

MINUTES
TOWN OF PITTSBORO
BOARD OF COMMISSIONERS
OCTOBER 13, 2003
7:00 P.M.

Mayor Nancy R. May called the meeting to order and gave invocation.

ATTENDANCE

Members present: Mayor Nancy R. May, Commissioner Max G. Cotten, Burnice Griffin, Jr., Chris Walker, Gene T. Brooks and Clinton E. Bryan, Jr.

Other staff present: Manager David B. Hughes, Clerk Alice F. Lloyd, Attorney Paul S. Messick, Jr. and Planner David Monroe.

DISPOSITION OF MINUTES

Motion made by Commissioner Bryan seconded by Commissioner Walker to approve the minutes of the September 22, 2003 with a correction on page 4 that the vote be changed to Aye-3 Nay-2. Vote Aye-5 Nay-0

CITIZENS MATTERS

Marshall Atwater stated he had no objection to an office building being placed next to his property.

KENDALE BUILDING

The Board was to review the site plan for Kendale Building at the corner of East Salisbury Street and Masonic Street.

Commissioner Cotten stated he has concerns about how the water flows down East Salisbury Street and pond on the side of Masonic Street.

Michael Neal – Engineer, stated they will put in a new drop inlet at the low spot, they will be putting in curb and gutter and sidewalks

There was discussion about the sidewalks that were removed on East Salisbury Street and have not been replaced and damage to existing sidewalks on that street.

Motion made by Commissioner Cotten seconded by Commissioner Walker to approve the site plan for the Kendale Building at the corner of East Salisbury Street and Masonic Street.

Vote Aye-5 Nay-0

TWC – TOLLING ORDER

Motion made by Commissioner Walker seconded by Commissioner Griffin to approve the Tolling and Accounting Order for Time Warner for rate filing review.

Vote Aye-5 Nay-0

A COPY OF THE TOLLING AND ACCOUNTING ORDER IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGE 270

SIDEWALK

Manager Hughes was directed to get a cost estimate for sidewalk extension along the east side of US Hwy 15-501 between 200 ft. north of Trace Dr. to East Cornwallis Street. We have received an estimate from Sandhills Contracting, their estimate does not include engineering or surveying.

Option A – Sidewalk with Curb and Gutter	\$54,228.42
Option B – Sidewalk without Curb and Gutter	\$30,561.92

Commissioner Brooks stated if his memory served him correctly in the early discussion with Mr. Phelps (May Farms) and Mr. Anderson (Magnolia Trace) it was discussed at that time that the sidewalk was to be linked to the sidewalks that the developers were required to install and that the Board committed to replanting the crepe myrtles if needed.

Manager Hughes stated he will work with Sandhills on getting the price lowered.

Motion made by Commissioner Cotten seconded by Commissioner Walker to approve Option A and to take the money from fund balance if any crepe myrtles have to be removed that they be replaced.

Commissioner Brooks stated the existing sidewalks throughout Town need to be looked at, sidewalks were removed on East Salisbury street and they were promised they would be replaced and they have not been. There are several areas in Town where the sidewalks need attention – example from the Magnolia House to the telephone office, in front of the Presbyterian Church. We need a plan to repair some sidewalks in Town.

Vote Aye-5 Nay-0

A COPY OF THE ESTIMATE IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGES 317-320

CHATHAM COUNTY 2003 TEN YEAR
COMPREHENSIVE SOLID WASTE MANAGEMENT PLAN

Motion made by Commissioner Cotten seconded by Commissioner Walker to accept and endorse the Chatham County 2003 Ten Year Comprehensive Solid Waste Management Plan for the Town of Pittsboro.

Commissioner Brooks asked if there were any new rules and policies that would harass the public.

Commissioner Cotten stated the only changes were because of legislature changes.

Vote Aye-5 Nay-0

A COPY OF THE RESOLUTION ACCEPTING AND ENDORSING THE SOLID WASTE MANAGEMENT PLAN OF 2003 FOR TOWN OF PITTSBORO AND A COPY OF THE PLAN ARE RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGES 271-316

PERSONNEL POLICY AMENDMENT

Consideration of an amendment to the Town of Pittsboro Personnel Policy as it relates to an Adverse Reaction to a Smallpox Vaccination. Amendment to the Personnel Policy is required by newly passed House Bill 273.

Motion made by Commissioner Brooks seconded by Commissioner Griffin to approve an amendment to the Personnel Policy as it relates to an Adverse Reaction to a Smallpox Vaccination.

Vote Aye-5 Nay-0

A COPY OF THE AMENDMENT TO THE POLICY PERSONNEL POLICY CAN BE FOUND IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGE 325

WATER SERVICE/ OLD SANFORD & CHATHAM CHURCH ROAD

Motion made Commissioner Brooks to notify Chatham County Board of Commissioners that the Town of Pittsboro Board of Commissioners urge them to extend water service to existing residents along Old Sanford Road and Chatham Church Road as soon as possible, they need water.

Commissioner Cotten stated it bothers him the line would be the counties in our ETJ area, it would be just as easy to tap onto the line at Log Barns Acres. He would also like the Board to look at setting up a water and sewer authority for the ETJ area.

Vote Aye-5 Nay-0

CONTRACT – VOLLER REALTY AND CONSTRUCTION, LTD.

Motion made by Commissioner Cotten seconded by Commissioner Griffin to approve the contract with Voller Realty and Construction, LTD with the exception that paragraph G be deleted from the contract.

Commissioner Bryan stated in regards to paragraph D- why it should be a cost to the Town.

Michael Koonce stated it will serve as a second route into Town.

Commissioner Bryan stated he hoped we will know where and the number of valves installed.

Manager Hughes stated they only think one will be needed.

Vote Aye-5 Nay-0

A COPY OF THE CONTRACT WITH VOLLER REALTY AND CONSTRUCTION LTD IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGES 321-324

CHATHAM FOREST – MASTER PLAN

Manager Hughes stated it had not been before the Town Board, it went before the Planning Board and Jim Hinkley and they approved the Master Plan with Springdale Drive opened.

Commissioner Brooks stated he remembered the Board voting not to open the street in 2001 and do not recall any other discussion with the Board on this matter since then.

Commissioner Bryan stated he could not remember it being discussed again either.

Commissioner Cotten state he thinks it would be a good idea.

Commissioner Bryan asked what about the entrance/exit on Chatham Mills Road onto 15-501 that was showing in the initial plan.

Randy Voller stated that would be up to Mr. Roberts who currently owns the property.

Commissioner Walker state for connectivity he has concerns about opening that road up and he would have misgivings about approving it as it is.

Chatham Mills road is the more appropriate location.

Motion made by Commissioner Cotten seconded by Commissioner Bryan to approve the Master Plan for Chatham Forest and to leave Springdale Drive closed except for provision for emergency situations entrance and exit.

Vote Aye-5 Nay-0

SEWER LINE REHAB

Motion made by Commissioner Brooks seconded by Commissioner Walker to authorize sewer line rehabilitation of outfalls along Hillsboro Street and Masonic Street.

Commissioner Cotten stated we are going to have to pay over \$90,000 to NCDOT for carrying the water line under 15-501 to Russell Chapel Road

Vote Aye-5 Nay-0

PLANNING ITEMS

Planner Monroe had reported to the board concerns the planning board raised at their last meeting as follows:

1. The Planning Board believes that review bodies and developers alike would benefit from a concise policy on sidewalks which could be consistently applied. The Land Use Plan refers to the benefits Pittsboro could realize by becoming a walkable community. Among the goals and implementation strategies enumerated in the LUP are:
 2. c Provide safe sidewalks, bike and walkways in new development.
 - d Implement the recommendations of the Pittsboro Safe Roads Committee including changes to the Subdivision Ordinance.
 - e Construct sidewalks, crosswalks and accessibility features on existing roads between destinations such as schools, parks and shopping

The Planning Board recommends that the Board of Commissioners adopt a policy that reflects the “Walkable Community” statements set forth in the Land Use Plan which would require sidewalks on both sides of all residential streets in new developments.

The Board said that to correct this would require a revision to the subdivision regulations.

2. The Planning Board recommended that the Commissioners consider amending the Habitat for Humanity Subdivision to include sidewalks throughout in order to be consistent with the Land Use Plan.
3. After considerable discussion the Planning Board recommended by unanimous vote that the Commissioners reconsider reinstating the traffic

island at the entrance and restoring the two foot berm to five (regarding NORCAL SUP/Rezoning).

The Board stated they could not change it.

COMMISSIONER CONCERNS

Commissioner Walker stated the intersection of Hwy 87 and US 64 West (Al's Diner & Ronny's Quick Stop) needs to have more attention from the Police Department.

Mayor May stated they were giving tickets there today.

Commissioner Brooks stated we may be able to get some help from DMV.

2003 CHRISTMAS PARADE

The consensus of the Board was to hold the Christmas Parade on December 7, 2003 at 3:00 p.m.

Commissioner Bryan stated he completely agrees with the Attorney representing the Gregory's and asked Attorney Messick his opinion.

Attorney Messick stated he was still of the same opinion.

Commissioner Bryan stated he felt the Town was setting a dangerous precedent and do not think it is right.

Commissioner Cotten stated in order for the building to serve as a Community Building it is going to cost a lot to fix it up. He questions whether the Town should let it revert back to the Gregory heirs.

Commissioner Cotten said he did not see anything wrong with the agreement, he could see it if the property for the parking lot was deeded to Mr. Deacon.

Commissioner Brooks stated he would like to see how you can extend something that had already expired.

The Board directed Attorney Messick to send a copy of the contract to the Gregory's attorney.

The board would like to look into better utilization of the building. Commissioner Brooks stated the Historical Association may have some money for some renovations.

Motion made by Commissioner Cotten seconded by Commissioner Bryan to adjourn at
8:40 p.m.

Vote Aye-5 Nay-0

Mayor

ATTEST:

Clerk