

MINUTES  
TOWN OF PITTSBORO  
BOARD OF COMMISSIONERS  
REGULAR MEETING  
MONDAY, SEPTEMBER 8, 2014  
7:00 PM

Mayor 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, Commissioner Jay Farrell, Michael Fiocco, Bett Wilson Foley and Beth Turner. Mayor Pro Tem Pamela Baldwin excused absence.

Staff present: Manager Bryan Gruesbeck, Clerk Alice F. Lloyd, Attorney Paul S. Messick, Jr., Planner Stuart Bass, Finance Officer Nancy Emslie, Chief of Police Percy Crutchfield

**CONSENT AGENDA**

Commissioner Fiocco stated he would like to move #3 to Old Business #2. Motion made by Commissioner Fiocco seconded by Commissioner Turner to approve the consent agenda as amended. The Consent Agenda contains the following items:

1. Approve minutes of the August 25, 2014 regular meeting.
2. Adopt Ordinance Approving Annexation request from Chatham Park Investors.(A-2014-01)
3. Board of Adjustment Statutory Changes (ZTA-14-01) **Moved to old business #2**
4. Adopt Ordinance naming private streets for Bellemont Pointe Apartments.

Vote Aye-4 Nay-0

**AN ORDINANCE APPROVING ANNEXATION REQUEST FROM CHATHAM PARK INVESTORS IS RECORDED IN THE BOOK OF ORDINANCES NUMBER ONE, PAGES 36-42**

**AN ORDINANCE NAMING PRIVATE STREETS FOR BELLEMONT POINTE APARTMENTS IS RECORDED IN THE BOOK OF ORDINANCES NUMBER ONE, PAGES 43-45**

## **REGULAR MEETING AGENDA**

Motion made by Commissioner Foley seconded by Commissioner Fiocco to approve the regular agenda adding consent item #3 as old business #2.

Vote Aye-4 Nay-0

## **CITIZENS MATTERS**

None

## **NEW BUSINESS**

### **NCDOT REQUEST FOR TOWN RIGHT-OF-WAY AND EASEMENTS FOR PROPERTY ASSOCIATED WITH ROBESON CREEK BRIDGE RECONSTRUCTION**

Manager Gruesbeck said this was on the regular agenda because it requires the sale of property. He said no formal bid process authorizing resolution or other task is required of the Town to sell the property to NCDOT.

Motion made by Commissioner Fiocco seconded by Commissioner Turner to authorize Town Manager to execute documents required to complete the sale of easements and Right of Way.

Vote Aye-4 Nay-0

### **DOCUMENTS ARE RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGES 130-139**

## **OLD BUSINESS**

### **AMENDMENT TO CAPITAL PROJECT ORDINANCE FOR THE EAST STREET SIDEWALK EXTENSION PROJECT. (BRYAN GRUESBECK)**

Manager Gruesbeck reported that NCDOT did not accept the bids and the project must be rebid. The apparent low bidder was not qualified and the second lowest bid was over the engineers estimate and it must be rebid.

After discussion a motion made by Commissioner Fiocco seconded by Commissioner Turner to table this item until the project has been rebid.

Vote Aye-4 Nay-0

## **BOARD OF ADJUSTMENT STATUTORY CHANGES (ZTA-14-01)**

Commissioner Fiocco asked that the following corrections be made:

Page 1 – 11.1.1 to read: Hear and decide appeals from any order, decision, requirements or interpretation made by the Planning Director Zoning Enforcement Officer if otherwise permitted in accordance with standards and procedures specified in the ordinance.

Page 3 – 11.1.3.4 read: The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

No change in permitted uses may be authorized by variance. Appropriate conditions may be imposed on any variance, provided that the conditions are reasonably related to the variance. Any other ordinance that regulates land use or development may provide for variances consistent with the provisions of this subsection.

Page 5 – 11.2.3 remove No elected official shall serve. To read: No Town employees. No Town employee shall serve on the Board of Adjustment.

Mayor Terry asked for a straw vote on the above items: For – 3 Farrell/Fiocco/Turner  
Nay – 1 Foley

Page 4 – 11.2.2 Composition between Town and ETJ. After discussing many option the board agreed that Attorney Messick submit a written change to way the ETJ members are determined.

After much discussion a motion was made by Commissioner Fiocco seconded by Commissioner Foley to table this until the next meeting so that Attorney Messick can work on the language for the Composition between Town and ETJ membership.

Vote Aye-4 Nay-0

## **CAPITAL PROJECTS REPORT**

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

Manager Gruesbeck said he had forward population estimates to the board which is up 100 persons since last year's report.

#### **PROJECT: Pittsboro Downtown Vision Plan**

Manager Gruesbeck said he has heard from a NCDOT contact that said we are six to eight weeks away from getting something out for potential design work. And a couple of weeks away from getting detailed information on that process.

#### **PROJECT: Street Resurfacing**

Manager Gruesbeck stated Alston and Gail Street were paved last week. Staff is working with Raleigh Paving to repair Hanks Street (from Hillsboro to Credle). The remainder of the streets are expected to be completed before the annual Street Fair.

#### **PROJECT: NC 87/Elementary School Rd Sidewalk**

Manager Gruesbeck stated Summit Engineering noted a few issues with the NCDOT right of way. He said it may come back to the board on how to proceed on some of the right-of-ways there.

## PROJECT: East Street Sidewalk Extension –

This item was discussed earlier.

Manager Gruesbeck said a couple of meetings ago Commissioner Turner mentioned some work AT&T was doing within the Triangle area. He found out that Triangle J has put together a consortium called NC Next Generation Network to look at this and they are working with AT&T. He is not sure at this time how Pittsboro could be a part of the build out.

Manager Gruesbeck said staff had an internal meeting on Chatham Forest street calming devices. He said they looked at different options and also looked at what other communities were doing. He will try to bring their recommendations to the next meeting.

Commissioner Fiocco offered for thought that we could try to get ahead of traffic calming situations by establishing engineering standards for roads (max. slopes). It is something we could look at while developing the UDO.

Manager Gruesbeck reminded the Board of the planning retreat to be held on September 29, 2014 from 4-8.

### Mayor Updates

- EDC – had a meeting on the 29<sup>th</sup>. Regular meeting in the morning. Mayor Terry wanted to remind everyone that during budget session they agreed to revisit water and sewer rates before they go off for Christmas break. Would like statement of the financial condition of the water fund at the November 24, 2014 meeting.
- RPO
- Solid Waste – Commissioner Turner stated she resigned from the committee. Staff is to check to see if it is a requirement to have a town representative on the board.
- Fairground Association – Annual Fair is coming up soon.
- PBA/Downtown – meeting next Wednesday. Had a large crowd downtown for First Sunday yesterday.

### COMMISSIONER CONCERNS

Commissioner Farrell welcomed the Boy Scouts in attendance and thanked them for coming.

Commissioner Foley said someone has left mattresses near the dumpster at Main Street Station. Staff was to look into it. Also, someone has been hanging around there and drinking regularly.

Commissioner Fiocco said we have been working on some sidewalk and right-of-way issues in Potterstone Village for some time now and he would like the Town to come to a conclusion about this matter, soon.

### CLOSED SESSION

Motion made by Commissioner Fiocco seconded by Commissioner Foley to go into closed session pursuant to GS 143-318.11 (a) (3) to consult with attorney regarding pending litigation.

Vote Aye-4 Nay-0

Motion made by Commissioner Foley seconded by Commissioner Fiocco to go out of closed session.

Vote Aye-4 Nay-0

FYI

- Mayor's Proclamation – Arts in Education Week
- Chatham County's announcement regarding Soil Erosion and Sedimentation Control

**ADJOURNMENT**

Motion made by Commissioner Fiocco seconded by Commissioner Foley to adjourn at 8:55 p.m.

Vote Aye-4 Nay-0

---

William G. Terry, Mayor

ATTEST:

---

Alice F. Lloyd, CMC, NCCMC  
Town Clerk