

MINUTES  
TOWN OF PITTSBORO  
BOARD OF COMMISSIONERS  
JULY 12, 2004  
7:00 P.M.

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

**ATTENDANCE**

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

Other staff present: Manager David Hughes, Clerk Alice F. Lloyd, Attorney Paul S. Messick, Jr. and Planner David Monroe.

**AGENDA APPROVAL**

Motion made by Commissioner Cotten seconded by Commissioner Bryan to approve the agenda as presented.                      Vote    Aye-4    Nay-0

**CONSENT AGENDA**

Motion made by Commissioner Walker seconded by Commissioner Cotten to approve the consent agenda.

- Minutes of the June 28, 2004 regular Board of Commissioners meeting.  
Vote    Aye-4    Nay-0

**CITIZENS MATTERS**

Connie McAdams, 597 Alston Chapel Road for the last 20 years. She has concerns about the MTP and the 15/501 Bypass Corridor because they would both have significant impact on ETJ residents. She requested that the Town delay adoption of the Major Thoroughfare Plan. She feels that a lot more time needs to be put into this plan and that the Town should not just accept what the State tells us, we need to do some research also. She is in opposition to this and does not feel that the residents that are affected received sufficient notification of meeting scheduled to discuss the matter. She is aware that a small ad was publish in the newspaper prior to the public hearing being held last meeting, but she admitted she did not notice the ad. Not sure how much public input has been received. As a non voting (Pittsboro) resident she feels totally un-represented by this board. Since this plan is 2025 she would request that the Board take more time to really study this and to get public input.

Jean Reeves stated she came to hear what had to be said about the Major Thoroughfare Plan.

## **MAJOR THOROUGHFARE PLAN**

Consider adoption of the Pittsboro Major Thoroughfare Plan.

Mayor May stated that Jamal Alavi was present to discuss and answer questions about the Major Thoroughfare Plan at the public hearing last meeting. He pointed out nothing was written in stone. And that consideration would be taken about going through people's home.

Commissioner Brooks wanted to clarify that the Major Thoroughfare Plan and the bypass project are two totally different issues and asked the Planner to explain.

Planner Monroe stated a MTP is to protect development areas; it would put developers on notice that these corridors might be important to the Town and that their development plan ought to be considerate of that. The Town would not want to approve projects that are within a corridor that is identified as a potential location for a future highway. It is a long range planning tool and it is flexible. The bypass is a specific project with a different division working on it.

Commissioner Cotten stated he was not prepared to vote on it. If a vote is taken tonight, he would have to vote against it. He still has some questions that he needs to talk to the people at DOT about.

Commissioner Brooks asked if someone came and wanted something rezoned in the thoroughfare would they have to have a site plan as it is written now, before they could do so is that not correct?

Planner Monroe stated not necessarily for a rezoning but the thoroughfare plan should be an element of consideration if a site is affected by a location of a highway.

Commissioner Brooks said if a person was looking at a piece of land - most people would not want to submit a site plan until they had a potential buyer or a potential use. It looks to him like we may have the cart before the horse. He's concerned about that.

Attorney Messick stated what the Planner is saying is that the perspective from the Town's point of view if there was a development proposal to come forward and it was in or near the vicinity of the thoroughfare plan that the consideration you would give is not whether it is to the benefit to the landowner asking for development but whether that was an impediment to the development of the thoroughfare as shown on the plan. So you might consider turning some down because it interfered with the right of way or you might consider making it a condition of the subdivision that the offer of right-of-way be

dedicated to the State. This would make it less expensive in case of development of thoroughfare system in the future.

Commissioner Brooks stated we need to make things easier to understand and not to make it so complicated.

Commissioner Brooks stated that when Mr. Alavi was making his presentation he mentioned something about a boulevard.

Planner Monroe stated he was referring to a desire to see East Street turned into a boulevard to become a bit more pedestrian accessible.

Commissioner Brooks and Commissioner Bryan stated that the Moncure Road has such heavy traffic that the side of the road needs to be widened, the same for Old 87.

Motion made by Commissioner Bryan seconded by Commissioner Cotten to table this until the next meeting.

Commissioner Walker stated that he felt the Board of Commissioners should have a joint meeting with the Planning Board to go over concerns. The Board agreed that would be good.

Vote Aye-4 Nay-0

**FEE SCHEDULE  
RUSSELL CHAPEL WATER LINE**

Manager Hughes stated the policy would be to charge actual construction cost for connection (straight pass through of charges from contractor) plus applicable access fees. This is the same charges that are levied on individual in-town connections. Subdivisions also pay the applicable capital recovery fee.

Commissioner Cotten asked if he planned to write a contract.

Motion made by Commissioner Brooks seconded by Commissioner Walker to approve the above mentioned fee schedule for the Russell Chapel Water Line with the understanding that a contract agreement will be implemented.

Vote Aye-4 Nay-0

**COMMISSIONERS CONCERNS**

Commissioner Brooks asked that NCDOT be contacted about repainting the crosswalk at the circle.

Manager Hughes stated NCDOT is planning to do this work and to also install pedestrian crossing signs.

Commissioner Brooks stated he wanted to thank Debbie Kotoris, Officer Gray and McGinty and the street department employees for their promptness to a situation that occurred in this neighborhood the past week. (The gas line was cut). He would like for Manager Hughes to pass it on.

Commissioner Brooks stated on Saturday, July 10 he received a property tax bill for vehicle taxes which was due July 1. The bill had been mailed in time but the post office returned it because the street address was before the post office box, which is required by NCDMV.

Commissioner Brooks asked how the board felt about sending a letter to:

- Regional Postmaster
- Post Office General
- Congressmen
- Tax Office

Motion made by Commissioner Walker seconded by Commissioner Brooks to send letters to the above mentioned individuals.

Vote Aye-4 Nay-0

Commissioner Bryan stated he spoke with the gentleman that opened the car wash on 64 West and he stated he had never had a more pleasant experience opening up a business as he did working with town staff here in Pittsboro.

## **STATUS OF INFRASTRUCTURE PROJECTS**

Jay Johnston was present and went over project status update on the following projects:

### **Reclaimed Water Project to serve 3M**

As of the end of June, we appear to have cleared major hurdles in the environmental review. While we may receive a few additional comments on the EID, technical review of the PER appears to be completed. It also appears that CG&L has finally begun review of the engineering plans and specs. Having been nearly ten months since submittal of plans and specs, we are reluctant to speculate on when we may receive review comments.

Additional hurdles include a License Agreement so that geotechnical services may be performed on site and an easement for the tank and pipeline portions that lie on 3M property.

Another very important task to address is the Public Hearing on the Planning Documents (PER and EID). CG&L has approved a joint City/County Public Hearing. When the minutes are submitted, include a resolution to adopt the selected project alternative (the one that has been designed). These two items must be taken care of before CG&L will write the FONSI(which will be submitted to the EPA for final approval).

It has been frequently necessary to stray significantly from the scope of services to maintain any semblance of progress on this project. We are preparing a request for additional fees for this additional effort. Currently there appear to be approximately \$40,000 remaining in available Engineering Services reimbursements.

### **Phase I Sewer Rehabilitation**

Project is proceeding ahead of schedule and rather smoothly as rehab projects go. We expect project completion by the end of July. Project completion was originally scheduled for September. A variety of modifications were executed through the course of the project (to a betterment of the project) resulting in a cumulative reduction to the project cost. The final cost will be more evident at the end of the month.

### **Paper Flow 2004**

Flow for this calendar year is approximately 0.402 mgd, approximately 0.05 mgd less than the previous year. In addition, there is some evidence of improvements in flow resulting from the rehab project, particularly a quicker subsidence of peak flows than previously observed. We remain hopeful that the flow will continue to decrease.

### **Thompson Street Force Main**

There is increasing interest for sewer service on Thompson Street. Letts Builder Mart (Friendly Ford) and Holt's Interiors have each submitted proposals for expanded service on their sites. This increased interest highlights the need to extend 8" gravity sewer along Thompson Street to alleviate the excessive flow in the 3-inch force main that serves customers all the way to Pittsboro Christian Village.

### **Powell Plan**

We are currently reviewing extensive plans for Powell Place. The initial construction phase contains several thousand feet of roads, water, sewer and stormwater infrastructure along with a proposed sewer lift station. This is a complicated project with far reaching impacts so we are reviewing the project and its affects on its surroundings closely.

### **Chatham Forest Phase 5A, 5B and 9**

Utilities are installed and approved for service in Phase 5A. Road construction is underway. Utility construction in Phase 5B and 9 has been temporarily hampered by rock. Final grading in Phase 9 near the new tank is underway. This project may be nearing completion by the end of the year.

### **Potterstone Village**

Utility construction is completed on this project. Final testing should be completed within a week. Road construction is underway and should be completed in August.

### **Sidewalks**

Phase I sidewalk construction is scheduled for its warranty inspection. We do not expect to discover any significant issues other than the need to pave the roads that were

scheduled to be paved after the project's completion. We see people using the sidewalks constantly and they appear to be a very nice addition to Town.

**Russell Chapel Transmission Loop (Buck Mountain)**

Expected work to begin at beginning of June. We have not been notified of work beginning and have not seen evidence of work on the site. A possible concern may be a lack of construction oversight. Hydrostructures, P.A. has not been requested to observe construction and we understand from conversations with the engineer of record (CD Group) that they are not providing construction inspection.

**Hwy 15-501 Water Main Improvements and Tank**

All major construction completed.

All water mains pressure tested, disinfected, and approved for service.

Approximately 15 customers (all) converted to new water main.

Major difficulties at the WTP prevent pumping water to the new tank (bad flow control valve, possible A-C pipe remaining near WTP, marginal available head at lead pump, concerns using higher head pumps).

Until water is pumped to new tank, the new tank is not in service, the higher pressure zone is not on line and the improvements at the million gallon tank cannot be made.

Town staff is investigating improvements to be made in order to pump to new tank.

**DMV REGISTRATION OFFICE**

Manager Hughes stated he has requested information which is on it way.

Commissioner Brooks stated he feels we should have this service we are the county's seat.

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

Vote Aye-4 Nay-0

ATTEST:

\_\_\_\_\_  
Nancy R. May, Mayor

\_\_\_\_\_  
Alice F. Lloyd, CMC, Town Clerk