

MINUTES
TOWN OF PITTSBORO
BOARD OF COMMISSIONERS
JUNE 11, 2001
BUDGET WORKSESSION
6:00 P.M.
REGULAR MEETING
7:00 P. M.

BUDGET WORKSESSION

Mayor Devinney opened the budget worksession.

Mayor Devinney recessed the budget worksession at 6:45 p.m.

REGULAR MEETING

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., Ethel F. Burns, Burnice Griffin, Jr. and Max G. Cotten.

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

DISPOSITION OF MINTUES

Motion made by Commissioner Burns seconded by Commissioner Bryan to approve the minutes of the May 14, 2001 meeting. Vote Aye-5 Nay-0

PUBLIC HEARING

Motion made by Commissioner Brooks seconded by Commissioner Burns to go into a public hearing for the following items:

1. Budget for FY 2001-02 as prescribed by NCGS 159-11
2. Preliminary Plat for 64 East Business Park

Vote Aye-5 Nay-0

FISCAL YEAR 2001-2002 BUDGET

Manager Montgomery discussed the proposed budget.

PUBLIC COMMENTS:

NONE

PRELIMINARY PLAT 64 EAST BUSINESS PARK

Manager Montgomery presented the preliminary plat.

Manager Montgomery stated this was discussed at the Planning Board meeting where Mr. Hughes inquired about drainage and the use of curb and gutter for the subdivision. Mr. Holland asked about the storm water control facility being proposed. Mr. Mark Ashness, representing the Developers explained how drainage would be handled through the use of existing swells, new curb and gutter and the storm water control facility. Chairman Flynt asked about the turning radius and the ability of 53' tractor and trailer truck access, load and unload to businesses within the subdivision. The Planning Board recommended approval of the proposed preliminary plat with improvements to the turning radius at the intersections with Industrial Drive and the installation of sidewalks along East Street and Industrial Drive.

PUBLIC COMMENTS:

Bobby Harris stated that Mark Ashness should be here to speak.

Motion made by Commissioner Brooks seconded by Commissioner Burns to go out of the public hearing.

Vote Aye-5 Nay-0

CITIZENS MATTERS

NONE

PLANNING BOARD PRESENTATION

Mr. Neil Flynt was present to speak on behalf of the Planning Board. He stated they would have a final rough draft of the Land Use Plan ready in about two (2) weeks.

They would like a policy clarification on street extensions within a subdivision, before the final draft is prepared.

Motion made by Commissioner Cotten to extend the plat for one year if a schedule for submitting final plats for the subdivision is received seconded by Commissioner Burns.

Attorney Messick stated if the extension is approved subject to the developer submitting a schedule for the project, then the board must receive a schedule before this is actually approved.

There was still concern about the phases that have water problems.

Mr. Voller stated that Commissioner Brooks had made a motion that nothing can be built in the phases where there are water problems until the water tank goes up.

Commissioner Cotten withdrew his motion and Commissioner Burns withdrew her second.

Motion made by Commissioner Cotten seconded by Commissioner Burns to require that the proposed schedule be submitted to the Town within three months and the effective date begin tonight.

After discussion, Commissioner Cotten withdrew his motion and Commissioner Burns withdrew her second.

Commissioner Cotten made a motion to grant the one-year extension for Chatham Forest Phase 3, 5, 6, 7, 8 and 9 seconded by Commissioner Burns. Vote Aye-5 Nay-0

TEXT AMENDMENT CHANGE

Mayor Devinney stated we have received a request from Joe Faulkner, RLA to withdraw the request for amending the Town of Pittsboro Zoning Ordinance as submitted on February 5, 2001.

Motion made by Commissioner Burns seconded by Commissioner Bryan to accept the request. Vote Aye-5 Nay-0

REZONING REQUEST – JOHN BLAIR

Manager Montgomery reported we have received a request from John Blair to rezone approximately 5 acres of property from O & I to C2-CU.

Motion made by Commissioner Burns seconded by Commissioner Cotten to establish a public hearing for June 25, 2001 at 7:00 p.m. Vote Aye-5 Nay-0

POLICY AND PROCEDURE – METER READING (RE-READS)

Manager Montgomery stated this is before the board for consideration at the request of a customer who believes that our current procedure is flawed.

At the present time customers can request to have their water meters reread at any time prior to being cut off for non payment. If the meter was correctly read and the water bill is accurate the customer is contacted and informed of the status of their account.

On the occasion that the meter was misread or that a clerical error has occurred the correct reading is entered into the billing program, the customer is notified and an adjustment to the customer's account is made. In most instances the request for a re-read occurs shortly after the bills have gone out, correct meter reading and adjusted bill does not create a financial problem for our customers. With the exception of a customer using less than the minimum of 2,000 gallons per month.

In the instance a customer has requested that their meter be re-read and an error has been found on the part of the Town the date that the corrected meter reading is entered will have an impact on the number of gallons used for two months billing cycles. The first month being the bill in question and the second being the following month, which will contain fewer days of water and wastewater usage.

The net result is that the billing for the month in question will contain seven weeks of consumption and the billing for the current month would contain only one week of consumption.

For customers historically using less than 2,000 gallons a month they will be paying more than the minimum bill for the month that the error occurred and not benefiting from the 2,000 gallons for the next billing cycle.

Option #1 – Leave current procedure as is presently being administered. Based on the assumption that customers receive their water bills during the first week of every month and have ample time to request for a re-read prior to due date.

Option #2 – If an error is determined in the monthly bill, then provide for the adjustment of the amount owed based on monthly average consumption and establish the “current reading” as a function of the monthly average.

Motion made by Commissioner Burns seconded by Commissioner Griffin to table this until next month.

Vote Aye-5 Nay-0

RELEASE UNCOLLECTABLE WATER & SEWER BILLS

Motion made by Commissioner Burns seconded by Commissioner Cotten to release the uncollectable water and sewer bills through June 30, 2000 at the request of the auditors.

Vote Aye-5 Nay-0

REQUEST – CHATHAM COUNTY RECREATION DEPARTMENT

Manager Montgomery reported we have received a request from Chatham County Recreation Department to close a portion of Pittsboro Elementary School Road between the hours of 3:00 and 8:00 p.m.

Motion made by Commissioner Cotten seconded by Commissioner Brooks to deny the request because the Town does not have the authority since it is a state maintained street.

Vote Aye-5 Nay-0

Motion made by Commissioner Brooks seconded by Commissioner Cotten to send a letter to County Recreation Director and let her know the reason.

Vote Aye-5 Nay-0

COMMISSIONER CONCERNS

Commissioner Brooks stated that Ms. Betty Marsman has reported a problem with a fox den and bobcats in her backyard. Within 25 feet of her deck. He requested that staff contact animal control about this.

Betty Marsman stated she contact animal control, which referred her to wildlife, who refer her to a gentlemen that we remove the den for a price.

Mayor Devinney stated that he and Manager Montgomery would work on this matter tomorrow.

Commissioner Brooks stated he is having a problem with the Cable Company.

FYI

1. Letters from NC DOT regarding two items: 1) Request for reduction in Posted Speed and 2) Signage for NC 902 and considerations for safety improvements to West Street and Fayetteville Streets.
2. Information from the 2000 Census
3. Police Activity Summary and Narrative from Community Policing Officer – Chris Cooper.

Motion made by Commissioner Brooks seconded by Commissioner Burns to authorize the Mayor to contact NCDOT about speed limits.

Vote Aye-5 Nay-0

Motion made by Commissioner Brooks seconded by Commissioner Burns to adjourn the regular meeting and reconvene the budget worksession.

Vote Aye-5 Nay-0

Mayor Devinney adjourned the budget worksession.

Mayor

ATTEST:

Clerk