

MINUTES  
TOWN OF PITTSBORO  
BOARD OF COMMISSIONERS  
REGULAR MEETING  
MONDAY, JUNE 22, 2015  
7:00 PM

Mayor Pro Tem Pamela Baldwin called the meeting to order and asked for a moment of silence.

**PLEDGE OF ALLEGIANCE**

Pledge of Allegiance was led by Commissioner Farrell.

**ATTENDANCE**

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

Staff present: Manager Bryan Gruesbeck, Clerk Alice F. Lloyd, Attorney Paul S. Messick, Jr., Chief of Police Percy Crutchfield, Finance Officer Nancy Emslie, Planning Consultant Roger Waldon and Engineer Fred Royal.

**CONSENT AGENDA**

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

1. Approve minutes of the June 8, 2015 regular meeting.
2. Received the FY 2014-2015 Financial Reporting as of May 31, 2015.
3. Approve the Wastewater Allocation Request for 2,000 gallons of wastewater capacity to construct a 16,750 square foot medical office building Chatham Park, Medical Office Building #2. (adjacent to the previously approved MOB #1 building)
4. Approved FY 2014-2015 end of the year budget amendments.  
Vote    Aye-5    Nay-0

**AN ORDINANCE AMENDING FY 2014-2015 OPERATING BUDGET IS RECORDED IN THE BOOK OF ORDINANCES NUMBER ONE, PAGES 55-56**

**REGULAR MEETING AGENDA**

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

Vote    Aye-5    Nay-0

## **CITIZENS MATTERS**

Sherry Curtis – 19 Thrift Street – stated she needs some help with the lighting in her neighborhood. Manager Gruesbeck said as he advised the board earlier we offered Ms. Curtis a few options at the town's expense that were not to her satisfaction. The light was downgraded and a shield was installed at the town's expense. The other option was to remove the light which was not an option for Ms. Curtis.

Ms. Curtis stated the lights are not in compliance and the ordinance stated that a written warning will be written and after 90 days they will receive daily fines for being in violation.

Mayor Pro Tem Baldwin stated that Attorney Messick and Manager Gruesbeck will continue to weigh in on the matter since an issue of non-compliance was raised.

## **PUBLIC HEARING**

Motion made by Commissioner Fiocco seconded by Commissioner Turner to go into public hearing.

Vote Aye-5 Nay-0

## **REZONING REQUEST - CHATHAM PARK PLANNED DEVELOPMENT DISTRICT (PDD)**

Attorney Messick stated that Chatham Park Investors has submitted a new application for a zoning map amendment and Master Plan for the Chatham Park Planned Development District. The map amendment is to zone approximately 7,100 acres of its land to the Planned Development District. The Master Plan is submitted as a part of the zoning application. The property is the same as was involved in the previous application dated October 2014 and approved by the Board of Commissioners in December 2014. The Master Plan is identical to that previously approved except the due date for the "Additional Provisions" remains December 2016.

This submittal is necessary because of the Board's recent approval of the zoning and subdivision ordinance text amendments establishing the Planned Development District. Consequently, this submission is necessary to adopt the map amendment and Master Plan after the effective date of the creation of the PDD District. The provisions of this application are the same as the Board adopted in December, but a new approval will allow the map change to follow chronologically the text change.

The following written comments were submitted prior to the meeting.

Gretchen Smith, Chapel Hill (Chatham County). I would like to submit my comments in writing for the public hearing on the Chatham Park PDD Master Plan scheduled for June 22, 2015. Since this latest application by Chatham Park Investors is essentially the same as the one approved in December 2014, it still does not address my concerns submitted at the previous public hearings. I urge the commissioners to deny this latest application. I also urge the commissioners to incorporate the recommendations provided by the Southwest Shore Conservation Assessment, the Lawrence Group consultant, the Pittsboro Parks and Recreation Advisory Committee, the Pittsboro Matters citizens

group, and the town's Land Use Plan to make the Chatham Park PDD Master Plan a better plan for both Pittsboro and Chatham County.

Although not a resident of Pittsboro, I am a long-time Chatham County resident who enjoys dining, shopping, and using the parks in Pittsboro. I believe that the effects of the proposed Chatham Park PDD are not limited exclusively to Pittsboro but will affect all of Chatham County. Therefore, I would like to submit the following comments to the Commissioners:

1. **Conservation first, then development.** Require that Chatham Park Investors identify and set aside now all of the key conservation areas, conservation corridors, and buffers recommended in the Southwest Shore Conservation Assessment report prepared by Triangle Land Conservancy. This should be done upfront before any development takes place, instead of piecemeal over many years. A lot can change in a 30 year build-out time frame – the current developers may no longer be around, or properties can change hands. A PDD is intended to “preserve critical environmental resources and provide open space amenities.” If Chatham Park Investors are serious about preserving ecologically sensitive natural areas and buffers, they should commit now to placing conservation easements with a local land trust on high priority natural areas identified in the Southwest Shore Conservation Assessment report. This action will permanently protect water and air quality, wildlife and plant habitats, maintain connectivity of wildlife corridors, and provide low-impact ecotourism opportunities that will generate revenue for Pittsboro and the county. Conservation of natural areas is a more enduring legacy than just another mega housing development. Chatham is blessed with an abundance of beautiful natural resources that appeal to both residents and visitors alike – why destroy what makes us special and sets us apart from surrounding counties?
2. **Jobs first, then houses.** We keep being told that Chatham County needs jobs. Have Chatham Park Investors first bring in the medium to large size high tech companies they tout in their marketing materials with good salaries and benefits, not just the typically lower paying, few benefits, construction and retail services jobs. So far, the only business locating in Chatham Park is a UNC Health Care medical office building and small inpatient hospice facility. Other businesses recently mentioned by Chatham Park Investors as making inquiries are medical, dental, and law offices and an engineering firm, which are not medium to large size employers. Although Chatham Park Investors have retained the services of an economic development consultant, how does Chatham Park intend to compete with the Research Triangle Park's new expansion plans that include housing to create a “live-work-play” environment in RTP and is closer to the RDU airport than Chatham Park? What will entice medium to large size companies to choose Chatham Park over Research Triangle Park? Where is the developers' marketing study of business demand and their economic development strategic plan? Is the promise of Chatham Park being RTP2 realistic, or will Pittsboro just end up with a mega housing and shopping development like Chatham Park Investors other Preston Development properties?
3. **Just say no to golf courses.** The “Table of Permitted Uses” includes golf courses. Preston Development Company's Chatham Park Investors and their financial backer Dr. Goodnight love golf courses. “Golf course” is mentioned in the proposed master plan (Reuse System) and giving Chatham Park Investors the greater flexibility they request would leave the door open to build golf courses and call them public “open space”. Golf is on the decline in this country, both financially and in numbers of people playing golf. Golf courses use a lot of land, a lot of water, and a lot of fertilizer. Chatham County does not need another golf course. If Chatham Park is supposed to be the vision of the future, then golf courses do not need to be

in the picture. I urge the Commissioners to exclude golf courses from the list of permitted uses.

4. **Bigger is not always better.** Does Pittsboro really need to grow to a population of 55,000 people or more? Why not keep it less than half that size? I'd like to close with a quote from Dr. Carl Safina, award-winning scientist and author: "Quantity isn't the same as better. Life improves with qualities such as health, safety, love, family, community, and compassion. More stuff, more crowding, more competition, more profiteering – and let's be plain, profiteering is what economists' growth-mania is always about—isn't what makes life worthwhile. Growth for the sake of growth? I don't see the point."

I urge the Commissioners to choose quality of life over quantity of development when considering the Chatham Park PDD Master Plan. Please reject this latest Chatham Park PDD Master Plan and require additional revisions to address these concerns and the concerns of other stakeholders in our community's future. Pittsboro and our county deserve better.

Ann Kennedy, Pittsboro Moncure Road. I fully support the rezoning request by Chatham Park Investors, Zoning Case REZ-2015-04. I do believe it is about time to start developing south of Pittsboro, NC.

Statement for Public Record, June 19, 2015 from Joy Hewett, Chatham County resident:

For those members of the town board that have voted to allow unregulated development into the midst of a beautiful rural county, I would like to request you take a few hours, go down Renaissance Parkway to the parking lots beyond South Point Mall on Fayetteville Rd., and sit or stand for 10 minutes by your car, look around at the asphalt and feel the air quality, then drive to Bynum Bridge, off 15-501 and stand on the bridge and watch the water, perhaps a heron or osprey, the turtles, the greenery. Do you really want the members of this community to be inundated with asphalt and concrete, and traffic as Chatham Park removes forests and builds roads for the profit of the developers? Driving up Highway 55 through Fuquay-Varina recently, I saw the mega-mess of development that extends through Holly Springs to Apex, a chaotic commercial concretescape. Do we really need more of the same here?

Some transplants to this county have said Chatham Park will mean jobs and lower taxes. But what kind of jobs in shopping centers are there? If full time community college instructors cannot get a loan for a \$150,000 home based on their salaries alone, what about retail clerks? Will the workers be commuting from other areas when the houses being built by these developers will beckon people from other more affluent parts of the country? Do taxes really go down when real estate is pricier? Some who moved to rural parts of Chatham did so because houses and taxes were unaffordable in Chapel Hill and other cities nearby. Gated communities and privatized schools, huge shopping complexes--do these belong in an agricultural community where agribusiness is a huge growing part of the state's economy? What about the developer's lack of planning and land donation for public schools or greenspace conservation?

Already, asphalt trucks are whizzing down my country road and I live a good way west of 15-501 and the proposed development. Construction near Highway 64 may disrupt traffic going to the lake or towards Cary and Raleigh. Have traffic patterns been studied? I may not live through

the 30 years of traffic and construction to see the development completed, but future generations will have to live with the changes--do we need more malls and concretescapes spreading out helter skelter without regard to land use planning?

One serious concern I have is the watershed along the Haw River and the drinking quality of water in Jordan Lake once runoff from roads and lawns get into the mix. One house per five acres was the land use plan to keep the watershed viable, but these developers and the town board are going with five houses on five acres. What about the habitat for plants and animals that live in our county?

Perhaps the town board could ask Jim Goodnight to take back all the land near the Haw River that Chatham Park wants to develop, and save it for a nature preserve. This green space would be a far greater legacy than another housing development or commercial site. With a small portion of the 7.8 billion Forbes says investor Jim Goodnight has, he could buy back the riverfront property and forests in the watershed instead of letting developers-- who may have never lived and loved in Chatham -- bulldoze trees, obliterate habitat for woodland creatures, and foul the water that flows with fish to Jordan Lake and provides needed drinking water for the area. Kayakers, canoeists, hikers, and nature lovers may not have the money Goodnight, private investors, and Preston developers have to save this land and the river if we could, but how much wealth do these folks need for Monet paintings, yachts, or second homes? Goodnight has more money than he can enjoy in a lifetime, so why not preserve a little bit of this beautiful county for a nature preserve? Chatham Park developers turning the land into money may be motivated by more than greed, maybe a power game of acquisition in the abstract that has very real consequences for the lives of those inhabiting Chatham County already. Local people have little say in what the developers do, but we are the ones most affected by the loss of land and natural beauty. I will not quote studies about the good nature does for us, or statistics from carbon cleaning and runoff protection of trees to the Cape Fear shiner and other reasons this watershed is important to save in its natural state, but know that a park or nature preserve will leave a more important legacy in Goodnight's name, than all the houses, acre by acre of mansions, will. In defying our one house per five acre land use plan, these developers will impact all future generations.

Please ask Goodnight to save that land near the Haw River as a nature preserve and lasting legacy for generations to come.

The decision about a responsible masterplan is at a spiritual and moral crossroads. Once the trees are gone and the habitat lost, the natural world cannot be replaced when asphalt and concrete heat up the atmosphere and leave inhabitants joyless consumers. Those leaders who plan to profit by this irresponsible lack of planning and provisions to address or prevent negative impacts of such a huge development may be up for re-election in the fall. If they won't examine their consciences to insure the good of our community, the tiny town community allowed to vote should vote them out or the county commissioners should step in to secure a decent future for our environment and our society.

Thank you for the opportunity to provide written comments on the Chatham Park proposed rezoning. Please use the attached written comments dated July 18th, 2013 in reference to the Chatham Park Master Plan, these comments are all applicable to the rezoning request as well.

Thanks,

Francis Ferrell  
BE Jordan Lake  
US Army Corps of Engineers  
919-542-4501 x 28

**DEPARTMENT OF THE ARMY  
WILMINGTON DISTRICT, CORPS OF ENGINEERS  
B. EVERETT JORDAN DAM AND LAKE  
POST OFFICE BOX 144  
MONCURE, NORTH CAROLINA 27559**

July 18, 2013

Mayor Voller and Board of Commissioners  
Town of Pittsboro  
PO Box 759 - 635 East St.  
Pittsboro, NC 27312

Dear Mr. Voller and Board of Commissioners:

Thank you for the opportunity to comment on the proposed Chatham Park Planned Development District Master Plan. Portions of the project adjoin Federal property under the stewardship of the US Army Corps of Engineers at Jordan Lake along Stinking and Robeson Creeks. Federal property in this area is leased to the State of North Carolina and is managed by the North Carolina Wildlife Resources Commission (NCWRC) as game lands. Game lands are open to public hunting and fishing by licensed individuals in accordance with all NCWRC fishing, hunting, and trapping regulations.

On residential buildings adjacent to Federal property we request that the residents be notified of activities that may occur on game lands such as hunting, forest management activities, and other recreational activities. One suggestion is to post signs adjacent to the game lands that notify potential occupants that hunting is allowed on game lands. Another way to protect the natural area and permanent wildlife lands is through the use of buffers.

Typically when development occurs adjacent to natural areas and permanent wildlife management lands we recommend that a buffer of at least 100 feet of undisturbed vegetation be left along the boundary whenever possible. Buffers provide aesthetic benefits to adjacent private landowners and screen their property from changes on public lands that may result from forestry practices such as prescribed burns or timber harvests, and from public recreational activities. Additionally, buffers increase safety for landowners adjacent to public hunting areas as well as help protect water quality and minimize runoff from adjacent properties.

The waters of Jordan Lake and surrounding Federal Lands are managed for public drinking water supply, fish and wildlife habitat, natural resource based public recreation, and flood storage. Development of adjacent property can adversely impact these project purposes by decreasing the minimum flow from any streams on the property, increasing the volume or rate of storm water

discharge from the property, increasing the sediment or nutrient loads leaving the property, and adversely impacting wetlands. Again, we recommend that a 100-foot buffer of undisturbed vegetation be left adjacent to the boundary to help protect water quality. Other steps should also be taken to avoid adverse water quality impacts including the incorporation of storm water retention/detention structures into storm water planning and by avoiding or minimizing impacts to wetland areas on the property.

We appreciate the opportunity to comment on this proposed development adjacent to public lands. If we can provide any additional information, please contact Francis Ferrell at the Jordan Lake Visitor Assistance Center (919) 542-4501 extension 28.

Dear Mayor Terry and Board of County Commissioners,

Please PROTECT Chatham County, as you were elected to do.

The continued refusal to put adequate environmental protections, preserve green space c/w the South Shore evaluation recommendations, and refusal to support the COMMUNITY'S CHILDREN with exceptional public schools is unacceptable.

Do not support the Chatham Park Investor's agenda ... they are only investing in themselves.

Respectfully submitted, MK Austin, PA, MPH

I fully support the rezoning request by Chatham Park Investors, Zoning Case REZ-2015-04.

Patricia Walters

[tatw1945@yahoo.com](mailto:tatw1945@yahoo.com)

#### PUBLIC COMMENTS:

Peter Theye – 1065 Booth Hill Road – stated this is the third time the Plan has come before the Board. He said the reason it is happening is because of Pittsboro Matters lawsuit. He feels the board should rethink this before approval.

Tim Smith – 100 Weston Estates Way, Cary, NC went over some of things Chatham Park Investors had going on. Such as: They will come back to the Board in August with their first Small Area Plan; working on the water plan approved by the Board; sewer plan is under design with reclaimed water properties; have hired Kimber-Horn, school plan (there are 9 school sites set aside in the plan), there will be private and charter schools (they have commitment from one Private School that will be opening two years from August; they have 30% open space, increased buffers around Haw River, Robeson Creek, etc.; trail plans are almost complete; opened downtown office, helped with a 1.3 million grant from NCDOT and have contributed \$150,000 of the \$300,000 promised to the Town of Pittsboro. He stated the compass committee met last week.

George Horwitz – 10 Bynum Beach Road – was not pleased with the board members or their votes relating to Chatham Park. He does not support Chatham Park Master Plan and he stated this is another chance for the board to make the right decision.

Ducka Kelly – 735 Russett Run – stated she owns a horse farm which is now next to land that is zoned mixed use. She asked the developers to make a neighborly attempt to let them know what is going to be next to them (i.e. commercial, parking lot).

Mike Watkins – 400 Prince Creek – read the following statement:

From the beginning, I have struggled to figure out why this board would vote on Chatham Park as you do.

You're intelligent, dedicated folks. It defies logic that you would perpetually roll over and accept the word of a developer that "trust us – all will be well".

I could only come up with four reasons:

1. You don't understand it.
2. Some peer pressure, or duress, is preventing you from speaking out.
3. Your negotiations are secret and therefore illegal.
4. You expect some kind of reward, willing to sacrifice the respect of your constituency and neighbors, for greasing the path of this insidious land speculator.

Clearly, others may see different possibilities.

As predicted, Chatham Park now openly admits that they have few plans to building anything but infrastructure – mainly roads, at that!

Those vaunted jobs are not coming from anything Chatham Park are about to do. No land for schools, not the 100 bed hospital Mr. Culpepper promised the county commissioners, not the 22,000 dwellings units nor 20 million commercial sq. ft. – at least, not from Chatham Park. Where's that \$Billion tax base when there are only roads to tax.

Remember that amazing Economic Impact Study assiduously promoted by our EDC? Now shown for the shameless hype it always was. When I called Michael Walden, at NC State, he hastily denied any responsibility for those results – adamantly asserting it contained no research whatsoever and was nothing more than a best case model of CPI's own totally non-validated data.

You now know that Chatham Park Speculators will offer this land to any and every developer eager to exploit a regulation-free PDD which this board handed to them without question or due diligence.

To many in the eastern ETJ, the legacy of this board is already the wanton destruction of their life plans, aspirations for their property and quality of life. The legacy I assume you looked for – one of, well –structured, vibrant communities and economy prosperity – a model for the world to admire – clearly, has already evaporated.

What's left is only as the board that failed to stop Chatham Park and the destruction of an entire region, not to mention a beautiful town, its character and its soul.

You still have this opportunity to convert a legacy of apparent apathy, and greed to one of thoughtful, considered, action. Put a hold on their infrastructure rollout. Put some real safeguards in to the Master Plan before they are released to commit land rape yet again.

Want my guess? You'll fold to Chatham Park Speculators and Commissioner Fiocco, but will ultimately come to understand the depths of this folly.

Turner Whitted – 3440 Hanks Chapel Road – read the following statement:

Month after month we have gathered to hear presentation by Chatham Park Investors and responsive comments by members of the Pittsboro community. CPI has presented a parade of award-winning designers promising a new town of “exceptional quality” and the community has responded with cautious skepticism and continued requests to see a “plan.” The contribution of the Southwest Shores Assessment, a well—researched report was acknowledged and dismissed by CPI. Community sentiment was summarized by the Lawrence Group, the town’s own expert consultant. Stated simply, the Lawrence Group politely pointed out that “the emperor has no plan.”

The nearly unanimous voice of the community has continued to request a written and substantive plan from CPI. CPI has continued to respond with a vacuous legal document improperly labeled a “master plan” that provides no meaningful description of proposed development. And a majority of the Pittsboro Board of Commissioners has continued to approve this flawed document in its numerous corrected versions.

This sequence of events has turned the community’s attention to the approval process itself. Why have 4 members of this elected board continued to write a blank check to CPI in spite of the community’s request for a voice in the process? In one case the dubious banner of “economic development” has been raised. Others have hidden behind the wall of small area plan approval, ignoring irreversible elements in the developer’s so-called master plan. But for the most part there has been no reason given by commissioners for their vote. To citizens of the Pittsboro community this constitutes failure. It is a failure to respect the surrounding environment. It is failure to publicly examine the physical viability of traffic, waste water disposal, and public services. But most of all it is a failure to represent the citizens of this community.

We must all acknowledge the immense commitment of time that commissioners have made in serving this community. We acknowledge the challenge of evaluating all matters that come before the board. But in this specific case we must recognize failure.

Amanda Robertson – 244 Prince Creek – read the following written statement:

First, I'd like to personally thank Mayor Bill Terry (in his absence) and Commissioner Bett Foley for your honest representation of the citizens of Pittsboro regarding our concerns in the approval of the various, and nearly identical, Chatham Park master plans over the course of the last year and a half. It is clear to me that you have heard us, all of us, each and every time when you voted down approval of this plan and advocated for improving the protections for our

community before moving forward. Thank you. Thank you for your past service, and I hope for your continued service.

Mr. Farrell, Ms. Baldwin, Ms. Turner and Mr. Fiocco, in this Chatham Park issue we have seen in you an utter abandonment of the responsibility of representation of the public for which you were each elected. Is this due to ignorance? Arrogance? Or just indifference? Or perhaps there is monetary gain to be made? I don't know. Except for this last one, that of monetary gain, which would be illegal, it really doesn't matter. You are not representing the public. There is truly no greater wrong in politics than to so blatantly ignore the public that you were elected to represent.

Now Pittsboro Matters' Comments:

I'm speaking tonight on behalf of Pittsboro Matters, a non-profit grass roots organization founded by local citizens interested in protecting our way of life, our culture, our community, our environment.

As we, Pittsboro Matters, including our over 600 constituents, have been asking you for nearly two years now, we demand from you a better plan for our town and our community. Period. We will not settle for less. We will not. This is our town. This is our community. And it matter to use. Pittsboro matters. It used to be that we would get up here, respectfully, believing that Pittsboro mattered to you, too. It is clear that this is most definitely not the case. Because the citizens are Pittsboro. The people. And we have been very, very clear with you about how we want this plan to go. And you have ignored us.

Yet, you have again, thanks to Pittsboro Matters and the 600+ citizens that make up Pittsboro Matters, you have another opportunity to get this right. And by now, after two years, you should not have any excuse to say you didn't know what the public wanted you to do to improve this plan. So, we are here to ask you, yet again, to get it right.

Thank you.

Randy Voller – 21 Randolph Court – submitted the following information from the budget office in Raleigh (dated May 2015):

## ECONOMIC SNAPSHOT: CHATHAM COUNTY

*The Budget and Tax Center's Economic Snapshots provide a look at how well counties in North Carolina are faring across key indicators of economic well-being and opportunity.*

**Chatham County is a Tier 3 County and has a population of 69,853.<sup>1</sup>**

### UNEMPLOYMENT<sup>2</sup>

- Chatham County's unemployment rate was 4.8% in January 2015, down from 4.9% in January 2014.
- There are (950) less employed persons in Chatham County today than there were in 2007.
- 31,743 workers were a part of the county's labor force in January 2015. This is a -6.2% change since January 2014.

### POVERTY

- 15.6% of the county's residents (10,308 people) lived in poverty in 2013; the state poverty rate was 18%.<sup>3</sup>
- 30.8% of the county's residents were low-income on average from 2011 to 2013, meaning their incomes were less than twice the federal poverty level (\$46,100 for a family of four in 2013).<sup>4</sup>

### WAGES & INCOME

- The county's hourly median wage of \$14.31 equaled 91.6% of the statewide median wage of \$15.63 in 2015 and 78.8% of the living income standard for that county. The median hourly wage changed by 1.6% since the recovery began in 2009.<sup>5</sup>
- Median household income in the county was \$56,981, which equaled 124.0% of the statewide household income of \$45,195.<sup>6</sup>
- The richest 5% of the county's households had an average income that was 27 times greater than that of the poorest fifth of households and 6 times greater than that of the middle fifth of households.<sup>7</sup>

## HOUSING<sup>8</sup>

- 52.0% of renters in this county were unable to afford the fair market rent for a 2 bedroom housing unit.
- The minimum wage falls far short of what's needed to afford the fair market rent for a 2-bedroom housing unit in this county—the housing wage needed is 223.6% of the minimum wage.

## HEALTH

- 14.4% of the county's residents did not have health insurance, compared to 16.6% of all North Carolinians on average from 2011 to 2013.<sup>9</sup>
- The life expectancy rate for an African-American child born in the county is 76.2 whereas the rate is 77.1 for a white child. The average life expectancy for all children born in this county is 81.6.<sup>10</sup>
- There are 4.4 primary care physicians per 10,000 people in Chatham County compared to 7.6 primary care physicians per 10,000 people on average in North Carolina.<sup>11</sup>

## EDUCATION

- The 4-year cohort graduation rate in the 2013-2014 school year for this county was 82.2% compared to the state rate of 83.9%.<sup>12</sup>
- The 4-year cohort graduation rate in 2013-2014 for African-Americans in this county was 82.7% compared to 72.9% for Hispanics and 85.9% for whites.<sup>13</sup>
- 8.1% of adults in this county had a Bachelor's degree or higher on average from 2009 to 2013.<sup>14</sup>

## SUPPORTS FOR WORKING FAMILIES

- 3,253 of the county's residents received assistance from the food and nutrition (or food stamp) program in December 2007 when the Great Recession began. By December 2013, the number increased by 105.9% to 6,699 and the share of residents receiving assistance reached 9.6%.<sup>15</sup>
- In 2013, 4,210 tax filers in the county claimed the state Earned Income Tax Credit, which expired that year and was a tax credit that goes to people that work but earn low wages. The benefits totaled \$437,015—these were dollars that supported local businesses and helped workers make ends meet, allowing them to keep more of what they earned and support their children.<sup>16</sup>
- 8,534 people in the county were eligible for Medicaid in December 2014, an increase of 44.3% since December 2007.<sup>17</sup> Estimates suggest that 1,846 North Carolinians in Chatham County would benefit from Medicaid Expansion, delivering \$50.1 million in economic benefits to the county.<sup>18</sup>

For a full list of data notes and sources visit [www.ncjustice.org/countydata](http://www.ncjustice.org/countydata)

Dee Reid – 590 Old Goldston Road – read the following prepared statement into the record:

This is the third time you've had a chance to re-consider the Chatham Park Master Plan, as so many local citizens have respectfully and repeatedly implored you to do.

If you approve this co-called master plan yet again, there will be a third lawsuit, because the people who love Pittsboro haven't given up on our amazing town.

We just keep wondering why it seems that most of you have.

We're wondering when you will set some real standards for Chatham Park – reasonable standards that any community would require to protect its river, streams and drinking water. Standards that would avoid forcing all Chatham taxpayers to bear the cost to build the necessary schools for Chatham Park.

Standards that would require roadways to effectively connect Chatham Park to the rest of Pittsboro. Without this, your consultant said Chatham Park would tear the heart out of our downtown.

We haven't asked you to reject Chatham Park, but we have implored you to make it worthy of Pittsboro.

Instead you have rejected the best advice of your expert consultant, your own staff, and the good people who love living and working in Pittsboro.

You reneged on your promise to involve Pittsboro Matters in your committee meetings on Chatham Park.

You chose instead to continue having those meetings behind closed doors. You've ignored the reasonable request of Pittsboro citizens, while embracing Cary developers with "maximum flexibility" to do whatever they want.

We know that Chatham Park Investors is expecting you to rubber-stamp this Master Plan ASAP. Why? Because what they want more than anything right now is to get approval for the North Village, the most intense, dense part of this massive project, with high-rise office buildings and condos on the most fragile land and streams feeding the Haw River, our drinking water supply. Chatham Park Investors are snapping their fingers once again to get their town center tee-ed up before the municipal election this fall.

It's not that they have plans to begin building there – they don't and can't because they don't even have the water and sewer yet. No, what they want is your permission to build, so that they have it before the election, and also in case they'd rather flip the property than develop it themselves.

If you give Chatham Park Investors the green light on this master plan, they will be one giant step closer to their goal – of making as much profit as possible off of this land -- and you will have taken one more giant step backward ---far removed from your promises to engage citizens in public discussions of site plans and development plans for Chatham Park.

If the North Village is fast-tracked, then Cary developers will have succeeded once again in bullying you into rushing to help them reap a huge profit, instead of protecting the rest of us who already live, work and play here.

Sadly, Chatham Park Investors is already running our town. Unless you take this opportunity to protect Pittsboro with real standards for a real master plan, they will be running our town for the foreseeable future. That will be your legacy.

In that case, we may as well go ahead and change the name of the town right now. Take down the entrance signs that say Welcome to Pittsboro, replace them with Welcome to Chatham Park. You could use those tone-deaf signs celebrating trees transformed into office buildings.

Unless of course, you decide to take back control of our future, and engage our neighbors in a real discussion of how best to protect and enhance the Pittsboro we know and love.

Jeffrey Starkweather – 590 Old Goldston Road – read the following prepared statement into the record:

I would like to paint a word picture of Pittsboro’s future if something is not done to put Pittsboro back in the driver’s seat by passing the type of alternative master plan for Chatham Park that citizens and the Lawrence Group have repeatedly requested.

Chatham Park’s upper middle class residents, chain store dominated commercial North Village and village centers and office high rises will dramatically increase property values, taxes, residential and commercial purchase prices and rents. Within a decade Pittsboro will be unaffordable for working folk. Chatham Park claims it will not raise property taxes because of the businesses it brings. Yet, there is no place in the United States where such developments have not resulted in increases property taxes. Witness Wake County.

Downtown Pittsboro will be a ghost town after 5 pm and on weekends. Chatham Park will only attract national retail chain stores because of their high rents. This will destroy local retail business. Downtown Pittsboro will consist primarily of lawyers, realtors, insurance companies, and restaurants that only serve breakfast and lunch. In addition to chain store competition, downtown business will be killed by the lack of east/west road connections and the four-lane bypass/parkway that takes all traffic on 15/501 and WE 64 bypass directly to Chatham Park’s commercial areas. As the Lawrence Group wrote, the proposed road system will “cut the heart out of Pittsboro.”

Assuming that Chatham Park actually attracts enough high tech workers to fill up their 16.6 million square feet of office space, how many local folks will be getting those jobs? Virtually none. For every professional job, there will be 3 to 4 new low paying service jobs. Those service workers cannot afford to live in Chatham Park. Thus, they will be forced to live in neighboring towns or in newly created sprawl moderate income housing and trailer park developments and affordable housing projects, mostly in the countryside west of Pittsboro.

Of course, the above high tech job bonanza is highly questionable, given their original demand premise of Chatham Park was that RTP is full. Wrong again. Moreover, Chatham Park has changed its proposed concept once again and now claim that 25% of the residences will be age restricted, which only creates more low paying service jobs.

Who will be hired to construct Chatham Park? Clearly not local residents as virtually all of the previous development projects in eastern Chatham have demonstrated.

Of course, there will be stuck in traffic that 55,000 residents will bring, especially since the proposed piecemeal, sprawl residential developments in the forests next to the Haw River and Jordan Lake will make transit financially infeasible. Add the rural residential sprawl it will generate. I have not even addressed the quality of life and massive water quality and environmental concerns that have previously been documented.

Finally, we can forget about local democracy here, as this Cary developer has already demonstrated. They do not believe in any form of transparency or citizen input and will essentially dictate land use and infrastructure policies for their own financial benefit. Right now the only evidence I can provide that these impacts will occur is the experience of virtually every community in America that turned its future over to such a large outside developer. But without requiring an overall plan for the development and objective impact assessments of this overall plan that citizens have repeatedly requested, any of the promise Chatham Park has made to you is simple developer puffery.

Sonny Keisler – 3006 River Forks Road read the following statement:

When I was in my 30's and 40's I was a faculty member for several universities ranging from NC State University on the east coast to the University of Southern California on the west coast. I taught a variety of graduate level public administration courses including planning.

When I taught planning I would tell my students that the first and most important step in the planning process is to accurately forecast the future that is under consideration. I would emphasize that while long term forecasts involve more uncertainty, it is still possible to see broad trends... much as one can see the broad outlines but not the details of the Appalachian Mountain when driving on US 40 just west of Morganton.

This brings me to our discussion tonight. Here we are talking about long term planning probably stretching out 40 years to 2055. This involves planning carried out by Chatham Park Investors, the Pittsboro Board of Commissioners, and indirectly the Chatham County Board of Commissioners and the Chatham County Economic Development Corporation.

When I look at this planning I come away with the overwhelming impression that the planning being undertaken tacitly assumes the next 40 years extending to 2055 essentially will be a repeat of the 40 years extending from 1959 when the Research Triangle Park was formed to 1999 when the Park was largely mature. This forecast assumes the RTP economic development plan that worked from 1959 to 1999 will work again in Chatham County. All we have to do is to largely copy the past.

The problem with this RTP 40 year forecast is that it avoids reality and is bound to fail. To understand why this is so, all one has to do is to pay attention to the encyclical issued by the Roman Catholic Church last week and similar 2014 documents issued by the Church of England, the World Bank, the US Defense Department, the CIA, the United Nations Intergovernmental Panel on Climate Change and the US National Academy of Sciences among many others.

All point to a 40 year future that will be very different from the 1959 to 1999 years. In the best case scenario by 2055 we will be faced with a greenhouse gas changed world that will be hotter,

a world with more extreme weather patterns, and a world with much greater political and economic instability. In the worst case, by 2055 we will be faced with the irreversible process of collapse of the natural and social systems that support civilization. For this reason, Chatham Park, Pittsboro and Chatham County should abandon the RTP forecast that underpins economic planning in this County. Also, the Pittsboro Board of Commissioners should require a new Chatham Park Master Plan that fully acknowledges 21<sup>st</sup> century realities.

Thank you.

Virginia Chambers – 246 W. Smith Road – stated her husband owns a small business in Pittsboro. She said the Master Plan does not have enough information in it. She wonders how are their lives going to be changed.

Sara Smith – 600 East Road – stated everyone has covered issues she had questions about. Water, wastewater, traffic, new schools, etc. She feels she can't find the answers to her questions in the Plan and that more research needs to be done. Please reconsider to have Chatham Park present a Master Plan to answer these questions.

Motion made by Commissioner Fiocco seconded by Commissioner Farrell to go out of public hearing.

Vote Aye-5 Nay-0

#### **OLD BUSINESS**

#### **WASTEWATER TREATMENT PLANT EXPANSION – PRELIMINARY ENGINEERING REPORT (PER) (FRED ROYAL)**

Engineer Royal went over the memorandum that was in the agenda packet.

Carl Scharfe, P. E., The Wooten Company made the following Power Point presentation:

## 20-Yr Wastewater Flow Projections (Design Year 2035)

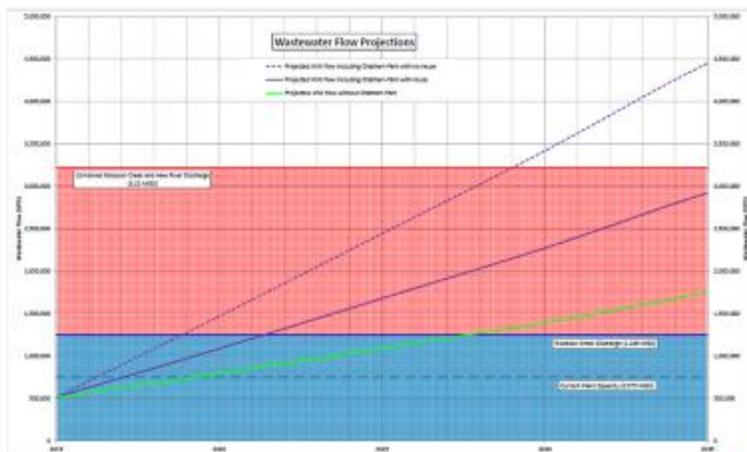
- **Wastewater Flow Summary**
  - Pittsboro and ETJ Areas, gpd 1,749,000
  - Chatham Park Wastewater Flow, gpd 2,700,000
  - Total Projected 2035 Wastewater Flow, gpd **4,449,000**
- **Wastewater Discharge Summary**
  - Pittsboro and ETJ Areas, gpd\* 1,689,000
  - Chatham Park Wastewater Discharge, gpd \*\* 1,200,000
  - Total Net 2035 Wastewater Discharge, gpd **2,889,000**

\* Includes 60,000 gpd reclaimed flow to 3M

\*\* Includes 1.5 mgd reclaimed water demand at CP



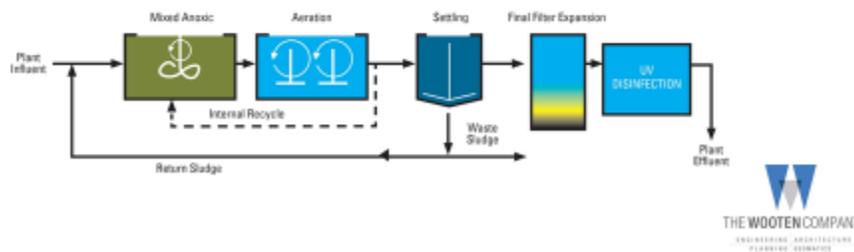
## Wastewater Flow Projections



## Conventional Biological Nutrient Removal (BNR)

- **What is it?**

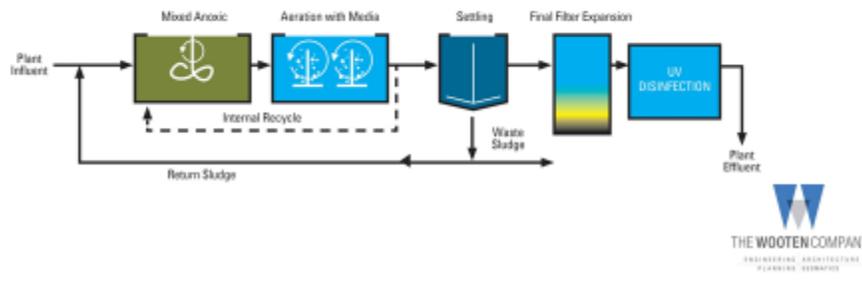
- Biological Treatment + Gravity Settling (clarifiers) + Filtration + UV disinfection
- Rational: Traditional large volume tanks w normal bacteria levels



## Membrane Bioreactor (MBR)

- **What is it?**

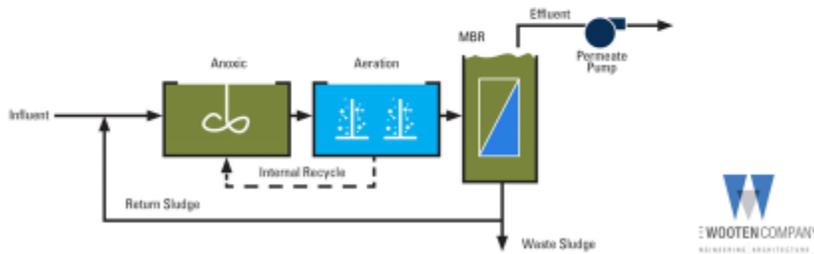
- Biological Treatment + Membrane Filtration (0.035 – 0.4 micron size) + UV Disinfection
- Membranes (barrier) replace clarifiers and use highly concentrated bacteria levels (smaller volume)



# Integrated Fixed Film Activated Sludge (IFAS)

- **What is it?**

- Biological Treatment (with Plastic Media) + Gravity Settling (clarifiers) + Filtration + UV Disinfection
- Add media to increase bacteria in same volume



# Conventional BNR Layout



## Preliminary MBR Layout



## Preliminary IFAS Layout



## Off-Site Equalization



## Alternative Comparison

	Conventional Treatment	IFAS	MBBR
Site Footprint	Large	Moderate	Smallest
Additional Land	3+ acres	1.6 acres	1 acre
Operators familiar with technology	Yes	No	No
Clarifiers Needed	Yes	Yes	No
Tertiary Filters Needed	Yes	Yes	No
Established and Widely Accepted Technology	Yes	No	Yes
Sensitive to Hydraulic Loadings	Moderate	Moderate	High
High Level of Automatic Controls	No	No	Yes
Equipment Routine Maintenance	Low	Moderate	High
Sensitive to Solids Settling	Yes	Yes	No
Susceptible to Solids Washout	Somewhat	Somewhat	No
Aeration Energy Requirements	Low	High	High



## Alternative Preliminary Capital Costs

Alternative Preliminary Capital Cost Table	
Alternative	Capital Cost Range (million dollars)
Alternative 1: Conventional Biological Nutrient Removal (BNR)	\$15,500,000 to \$16,700,000
Alternative 2: Membrane Bioreactor (MBR)	\$15,000,000 to \$16,100,000
Alternative 3: Integrated Fixed Film Activated Sludge (IFAS)	\$15,800,000 to \$16,800,000
Alternative 4: Pump to Sanford	\$14,750,000 to \$16,000,000

(1) Alternative 1 to 3 preliminary cost estimates assume on-site EQ tanks location.



Mr. Royal said this was just an update on progress for the board. They will be back soon with a finished document.

### **CHATHAM PARK MEDICAL OFFICE BUILDING #2 (SP-2015-02) (ROGER WALDON)**

Mr. Waldon stated the applicant is proposing development of two new office buildings as part of the Chatham Park development. These buildings will be 16,750 square feet of office space, adjacent to the previously proposed MOB-1 building.

This proposal is being presented to the Board of Commissioners as a Site Plan for review and action. The plans have been reviewed in accordance with the Town's applicable development ordinances by the appropriate departments.

The recommendation is for approval, subject to issuance of a Stormwater Permit and authorization by the Town Engineer.

The Planning Board recommended approval at its meeting on June 17, 2015.

After discussion a motion was made by Commissioner Fiocco seconded by Commissioner Foley to approve SP-2015-02 subject to issuance of a Stormwater Permit and authorization from Town Engineer.

Vote Aye-5 Nay-0

**A COPY OF SP-2015-02 IS ON FILE IN THE PLANNING OFFICE**

**FY 2015-2016 ANNUAL BUDGET ORDINANCE AND CAPITAL IMPROVEMENT PROGRAM RESOLUTION**

Manager Gruesbeck made the following comments:

Page 5: Section I (B). Expenditures – Administration decreased by \$12,000; likewise increased Recreation by \$12,000 for Page Vernon Memorial Park.

Page 6: Section II – Enterprise Fund Revenues and Expenditures – updated to reflect correct totals.

Page 7: Section VI – Added fees/classification for “e. Conditional Zoning” “f. Planned Development District Zoning” and “g. Small Area Plan”.

Page 9: D. Stormwater Ordinance Fees; 3. BMP Facility Fee – increased from \$50 to \$500.

Page 10: Section VII – Enterprise Fees and Rates; A. Water and Wastewater Rate Schedule – Added language regarding late charges and reconnection fees. Reconnection fee increased from \$25 to \$45. Expected revenues from this increase has been budgeted.

Page 11: Access Fees – Water and Wastewater Fees increased by 2%. A new category was added to Capital Recovery Fees as “Planned Development District.”

New format for budget charts. Eliminated “Original 2013-2014 Budget” column; changed wording from “% Increase from Original Budget” to “% Increase from Previous Year Budget; added a column “% of Total Revenue” (and “Expenditures”) to reflect each lines portion of the whole.

After discussion a motion made by Commissioner Fiocco seconded by Commissioner Farrell to adopt the Budget Ordinance establishing the Fiscal Year 2015-2016 Operating Budget with clerical corrections and adopt the resolution approving Fiscal Year 2015-2016 Capital Improvement Plan.

Vote    Aye-5    Nay-0

**A BUDGET ORDINANCE ESTABLISHING THE FISCAL YEAR 2015-2016 OPERATING BUDGET AND FISCAL YEAR 2015-2016 CAPITAL IMPROVEMENT PLAN IS RECORDED IN THE BOOK OF ORDINANCES NUMBER ONE, PAGES 55-117**

**A RESOLUTION APPROVING FISCAL YEAR 2015-2016 CAPITAL IMPROVEMENT PLAN IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGE 220**

**NEW BUSINESS**

**APPOINTMENT OF TOWN OF PITTSBORO BOARD COMMISSIONER TO THE CHATHAM COMMUNITY FOOD COUNCIL (CCFC) (BRYAN GRUESBECK)**

Commissioner Foley and Commissioner Turner stated they would think about serving.

## **UPDATES AND REPORTS**

### **MANAGER'S UPDATE ON CAPITAL PROJECTS**

Manager Gruesbeck stated construction began last week at Vernon Park. Ms. Emslie said we have received three donations totally \$500.00 for Vernon Park.

East Street Sidewalk – surveyors have been out and put the stakes in the ground.

Personnel matters:

Have interviewed for Customer Service Specialist for Planning/Engineering and look to make an offer within the next two weeks.

Interviews scheduled for Engineer Tech next week.

Advertisement for Planner has begun and will close of July 20, 2015.

Mayor Updates

- EDC
- RPO – Commissioner Fiocco said Chatham Transit put in an application for a CMAQ grant in 2011 and at that time DOT closed the program; they were the only application in 2011. DOT has recently opened up the project for funding again. Chatham County is going to move ahead with that application. If it is funded it will be for two buses and their operation for one year.
- Fairground Association
- PBA/Downtown – Meeting tomorrow night at the Roadhouse – discussion about downtown vision plan

### **COMMISSIONER CONCERNS**

Commissioner Farrell said he has received several calls about banners being put up around town and that they are looking tacky. Manager Gruesbeck said he wants to make sure he has the board's support when enforcement starts. He wants to get each Commissioner a copy of the regulations to show citizens if they have questions.

Commissioner Farrell said he has also be asked what we are going to do about doing a golf cart ordinance. Chief Crutchfield said he is working on that.

FYI –

1. Informational Item: Stormwater Utility Survey and Impervious Surface Study.

**ADJOURNMENT**

Motion made by Commissioner Foley seconded by Commissioner Turner to adjourn at 9:08 PM.  
Vote Aye-5 Nay-0

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William G. Terry, Mayor

ATTEST:

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Alice F. Lloyd, CMC, NCCMC  
Town Clerk