

MEETING WAS HELD AT CHATHAM COUNTY HISTORIC COURTHOUSE

**MINUTES
TOWN OF PITTSBORO
BOARD OF COMMISSIONERS
REGULAR MEETING
MONDAY, FEBRUARY 24, 2014
7:00 PM**

Mayor Bill Terry called the meeting to order and asked for a moment of silence.

PLEDGE OF ALLEGIANCE

Commissioner Farrell led the Pledge of Allegiance.

ATTENDANCE

Members present: Mayor Bill Terry, Mayor Pro Tem Pamela Baldwin, Commissioners Jay Farrell, Michael Fiocco, Bett Wilson Foley and Beth Turner.

Staff present: Manager Bryan Gruesbeck, Clerk Alice F. Lloyd, Attorney Paul S. Messick, Jr., Chief of Police Percy Crutchfield, Planner Stuart Bass, Engineer Fred Royal, Assistant Planner Paul Horne and Community Police Officer Troy Roberson.

CONSENT AGENDA

Motion made by Commissioner Fiocco seconded by Commissioner Turner to approve the consent agenda. The Consent Agenda contains the following items:

1. Approve minutes of the February 10, 2014 regular meeting.

Motion carried 5-0

2. Approve an Ordinance Amending the FY 2013-2014 Budget to Account for Springdale Drive/Chapel Lane Road Opening Project.

Motion carried 5-0

3. Approve an Ordinance Amending the FY 2013-2014 Budget to Account for Remaining Funds in Rock Ridge Disc Golf Course Capital Project.

Motion carried 5-0

4. Approve an Ordinance Amending FY 2013-2014 Budget Establishing a Capital Project Budget for NC 87 Sidewalk Project.

Motion carried 5-0

AN ORDINANCE AMENDING THE FY 2013-2014 BUDGET TO ACCOUNT FOR SPRINGDALE DRIVE/CHAPEL LANE ROAD OPENING PROJECT IS RECORDED IN THE BOOK OF ORDINANCES NUMBER ONE, PAGE 9

AN ORDINANCE AMENDING THE FY 2013-2014 BUDGET TO ACCOUNT FOR REMAINING FUNDS IN ROCK RIDGE DISC GOLF COURSE CAPITAL PROJECT IS RECORDED IN THE BOOK OF ORDINANCES NUMBER ONE, PAGE 10

AN ORDINANCE AMENDING FY 2013-2014 BUDGET ESTABLISHING A CAPITAL PROJECT BUDGET FOR NC 87 SIDEWALK PROJECT IS RECORDED IN THE BOOK OF ORDINANCES NUMBER ONE, PAGE 11

REGULAR MEETING AGENDA

Motion made by Commissioner Baldwin seconded by Commissioner Turner to approve the regular meeting agenda as submitted.

Vote Aye-5 Nay-0

CITIZENS MATTERS

Martha W. Girolami read the following into the record:

As you are aware, on Monday, January 27, 2014 at 7 pm, the 55 year old force main of the Burlington waste water treatment plant ruptured and untreated sewage also containing toxic industrial waste waters and chemicals flowed into the Haw River and later Lake Jordan. Three and a half million gallons were spilled until late Wednesday, January 29, 2014. The first public notification was late Thursday, January 30th, but notice in the regional newspapers was first read by the public on Friday, January 31, 2014.

During this period the weather was cold and as Elaine Chiosso of the Haw River Assembly and many others have said, this massive release would have been a health and environmental disaster during warm weather or low river flow and low Lake Jordan level.

According to the Pittsboro Record, Pittsboro water treatment plant superintendent, Adam Pickett was notified about this spill on Monday night at 9 pm. Sometime later Town Manager Bryan Gruesbeck was notified. I do not know if and when Mayor Terry and the BOC were notified or if Chatham County was notified.

Mr. Gruesbeck was reported in the Chatham Record as saying there was no need to issue any sort of public notice after he learned about the spill. That "we properly communicate events if we experience something that actually affects our ability to treat water."

I think that Pittsboro had information about the Haw River and Lake Jordan that could have impacted the health and safety of the larger community---the hikers, canoeists, pets and farm animals and their owners, fishermen, boaters, and others using the river and lake.

Trying to change the legal notification system North Carolina has in place today will be difficult and slow, if not impossible, and the State generally is not responsive to local citizen complaints.

But I really expect and count on Pittsboro to feel a sense of obligation to the citizens in the surrounding community and recreational users of the Haw and Lake Jordan. Pittsboro is a part of Chatham County that had its waterways impacted by this spill and not just a user of Haw River water.

Pittsboro should reconsider its notification system and ask itself who will be harmed without this information. One day there may be such as spill in summer during low flow conditions. What will Pittsboro government do then?

OLD BUSINESS

SITE PLAN – CHATHAM PARK SOLAR FARM (SP-2014-01) (STUART BASS)

Planner Bass said the property is zoned RA and the proposed use is permitted by right in this zoning district.

Planner Bass stated the plans have been reviewed. The Planning Board recommended approval at their February 3, 2014 regular meeting, subject to submission of Stormwater Discharge application and subsequent approval by the Town Engineer.

The following representatives were present and spoke in favor of approval.

Jay Cobb - Strata Solar, Commercial Sales Manager

Lance Williams - Strata Solar, Manager of Site Development

Jim Halley - Strata Solar, Civil Engineer

Beth Trahos - Smith Moore Leatherwood, Attorney

Motion made by Commissioner Fiocco seconded by Commissioner Foley to approve the site plan for Chatham Park Solar Farm subject to submission of Stormwater Discharge application and subsequent approval by the Town Engineer.

Vote Aye-5 Nay-0

CHATHAM PARK PLANNED DEVELOPMENT DISTRICT MASTER PLAN – ANALYSIS AND RECOMMENDATIONS (CRAIG LEWIS, THE LAWRENCE GROUP)

The Lawrence Groups Analysis and Recommendations – Chatham Park Development District Master Plan can be found at: http://pittsboronc.gov/vertical/sites/%7B512CE168-4684-4855-9CD9-7D209FE775E3%7D/uploads/Chatham_Park_PDD-Lawrence_Group_Review_022414.pdf

Mr. Lewis made a PowerPoint presentation which can be found at: [http://pittsboronc.gov/vertical/sites/%7B512CE168-4684-4855-9CD9-7D209FE775E3%7D/uploads/Pittsboro_PPT_022414\(1\).pdf](http://pittsboronc.gov/vertical/sites/%7B512CE168-4684-4855-9CD9-7D209FE775E3%7D/uploads/Pittsboro_PPT_022414(1).pdf)

After discussion between the Board and Consultant Mayor Terry offered for consideration to the board that the Manager prepare a spreadsheet with the 41 recommendations offered by Mr. Lewis; number them; restate the recommendation; run a column that will say whether the board is going to accept or reject the recommendation; a column to assign action item of the staff/board/consultant/developer; next column will include a targeted completion date.

He thinks this would be a tool to help wrap our arms around a very complex issue.

After discussion the board agreed it would be a helpful tool.

The board agreed there should be another public hearing held on the MP because of the significant changes that had been made, but when is the question. It was suggested that a public hearing be scheduled after the board has reviewed the 41 recommendations and come to an agreement.

Commissioner Fiocco said the spreadsheet should differentiate between the recommendations whether (1) the recommendation is to occur prior to zoning or (2) recommendation is to occur after zoning.

Mayor Terry said to have staff fill out a column for staff recommendations.

The Board agreed to try the spreadsheet method.

CAPITAL PROJECTS REPORT

MANAGER'S UPDATE ON CAPITAL PROJECTS

Manager Gruesbeck reported that the WWTP Generator Replacement Project should be completed in a month and the WTP Generator Installed within two months.

Manager Gruesbeck stated the WWTP is treating a lot of storm water which is very expensive to treat.

Manager Gruesbeck said the Park Street Storm Water Improvements should begin this week.

He said the NC 87 Sidewalk budget amendment was approved tonight and that the East Street Sidewalk Extension is still on track.

Mayor Updates

- EDC – Made a presentation at Galloway Ridge. More are scheduled and he will let the board know. He thanked Commissioner Turner and Fiocco for attending.
- RPO
- Solid Waste
- Fairground Association
- PBA/Downtown

COMMISSIONER CONCERNS

NONE

ADJOURNMENT

Motion made by Commissioner Turner seconded by Commissioner Farrell to adjourn at 9:19 P.M.

Vote Aye-5 Nay-0

Alice F. Lloyd, CMC, NCCMC, Town Clerk

William G. Terry, Mayor

DRAFT