

MINUTES  
TOWN OF PITTSBORO  
BOARD OF COMMISSIONERS  
REGULAR MEETING  
MONDAY, SEPTEMBER 9, 2013

Mayor Randolph Voller called the meeting to order and called for a moment of silence.

**ATTENDANCE**

Members present: Mayor Randolph Voller, Commissioners Pamela Baldwin, Jay Farrell, Michael Fiocco, Bett Wilson Foley and Beth Turner.

Staff present: Manager Bryan Gruesbeck, Clerk Alice F. Lloyd, Parks Planner Paul Horne, Engineer Fred Royal, Mandy Cartrette and Attorney Paul S. Messick, Jr. arrived at 8:20 p.m.

**PLEDGE OF ALLEGIANCE**

Pledge of Allegiance was lead by Commissioner Farrell.

**CONSENT AGENDA**

Commissioner Fiocco asked about the details of the Worksession minutes and Clerk Lloyd stated normally we do not include details just what the worksession was about. Commissioner Fiocco also stated that the last sentence in the letter to Chatham County should be deleted. It reads as follows: If you would like the Town to schedule a follow-up meeting with you to review my observations and drainage swale grading proposal in the right-of-way above, please do not hesitate to contact me.

Motion made by Commissioner Fiocco seconded by Commissioner Foley to approve the consent agenda with the correction mentioned above made to the letter to Chatham County.

1. Approve minutes of the August 12, 2013 Regular Meeting.

Motion carried 5-0

2. Approve minutes of the August 24, 2013 Worksession.

Motion carried 5-0

3. Approve minutes of the August 26, 2013 Regular Meeting.

Motion carried 5-0

4. Approve a resolution of intent and schedule a public hearing for October 28, 2013 at 7:00 p.m. to abandon a portion of South Street.

Motion carried 5-0

5. Authorize the Town Manager to send a letter to terminate the Inter-Local Agreement with Chatham County for Stage 1 Stormwater Management Assistance with the deletion of the last sentence in the draft letter.

Motion carried 5-0

6. Approve Ordinance for Annexation request (A-2013-02) from Randolph Development Group, LLC

Motion carried 5-0

Resolution of Intent to close South Street is as follows:

**A RESOLUTION OF INTENT TO PERMANENTLY CLOSE  
SOUTH STREET IN THE TOWN OF PITTSBORO**

WHEREAS, it appears that permanently closing all of South Street within the Town of Pittsboro is not contrary to the public interest and that no individual owning property in the vicinity of said streets or portions thereof proposed to be closed would thereby be deprived of reasonable access to his property; and

WHEREAS, it will be necessary to close all of South Street to accommodate the construction of the Chatham County Judicial Center.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Pittsboro as follows:

1. That pursuant to NCGS§ 160A-299 it intends to permanently close all of South Street from its northern terminus in the line of the County of Chatham and running thence southwardly to its intersection with Chatham Street.

2. That a public hearing on the issue of such closure be, and it hereby is, scheduled for Monday, October 28, 2013 and that a copy hereof shall be published once a week for four successive weeks prior to the hearing.

3. That a copy hereof shall be sent by certified mail to all owners of property adjoining said streets as shown on the Chatham County tax records and a notice of said closure and public hearing shall be prominently posted in at least two places along each street.

Letter to terminate the Inter-Local Agreement with Chatham County is as follows:

On November 17, 2010, Chatham County and the Town of Pittsboro entered into an inter-local agreement (attached) for the purposes of meeting the mandatory, Stage 1 Jordan Lake Rules. Chatham County has provided these services to the Town of Pittsboro, which has been much appreciated and beneficial for the Town, with its limited staff resources.

However, we now have sufficient staff resources to meet this Stage 1 requirement and other Jordan Lake Rule requirements moving forward.

The inter-local agreement provides for the termination of this agreement (Item 6.) with a letter of termination. The notice period extends to one hundred-eighty (180) days prior written notice. Therefore, the agreement will be automatically terminated on approximately March 1, 2014.

The Town will take the Stage 1 responsibilities over immediately and releases Chatham County from any further actions described in the agreement.

Annexation – Randolph Development Group, LLC is as follows:

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS  
OF THE TOWN OF PITTSBORO, NORTH CAROLINA

WHEREAS, the Board of Commissioners has been petitioned by Randolph Development Group, LLC under G.S.160A-31, as amended, to annex the area described herein: and

WHEREAS, the Board of Commissioners has by resolution directed the Town Clerk to investigate the sufficiency of said petition; and

WHEREAS, the Town Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at Town Hall, Pittsboro, North Carolina at 7:00 o'clock pm on the 26<sup>th</sup> day of August, 2013, after due notice by publication of legal advertisement on the 15<sup>th</sup> day and the 22<sup>nd</sup> day of August, 2013, and

WHEREAS, the Board of Commissioners does hereby find as a fact that said petition meets the requirements of G. S, 160A-31, as amended;

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF PITTSBORO, NORTH CAROLINA as follows;

Section 1. By virtue of the authority granted by G.S. 160A-31, as amended, the following described territory is hereby annexed and incorporated as part of the Town of Pittsboro as of the 9<sup>th</sup> day of September, 2013.

(See Attached Schedule A attached hereto and incorporated herein by reference.)

Section 2. Upon and after the 9<sup>th</sup> day of September, 2013, the above describe territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in

force in the Town of Pittsboro, and shall be entitled to the same privileges and benefits as other parts of the Town of Pittsboro. Said territory shall be subject to the municipal taxes according to GS 160A-31 (c), as amended.

Section 3. The Clerk of the Town of Pittsboro shall cause to be recorded in the office of the Register of Deeds of Chatham County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 hereof, together with a duly certified copy of this ordinance.

#### SCHEDULE A

Randolph Development Group, LLC  
Annexation Petition  
Metes and Bounds Description

Beginning at a found 1" pipe on the margin of Chapel Hill Road/U.S. Highway 15-501 (Public ROW Varies) being N 22-16-25 E. 13,508.20 feet of NCGS Monument "Admin";

Thence along the right of way of Chapel Hill Road N. 02-19-38 E. 99.43 feet to a point at the intersection of the right of way of Russett Run/State Route #1658 (Public ROW Varies); Thence with the right of way of Russett Run the following three (3) courses and distances:

- 1) N. 43-00-23 E. 80.12 feet to a point;
- 2) S. 89-52-42 E. 38.48 feet to a point;
- 3) With a curve to the left having a radius of 1141.27 feet, an arc length of 73.17 feet (subtended by a chord N. 88-29-39 E. 73.16 feet) to a found 1" open top pipe at the intersection of the right of way of Suttles Road/State Route 1809 (90' Public ROW); Thence with the right of way of Suttles Road the following five (5) courses and distances:

- 1) S. 46-16-36 E. 63.97 feet to a found 0.5 iron pipe;
- 2) S.02-19-16W.112.19feet to a found 1" open pipe;
- 3) S. 04-49-34 W. 61.01 feet to a point;
- 4) S. 02-34-25 W. 100.28 feet to a point;
- 5) With a curve to the right having a radius of 427.47 feet, an arc length of 249.96 feet (subtended by a chord S. 19-19-23 W. 246.21 feet) to a point;

Thence N. 87-29-40 W. 137.25 feet to a point on the right of way of Chapel Hill Road;  
Thence with the right of way of Chapel Hill road the following two (2) courses and distances:

- 1) N. 02-26-22 E. 324.14 feet to a point;
- 2) N. 02-19-38 E. 60.05 feet to a found 1" pipe and returning to the Point and Place of Beginning, and containing 2.452 acres, (106,820 square feet) more or less.

SAVE AND EXCEPT any portion thereof previously annexed by the Town of Pittsboro by ordinance dated August 27, 2012 and recorded in Book 1648, Page 387 of the Chatham County Registry, reference to which is hereby made for a more particular description.

**A RESOLUTION OF INTENT TO PERMANENTLY CLOSE SOUTH STREET IN THE TOWN OF PITTSBORO IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGES**

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE TOWN OF PITTSBORO, NORTH CAROLINA IS RECORDED IN THE BOOK OF ORDINANCES NUMBER ONE, PAGES**

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

Vote Aye-5 Nay-0

**REGULAR MEETING AGENDA**

**CITIZENS MATTERS**

Paul Konove – 1459 Redbud, Pittsboro – submitted the following into the record:

During the town work session held on Sat. Aug. 24 at 7 AM Mayor Voller asked - what the character of a new development might be. I did not hear any response to the Mayor's comment for a definition. Following that meeting, I have been thinking about his question. I do not have a simple answer, but I do have a few thoughts/comments.

I would suggest that the character of Pittsboro and the character of any developments allowed to proceed is intimately tied to not only people living within Pittsboro, but many who live outside the town limits as well. This is because 1) the Town of Pittsboro is the county seat for Chatham County and 2) because many who live outside the city limits see Pittsboro as their town and are intimately connected to the town by their contributions – either via a business they may run, a farm that participates in local CSA's or farmers markets, or by personally supporting the local business establishments or services, etc. within the town.

Thinking about the character of Pittsboro, brings me back to when I was working to promote community activism via issues of renewable energy, local & organic agriculture, economic development, affordability, and health care to the community of Pittsboro in the late 70's and early 80's.

At the same time I was involved with these issues, there were a number of others folks working on related and supportive issues like the newspaper based in Pittsboro, the Haw River Assembly, RAFI, community theater, music and arts events, plus a number of small entrepreneurial businesses that were starting up. We all knew each other and we all supported each other's activities. We all worked to become part of the entire community to include all members of the community in our work, not just our "friends". These efforts were endorsed enthusiastically by an extremely diverse number of people – from the churches, local schools, council on aging, cooperative extension, local business, to the general public. As a result, those efforts contributed I believe to what are now thought of as attributes of Pittsboro.

Fast forward to the late 1990's and early 2000's and people moving to the area I would wager were coming to Pittsboro in a large part because of those characteristics of Pittsboro. Many of these folks moved beyond what some of us were involved in years past to where we now have in

our midst a thriving community that is known in the area for its local farm scene, bio-fuels plant, green building, music festivals, arts tours, small thriving unique downtown businesses, a community college known for sustainable agriculture, building and local food classes, and more.

I believe the character of Pittsboro is to be found within these events, businesses, and organizations that work to bring the community together – young and old, new comers and old timers to promote a resilient forward looking community.

**I also feel if we do not fully support and express our desires for what has occurred in our community over the last 30 years, we will be seeing the end of Pittsboro's special character over the next 10-20 years.** Intrinsic in Pittsboro's character, I believe, are leadership and a strong interest in issues of energy and the environment including renewable energy-energy, efficiency, community supported agriculture, water resources-use-reuse / storm-water mitigation, conservation lands, community walkability, efficient transportation infrastructure & options, housing affordability, and an interest in a diverse economic community.etc.

Those I have talked to in the past few weeks want to work with town decision-makers because the character of Pittsboro, if fully incorporated into the vision and actual planning of new developments will I believe make them be better while keeping the Pittsboro we all appreciate.

**Thank you. Paul Konove**

Barbara Lorie – 117 Blue Heron Farm Rd., Pittsboro stated her first comment has to do with previous remarks by member of the Board at CCCC. She wants to say it was with great sadness that she could not hear almost any member of the Board speaking to all that were there.

Second, has to do with Chatham Park. We are talking about a moral issue here. What Paul said was powerful and covered all aspects of why Chatham Park would make a negative impact on the town. She is talking about the way we are treating the mortality of the earth now that we know that we are destroying it almost every day ever where in the world.

She said this is our opportunity to say no more in our county, in our town.

Jeffrey Starkweather – 590 Old Goldston Rd., Pittsboro, stated he came to bring the first group of petitions regarding Chatham Park.

He stated a group of citizens have gotten together who have a lot of different interest in this development, affordable housing, the environment, social justice, quality of life, etc from all different prospective. They want to come help the town from a positive standpoint. They are a group called Pittsboro Matters.

Mr. Starkweather read the petition they are getting signatures for:

**Pittsboro Matters when it comes to Chatham Park  
Slow down – Bring in independent experts – Involve the community!**

Support your fellow Pittsboro area residents, businesses, farmers, and non-profits who want to help make Chatham Park a development that we can all benefit from and be proud of by signing our petition below to the Pittsboro Town Board.

***Petition to Mayor and Board of Commissioners of Pittsboro***

*As residents, business operators, farmers, non-profit employees and board members of the greater Pittsboro area who work, live or shop in Pittsboro and/or will be affected by the proposed 7120 acre, 55,000 resident Chatham Park Development, we are asking you to do that following before approving this development: 1. Slow down the review process; 2. Bring in outside independent planning experts with experience evaluating similar large planned developments and 3. Keep the review process open to the public and seek community stakeholder input into all aspects of the review and revision of proposed development plans.*

Mr. Starkweather said they have about 230 signatures and more than half are Pittsboro residents. He said he wanted to be transparent and gave a copy of the petition to the board.

Mr. Starkweather wanted to publicly praise staff for making very good recommendations on Chatham Park.

He stated he has not found anyone to disagree with the points mentioned in the petition whether they were for the project or not.

He said he will submit the names on the petition all at one time. Because they want to separate who is in town and who is not. Mr. Starkweather also provided copies of an article he write to anyone that one it.

Mr. Starkweather stated they are just getting started and their email address <http://pittsboromatters.org>.

Mr. Starkweather said he couldn't see where Chatham Park has a vision statement and he feels that is something missing in the plan.

John Wagner – 210 Jessamine Lane, Pittsboro stated this process needs to be more democratic. Let the people of Pittsboro and surrounding Pittsboro, be a part of the process. He said it is not right to have the developer making decisions with the board it should be a community decision.

Mr. Wagner said he has been reading a lot about old growth forest and there aren't many left and we have a chance to protect Jordan Lake and it is something worth thinking about. Old growth forests are not something that can just pop up, it takes a long time and you are about to wipe one out that cannot be replaced.

He asked that the board not rush this development without having experts who know about the water, lands, trees and wildlife that is just wrong.

Mr. Wagner said John Alderman and others have spoke to you about what to do to protect that area and it has been ignored. He said there is no need for a development of this size to be hurried. The cautioned the board to slow down and let it be though through.

Dawn Walker – 66 Penna, Pittsboro stated she moved here about a year ago and she was a 22 year resident of Reston and they escaped to Pittsboro from Reston.

One of the things that inspired them to come here is the Mayor Voller’s statement on the website about the character and eco-friendliness of this community.

She said it is not that Reston didn’t have that but what happened (50 years old this year) was at first they have a master plan and a vision and then they let the developers go crazy and they re-envisioned themselves and now it’s a city. The problem with that is you can’t get from point A to point B you can’t get safely to your village center to walk because it keeps getting re-envisioned.

Ms. Walker said she looks at Chatham Park and there are no transportation there and it is going to be overpopulated. You are going to have problems that you don’t even see at this point. Just giving the developer to say they are changing density you are letting them have total control over what’s going on. You should be focused more on how is this going to impact the land and the people.

She said she has watched Reston turn the neighboring town of Herndon around. There is not one farm left in the area. There were plenty of farms in the area when she moved there 22 years ago. There is not a farm for 20 miles from Reston to Leesburg, Virginia and it all started because they started letting things go to the developer. It ruined the quality of life and the eco system.

Ms. Walker said people that live here now won’t be able to afford to live in Pittsboro. It’s a disaster waiting to happen looking at the plan. She would urge the board to take it slow. The developer will not be here in 20 years to handle the problems they made for this community.

## **OLD BUSINESS**

### **MAIN STREET UPDATE (PAUL HORNE)**

Paul Horne stated his power point is a review of FY 2012-13 activities.

He said we have purchased 6 new benches and one trash can and people are using the benches all the time.

Façade Grant Program has been utilized by Circle City Books; Carr Building (needed coat of paint); Blair Building – Rear (doors replaced still have work to do this fiscal year); 72 Hillsboro Street – black awnings; Virlie’s; Second Bloom & Turnberry; Blair Hotel – Front the project will yield canvas awnings coordinated paint scheme, repainted roof and gutter repairs (it is still ongoing) and S&T’s Soda Shoppe – replacement of awnings.

Mr. Horne stated there are some projects spanning the fiscal year because they did not get closed out last fiscal year.

Mr. Horne said he has ordered a bike rack and a bike fix it station (that has a repair help scan capability) and fourteen trash receptacles that will match existing benches.

A question was asked about having something to recycle can in. Mr. Horne said they can look at that next fiscal year.

Mayor Voller asked if he had plans to put more benches in. Commissioner Fiocco said it was kind of tough finding spaces for the six that are there.

Mayor Voller asked how the crosswalks would tie in. Mr. Horne said it ties right into it. It helps define the downtown. Progress of that has been turned over to engineering and streets.

Commissioner Fiocco said he, Mr. Gruesbeck and Mr. Poteat have done a bunch of research and have collected bids on that. Commissioner Fiocco said Mr. Horne had laid out all the crosswalks around the circle and the two intersections north to receive this treatment.

Commissioner Fiocco said it is perfect time to do it. NCDOT is coming through with brand new paving. This is the perfect opportunity to do it properly. Commissioner Fiocco stated he is talking with the county about cost sharing. He hopes to be able to achieve some type cost sharing with the County.

He said it is an expensive proposition but it really has an aesthetic look. Commissioner Fiocco said it also has a safety feature to it in that it pronounces the crosswalk and is a change in conditions that is noticeable to the driver and that is something dear to the County Commissioners having people traveling to the county courthouse. He said he should know something soon.

There was a question about the bids.

Commissioner Fiocco said the high bidder was \$92,000 and they seem to be the folks doing it all over the region.

Manager Gruesbeck said the two products they looked at was thermoplastic – similar to what you would see in crosswalks but with a brick affect. The other is a stamped asphalt product (which you more commonly see) that are stamped with the brick appearance. This is less expensive but it requires some maintenance.

Commissioner Fiocco said the second one is more for low traffic areas.

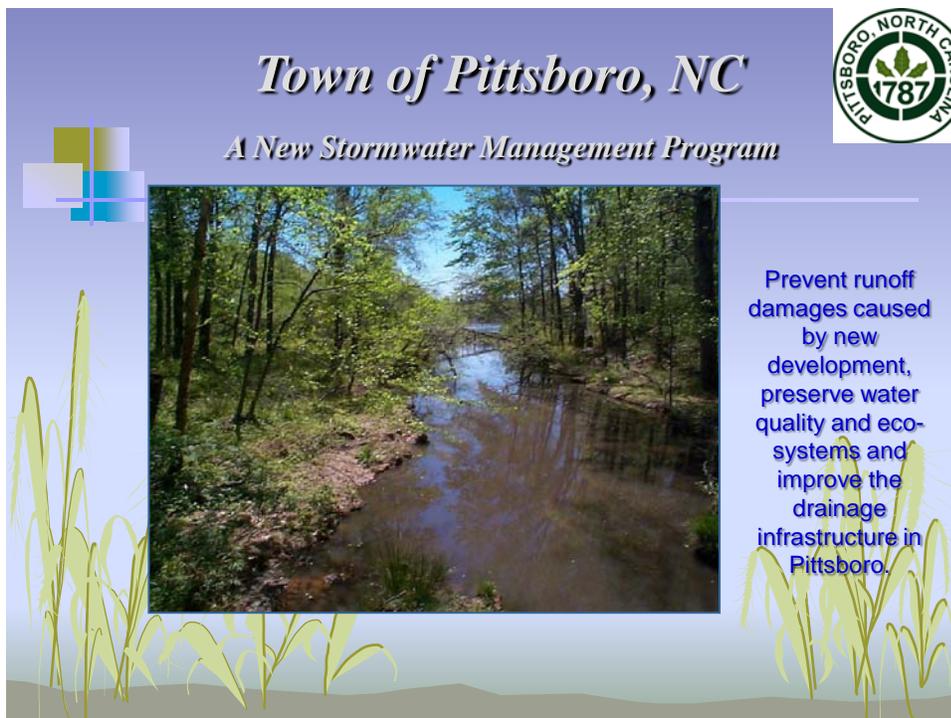
Mayor Voller asked how much Powell Bill funds were left. Ms. Cartrette said she did not know right off hand but if it is on a state road Powell Bill funds cannot be used.

Mr. Horne stated he also wanted to mention that the town spent \$13,000 on the Façade program and it was matched by that much and more.

## NEW BUSINESS

### STORM DRAIN AND SEDIMENTATION ORDINANCE (FRED ROYAL)

Fred Royal, Town Engineer went over the following Power Point Presentation:



## What is *STORMWATER*?



- Stormwater is that portion of rainfall that runs off property and does not soak into the ground
- Stormwater is carried away through a series of underground pipes, storm drains, ditches, and streams that are (*ideally*) separate from the sanitary sewer collection system



## Impacts of stormwater



### **Flooding:**

Antiquated storm sewer infrastructure  
Development in inappropriate areas  
Excessive Runoff from development



### **Erosion and Sediment:**

Construction Activities  
Stream bank and bed loss



### **Water Pollution:**

"Impaired Waters": NCDWQ 303(d) list  
Stream and Habitat Impairment  
Jordan Lake Nutrients

## A Sampling of Stormwater Impacts



**Exposed  
Sewers**

**Inappropriate  
development in  
Floodplain**



## A Sampling of Stormwater Impacts (cont'd)



**Stream Bank  
Erosion &  
Sedimentation**



**Erosion from  
Construction  
Activities**



## *What has Pittsboro been doing about stormwater issues?*



- **Water Supply Watershed Rules**  
(Zoning Ordinance)
- **Drainage and Erosion Control Plan**  
(Subdivision Ordinance)
- **Right-of-way drainage maintenance**
- **Flood Protection Ordinance**  
(NFIP required)
- **Jordan Lake Riparian Buffers**
- **Stage One Adaptive Management Program**



## *Current Situation*

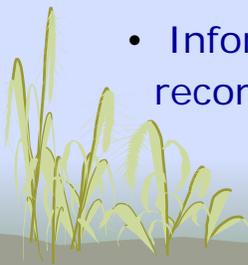


### **March 2012**

- Jordan Stormwater Ordinance for New Development approved by Town BOC resolution, DWQ and EMC

### **Tonight**

- Informational discussion and recommendations for consideration



## *Review and Comment*



- **Review the Stormwater Ordinance and proposed fee schedule**
  - \$125/acre (application submittal)
  - \$125/acre (permit issuance)
- **Review Soil Erosion and Sedimentation Control Ordinance and proposed fee schedule** (County administered\*)
  - \$250/disturbed acre (application submittal)
  - \$250/disturbed acre (permit issuance)

\*requires agreement between Town and County and requires State Sedimentation Commission approval

## *Why do we need to address stormwater issues?*



### Administration of Applicable Regulations

- **Jordan Lake Rules**
  - Nutrient Management
  - Supersedes Water Supply Watershed
  - Robeson Creek TMDL
- **Flood Damage Prevention Ordinance**
  - Peak Flow reduction to downstream property owners
  - NFIP Regulations Administration

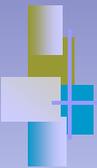
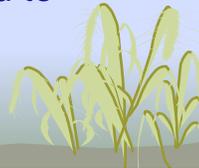




## *NPDES Phase II did not apply to Pittsboro*



- Six minimum measures (included stormwater ordinance, illegal discharges, public education, etc.)
- Local government > 10k population submitted applications in 2003
- Ten Years Later.....Jordan Lake Rules, there are regulatory areas we need to address today.....



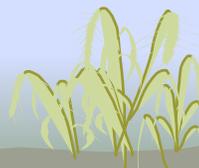
## *Public Involvement and Participation*



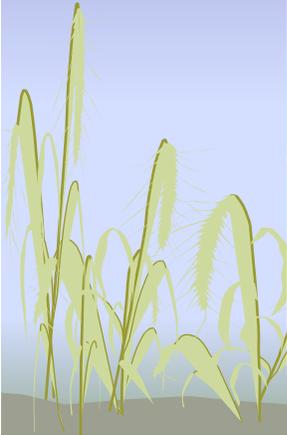
Jewell Engineering Report: October 2012  
*"Summary of Program Deficiencies and  
Corrective Measures"*

Stage One Adaptive Management Program

- Public Education** (ie: website, media, events, etc.)
- Mapping Program** (GPS stormwater infrastructure, condition, prioritization, etc.)
- Illicit Discharge Program** (illegal dumping into storm sewers)
- BMP Retrofits** (recent 319 Grant award)



## Public Education sample



WHEN YOU'RE FERTILIZING THE LAWN,

REMEMBER YOU'RE NOT JUST

FERTILIZING THE LAWN.

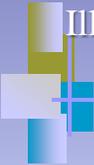
WATER  
QUALITY  
CONNECTION



You fertilize the lawn, then it rains. The rain washes to the curb, into the storm drain, and directly into our lakes. This causes algae to grow, which uses up oxygen that fish need. If you fertilize, please follow directions and so...



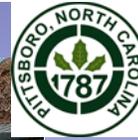
## Illicit Discharge Detection and Elimination



During large storm events sanitary sewers receive storm water runoff in addition to wastewater, causing them to overflow (Source: USEPA, 2000)



## Construction Site Runoff Controls...prevents a lot of problems



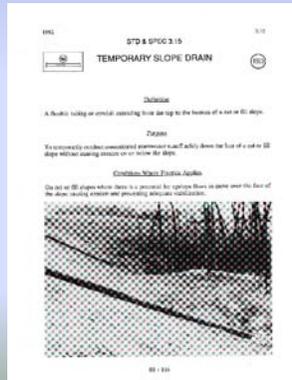
Sediment basins are used to trap sediments and temporarily detain runoff on larger construction sites



Stabilized construction entrances allow dirt to be removed from the treads and collected as trucks leave construction sites



Natural vegetation is protected from heavy equipment with safety fencing



## Post-Construction Site Runoff Controls



Grassed swales can be used along roadsides and parking lots to collect and treat storm water runoff



The primary functions of a wet pond are to detain storm water and facilitate pollutant removal through settling and biological uptake





## *Next Steps*



- Review recommended ordinances
- Contact staff with any questions
- Anticipated to bring back for BOC approval on September 23, 2013.



Commissioner Foley asked if stream buffers are included. Mr. Royal said it is separate and already in effect in current policies.

Commissioner Fiocco said Chatham County has a pre flow requirement that they must meet pre flow conditions. Mr. Royal said yes.

Commissioner Fiocco said Jordan Lake Rules for new develop includes buffers as one of the 13 rules. He said the town approved getting an ordinance done but have not yet adopted it. Mr. Royal said we have it in draft form. Commissioner Fiocco said he would like to press forward with creating those documents required to adopt this ordinance. He said the last thing he wants to do is adopt it without the infrastructure to make it work.

Commissioner Fiocco said Appendix A – the idea of establishing a flood prevention stormwater runoff ordinance that deals with the post development conditions and how it relates to the pre development conditions is one of the most important things they can do not only from the nutrients standpoint for water quality but water quantity issues as well.

Commissioner Fiocco said Appendix A needs to be flushed out more but he thinks it is the thing to do.

Commissioner Fiocco said some of the speakers spoke about Chatham Park tonight and said the board is not listening. He said he disagrees whole heartily. They are listening very carefully to what the people are saying. Particularly there was the mention of John Alderman and he has stated publically, both in person and in emails about hydro graphics to make sure your post development hydro graphics fits within your pre development hydro graphics. This idea of

having post development runoff not to increase pre development runoff does exactly that. He stated they are listening and trying to get this right as well.

Elaine Chiosso said establishing buffers regulations is one of the most important things Chatham County has done in the past ten years for protection of the environment and water quality. She said it goes way beyond Jordan Lake minimum buffers. She feels everyone across the state should adopt the same ordinance protecting the streams.

Ms. Chiosso urged Pittsboro to look at what Chatham County adopted. She also said that Chatham County's Soil & Erosion Sedimentation Control Ordinance is excellent.

Ms. Lorie asked if the problem on Salisbury Street with sewer backup coming from septic tanks has been corrected. Mayor Voller said when the town received a grant to rehab Credle Street basin the old infrastructure was replaced/repared and I & I has decreased tremendously.

Manager Gruesbeck stated it was presented tonight for the board's review/study and they will bring it back later for adoption.

Mayor Voller asked Mr. Royal if he had went up behind Lowes (Spoon property) when we have had major storm events. Mr. Royal said it has been awhile since he has been up there but it is in the State's jurisdiction. The Town does not have jurisdiction over that.

Elaine Chiosso said that is why the town needs their local plan.

Commissioner Baldwin asked Manager Gruesbeck to get an update from the state on the status of this because the state had fined them before.

## **CAPITAL PROJECTS REPORT**

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

Manager Gruesbeck submitted the following report:

#### **PROJECT: Hillsboro St Water Main Transmission Line Replacement Project**

**UPDATE:** NCDOT contractor – ST Wooten began pre-paving work. Hillsboro Street “milling” (grinding) of existing asphalt is expected to begin on September 6, 2013. Paving is expected to begin on September 11, 2013. The Town will be responsible for replacing the “angle” parking stripes in the downtown area of Hillsboro Street.

Mayor Voller said he hopes staff makes sure they mark our manholes/valves. Manager Gruesbeck said they were planning on paving over them and go back and dig then up but that was not acceptable. So they have spent the last two weeks locating, isolating and marking them. Mayor Voller said that is the most important parts of the project because in the past Junior and others were out there and couldn't find valves because they were paved over 15-16 years ago.

Manager Gruesbeck stated the angle parking striping is not going to be provided by NCDOT, it is the town's cost. They have received a couple of bids on that. The high bid (from Wooten's contractor) \$2,800 and a low bid of \$550.

Commissioner Fiocco asked if they had a striping plan. Manager Gruesbeck said he has not seen one. Commissioner Fiocco said we really need that because we had it happen where we lost about 30 spaces before and they had to go back and redo it.

### **Park Street/Thompson Street Storm Water System Improvements**

**UPDATE:** Storm water control in the swales along parts of Park Street (generally between Hillcrest Drive and Circle Drive) and Thompson Street (generally between Chatham Forest Drive and Fire Tower Road) have been challenging during high-energy rain storms. Staff has solicited and is reviewing bids from two (2) excavators to perform improvements in these areas and will review them with the Board of Commissioners during the September 2, 2013 meeting.

Commissioner Baldwin asked that Mr. Royal look at Hillsboro Street also where water runs across the highway before you get to Lowes doing large rain events.

### **PROJECT: Soil Erosion and Sedimentation Ordinance for New Development (Mr. Royal went over this earlier tonight)**

**UPDATE:** Staff will present an ordinance to the Board for informal review on September 9, 2013. If appropriate it could be formally discussed on September 23, 2013. This recommendation will include a proposal for Chatham County to administer the soil erosion and sedimentation ordinance. A fee structure to cover the costs for plan review for new development would also be included.

### **PROJECT: Annual Town Audit**

**UPDATE:** The auditing firm has received word that the Local Government Commission has approved the contract with the auditor. The Audit will be complete and forwarded to the Local Government Finance Commission by December 1, 2013.

### **PROJECT: Waste Water Treatment Plant - Generator Replacement Project**

**UPDATE:** Staff will administer a bid opening on September 12 for a new emergency generator. At that point, Staff will verify bids, get approval from Rural Center and seek Town Board of Commissioner approval on October 14. Bob Taylor, the Town's contact with the Rural Center has reported that the Town's funding for this project is intact as long as we continue to submit the required quarterly reports.

## **PROJECT: East Street Sidewalk Extension**

**UPDATE:** Staff secured statement of qualifications from two (2) firms to survey the property where the sidewalk extension is anticipated for construction on East Street (from Chatham Business Center to Town limits). Staff has selected one of the firms Summit Engineers (Cary, NC). Staff is seeking approval from NCDOT for their approval of the cost proposal.

## **PROJECT: Energy Audit at Water Treatment Plant (WTP) and Waste Water Treatment Plant (WWTP)**

**UPDATE:** Waste Reduction Partners (WRP) completed an audit of WTP and WWTP facilities on August 27. There is no cost to the Town for this service because it is funded by the State. WRP is looking at electric usage, water efficiencies (e.g. “non-revenue water”), water loss and other possible system improvements. WRP will submit the report to Town Staff for review by early November.

Manager Gruesbeck reported that he went to TJCOG broadband meeting. Commissioner Baldwin said the committee was set up to look at large areas and she specifically asked that they look at smaller rural areas.

### Mayor Updates

- EDC
- RPO
- Solid Waste
- Fairground Association
- PMA/Downtown

## **COMMISSIONER CONCERNS**

Commissioner Farrell said some citizens in Log Barn would like the State to move the 35/55 MPH speed limit signs further south from Log Barn.

Commissioner Farrell asked about the sidewalk on NC 87N. Manager Gruesbeck said it can be funded through Powell Bill.

Commissioner Farrell said Leon Williams on Salisbury street said when the contractors were repairing a valve on the street there was a lot of vibration and it damaged his landscaping pond and he would like for staff to look at that and do what is necessary. Mr. Royal said he would be glad to take a look.

Commissioner Fiocco asked for an update on Alpha Install. Manager Gruesbeck said he would have them to come in.

Announcement was made that the Chatham County Fair begins on September 19, 2013 at 5 PM. Mayor Voller said the board should all be there.

Mayor Voller said what he knows about Alpha Install is there are some issues with the County inspections.

FYI -

1. Financial Summary (Mandy Cartrette)
2. Pittsboro Population Update – July 1, 2012 Certified Population Estimate 4,033

### **ADJOURNMENT**

Motion made by Commissioner Foley seconded by Commissioner Farrell to adjourn at 9:00 p.m.  
Vote Aye-5 Nay-0

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Randolph Voller, Mayor

ATTEST:

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Alice F. Lloyd, CMC, NCCMC  
Town Clerk