

MINUTES  
TOWN OF PITTSBORO  
BOARD OF COMMISSIONERS  
REGULAR MEETING  
MONDAY, MARCH 9, 2015  
7:00 PM

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

**PLEDGE OF ALLEGIANCE**

Pledge of Allegiance was led by Mayor Terry.

**ATTENDANCE**

Members present: Mayor Bill Terry, Mayor Pro Tem Pamela Baldwin, Commissioner Michael Fiocco and Beth Turner. Commissioner Jay Farrell arrived at 7:15 pm. Commissioner Bett Wilson Foley was absent.

Staff present: Manager Bryan Gruesbeck, Clerk Alice F. Lloyd, Attorney Paul S. Messick, Jr., Water Treatment Superintendent Adam Pickett, Engineer Fred Royal, Planner Stuart Bass and Finance Officer Nancy Emslie.

**CONSENT AGENDA**

Commissioner Fiocco asked that item #3 be removed (for discussion) to new business #1 and what is now #1 be moved to #2 new business. Motion made by Commissioner Fiocco seconded by Commissioner Turner to approve the consent agenda with the above change. The Consent Agenda contains the following items:

1. Approve minutes of the February 23, 2015 regular meeting.
2. Set Public Hearing for Rezoning Request from Trillium Montessori. (REZ-2015-02)
3. Approve Ordinance Amending the Town of Pittsboro FY 2014-2015 Operating Budget. (Moved to New Business #1)  
Vote Aye-3 Nay-0

**REGULAR MEETING AGENDA**

Motion made by Commissioner Fiocco seconded by Commissioner Baldwin to approve the regular agenda as submitted adding #3 from the consent agenda as New Business #1.

**CITIZENS MATTERS**

None

## OLD BUSINESS

### UPDATE FROM RETIRE NC. (PAT RICHARDSON)

Doug Emmons and Pat Richardson gave the following power point presentation:  
[http://pittsboronc.gov/index.asp?Type=B\\_BASIC&SEC={D571086B-2D4C-4B53-9CCC-A9CE5ADA0456}&DE={1850340B-502A-4200-A5E6-6296B9CDBB8D}](http://pittsboronc.gov/index.asp?Type=B_BASIC&SEC={D571086B-2D4C-4B53-9CCC-A9CE5ADA0456}&DE={1850340B-502A-4200-A5E6-6296B9CDBB8D})

They came requesting Pittsboro to match sponsorships up to \$10,000 per year and to help defray marketing and travel expenses for tradeshow support.

They also requested that the Town consolidate the two existing ads in the Chamber's map resulting in a half page ad that can be used to advertise the Town, NC Retire and Parks for \$100 less than if all three bought a ¼ page ad. It was stated a decision needed to be made on the map by April 9, 2015 and that the up to \$10,000 request be considered during budget discussions.

Commissioner Farrell stated it was his understanding when this was approved that it would not cost the town anything. It was stated that is correct, but the funds raised are running out.

The Board directed the Manager to negotiate with staff already participating with the map.

### REZONING REQUEST FROM BRANSTON, LLC (REZ-2015-01) (STUART BASS)

Planner Bass stated Branston, LLC is proposing to rezone approximately 97 acres off of US 64, east of Pittsboro from RA5 to RA2.

The Planning Board recommended approval at its February 2, 2015 meeting. A public hearing was held on February 23, 2015.

A revised copy of the ordinance was provided tonight.

Commissioner Fiocco said he feels the revised language change is appropriate.

Commissioner Fiocco said Exhibit B has language that says "increase the tax base" since the property is not inside town it will not increase Pittsboro tax base, therefore he would like that stricken.

Motion made by Commissioner Fiocco seconded by Commissioner Farrell to approve An Ordinance Amending the Zoning Ordinance and the Town of Pittsboro Zoning Map and that "increase the tax base" be stricken from Exhibit B.

Vote Aye-4 Nay-0

**AN ORDINANCE AMENDING THE ZONING ORDINANCE AND THE TOWN OF PITTSBORO ZONING MAP IS RECORDED IN THE BOOK OF ORDINANCES NUMBER ONE, PAGES 17-23**

## NEW BUSINESS

## **ORDINANCE AMENDING FY 2014-2015 OPERATING BUDGET**

Commissioner Fiocco pulled this item because he wanted to know if the budget amendment includes everything for the purchase and installation of a transfer switch for the Water Treatment Plant.

Adam Pickett (WWTP Superintendent) said \$12,000 will be turnkey and it does include hookup at the top of the hill.

Motion made by Commissioner Fiocco seconded by Commissioner Turner to approve the Ordinance Amending FY 2014-2015 Operating Budget.

Vote Aye-4 Nay-0

## **AN ORDINANCE AMENDING THE FY 2014-2015 OPERATING BUDGET IS RECORDED IN THE BOOK OF ORDINANCES NUMBER ONE, PAGE 16**

### **ELEVATED WATER TANK ALTERNATIVES (FRED ROYAL)**

Mr. Royal reported that Chatham Park engineers have submitted a draft Technical Memorandum to describe in more detail three alternatives that are presently being evaluated. He briefly explained the three alternatives.

Staff believes with the increased development within the proposed pressure zone and with the current challenges associated with fire flow and pressure, there are multiple benefits for the Town with Alternatives 2 and 3.

Report can be found at: [http://pittsboronc.gov/index.asp?Type=B\\_BASIC&SEC={D571086B-2D4C-4B53-9CCC-A9CE5ADA0456}&DE={1850340B-502A-4200-A5E6-6296B9CDBB8D}](http://pittsboronc.gov/index.asp?Type=B_BASIC&SEC={D571086B-2D4C-4B53-9CCC-A9CE5ADA0456}&DE={1850340B-502A-4200-A5E6-6296B9CDBB8D})

Mr. Royal said this is just informational and needs to be talked about a lot.

There was a discussion on the presentation.

Mayor Terry said the financial part is going to be very important as well as who is going to own it when it is done.

## **UPDATES AND REPORTS**

Chatham Park Utility Planning – Scheduled a meeting for Wednesday to discuss current and future projects. They are planning on having monthly meetings.

Wastewater Plant Expansion and Upgrade – Have a meeting scheduled with Wooten Company on 3/13/15.

Unified Development Ordinance – Staff received a draft Code Assessment and is currently evaluating it and will be giving feedback to Clarion. They will make a presentation before the Planning Board as well as the Board of Commissioners. (2<sup>nd</sup> meeting in April, 2015)

Small Area Plan Process – Town Planner, Attorney and Town Manager discussed options. The key issue is how the process will be formalized and the specific steps in the process. The Town Planner is anticipating reviewing a draft with the Board on March 23, 2015.

Page Vernon Park – Staff has worked with apparent low bidder in an effort to reduce pricing. Additional reductions are necessary. He hopes to bring it back next meeting.

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

#### Mayor Updates

- EDC – regular meeting tomorrow morning.
- RPO
- Solid Waste
- Fairground Association
- PBA/Downtown – meeting on Wednesday.

#### Commissioner Concerns

FYI –

1. Letter from Time Warner Cable re: Digital Equipment Upgrade
2. Google Fiber City Checklist

Motion made by Commissioner Turner second by Commissioner Baldwin to adjourn at 8:43 p.m.

Vote    Aye-4    Nay-0

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William G. Terry, Mayor

ATTEST:

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Alice F. Lloyd, CMC, NCCMC  
Town Clerk