, come and talk with the Board about water issues. He said he would like to have him placed on the next available agenda that did not appear to be full.

Commissioner Harrington said he had also mentioned to Mr. Terry his desire to receive agendas earlier, even if only one day earlier. He said right now he received them on Saturday morning, and if plans had been made for the weekend it made it difficult to have the opportunity to review everything prior to the meeting. Commissioner Harrington said it also did not leave enough time to ask questions or make suggestions, and he would like to see the agendas arrive earlier.

Commissioner Brooks said that was a good suggestion.

Several Board members commented it would be advantageous to get them earlier.

Commissioner Baldwin said she wanted to draw attention to the letter they had received from the Chatham YMCA regarding their offer of a partnership. She said she knew the Parks and Recreation Board would be looking at that, noting she believed it would be a good joint venture. Mr. Horne stated he believed it was a very good opportunity for a win-win for everyone.

Commissioner Brooks said he had done some additional research on the deer issue, noting he had talked with someone at the UNC School of Government as well as the library at the Legislature, and he would be sending that information on to the Board. On another matter, he asked if Dr. Singer had given them any written suggestions of what they might do at the water plant. Mr. Terry stated he had communicated with him once or twice via email, but was not sure if any specifics had been offered. Commissioner Brooks said Dr. Singer had visited the water plant and had talked with Mr. Eford and some others. He said he believed some of Dr. Singer's thoughts had been included in a previous agenda packet, and he would like to receive those again. Commissioner Brooks said in Dr. Singer's summary he had indicated he had some doubts that switching to an ammonia system would solve the THM problem. He said it would be interesting to see what Dr. Singer had said and if there were some things he believed they could specifically do at the water plant.

Commissioner Brooks said he also wanted to say that he had not been trying to be humorous earlier with his comment regarding spending. He said he was very concerned about the state of the economy and was sure everyone else was as well, and they needed to be very careful about spending. Commissioner Brooks stated their audit had stopped on June 30, and since that time there had been major changes in the American economy. He said he had been deeply disturbed to hear the auditor say that the Town's reserves in one area were gone, and had gone for engineering costs. And yet, he said, they had not done any capital improvements. Commissioner Brooks said he did not know where they stood at present with their spending or at what rate revenues were coming in, and he was very concerned to hear Tony Rand, a powerful figure in State Government, say he wanted to use part of the federal stimulus package to balance the State budget. He said they needed to be very cautious.

Mayor Voller said that a citizen that lives on Masonic Street approached him and said that two times he had almost been hit coming out of Thompson Street onto Hillsboro because of cars parked at Elizabeth's Pizza. He said he wondered if they should have Mr. Monroe address that. Mr. Monroe said he had had a DOT representative look at the site and they had determined that the first parking space that was parallel to Hillsboro Street should be removed.

Mayor Voller said perhaps the business should have a visit from a Town representative to alert them that that parking space should be removed. Mr. Terry said they could work with the property owner, noting that something as simple as a rubber stop would prevent people from parking in that spot.

Commissioner Harrington said he wanted to apologize one more time to Commissioner Brooks, noting that sometimes he forgot he was not at work and did not have to jump in to be heard. He said rules applied in this setting should be followed, and he wanted to apologize again.

Commissioner Brooks stated they had to have some semblance of order so that they would all understand what the Board's actions were.

ADJOURN

Motion made by Commissioner Harrington seconded by Commissioner Brooks to adjourn the meeting at 9:41 p.m.

Vote Aye-5 Nay-0

Randolph Voller, Mayor

ATTEST:

Alice F. Lloyd, CMC, Town Clerk