

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

Mayor Pro Tem 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 and Bett Wilson Foley. Mayor Bill Terry and Commissioner Beth Turner were absent.

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

CONSENT AGENDA

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

1. Approve minutes of the January 26, 2015 regular meeting.
2. Approve minutes of the February 2, 2015 Planning Retreat.
3. Set Public Hearing date for a Rezoning Request (REZ-2015-01) for property located east of Pittsboro on US 64 for February 23, 2015.
4. Approve Grant Commitment for North Carolina Conservation Assistance Program to Treat Erosion at Mary Holmes Park near Millbrook Dr. and authorize the Town Manager to submit the Application.

Vote Aye-4 Nay-0

REGULAR MEETING AGENDA

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

Vote Aye-4 Nay-0

CITIZENS MATTERS

OLD BUSINESS

ABC BOARD UPDATE (JIM NASS)

Mr. Jim Nass gave a half year update. He stated revenues are \$62,210 over last year and expenditures are \$2,687 less than they were last year. He presented the Town with a 2nd quarter check in the amount of \$12,137.00.

Mayor Pro Tem Baldwin and Commissioner Fiocco thanked Mr. Nass, ABC Board members and staff for the good work.

EXTENSION OF MUPD ZONING AND WATER AND WASTE WATER CAPACITY ALLOCATION FROM PITTSBORO PLACE (BRYAN GRUESBECK, BILL JACKSON (PITTSBORO PLACE), GREY STYERS (PITTSBORO PLACE))

Manager Gruesbeck gave an overview of the request from Pittsboro Place Partners and went over the proposed Capital Recovery Fees as requested. They were as follows:

Capital Recovery Fees				
Zoning District	Acreage	Water	Sewer	Total
C2	71.9	\$3,000	\$4,500	\$539,250
PUD	71.9	\$3,600	\$5,400	\$647,100

Manager Gruesbeck said at the last Board meeting, PPP mentioned that it would be willing to agree to an extension of one year from the date of application to extend while we review a possible request to make a text amendment to Section 5.6.10 of our Zoning Ordinance to allow an extension of the MUPD Zoning District for a period not to exceed three years. He said PPP would be required to complete a formal text amendment request to the Town.

Mr. Styers said it makes sense, as the zoning ordinance today allows you to make a one year extension, he would ask the board to approve the resolution extending the MUPD for one year. He would also ask that they approve the water and wastewater allocation for one more year as well.

Mr. Styers asked that the board instruct staff to post notice and schedule a public hearing on the text amendment for the additional two years.

Commissioner Fiocco said he was in favor of the one year extension of the MUPD but he is not in support of extending water and wastewater allocation. He said we have a process we have been using for a couple of years now, where the developers come in and request an allocation based on an estimate of what their development would require. He would ask the developer to come back in and request water and wastewater allocation.

After discussion a motion was made by Commissioner Fiocco seconded by Commissioner Foley to adopt the resolution extending Pittsboro Place Partners MUPD Zoning for one year.

Vote Aye-4 Nay-0

Mr. Styers asked about scheduling a public hearing for the text amendment. Manager Gruesbeck stated Pittsboro Place Partners would need to come in with an application requesting the text amendment and we will begin the process as quickly as we can.

A RESOLUTION EXTENDING THE APPROVAL OF PITTSBORO PLACE PARTNER MIXED USE PLANNED DEVELOPMENT IS RECORDED IN THE BOOK OF RESOLUTIONS NUMBER ONE, PAGE 45

ANNEXATION REQUEST (A-2015-01) FROM PITTSBORO FORD (STUART BASS)

Motion to approve the Resolution authorizing the Annexation Request from Pittsboro Ford made by Commissioner Fiocco seconded by Commissioner Foley.

Vote Aye-4 Nay-0

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE TOWN OF PITTSBORO (PITTSBORO FORD) IS RECORDED IN THE BOOK OF ORDINANCES NUMBER ONE, PAGES

UPDATES AND REPORTS

MANAGER'S UPDATE ON CAPITAL PROJECTS

Manager Gruesbeck said he had received an inquiry into whether full time staff at the ABC Store can be on the Town's Health Insurance. After some investigation it was determined that they could only be on the town's insurance if they were a town employee.

He stated the Town Planner has prepared a rough draft of options for the processing of small area plans.

He reported that Page Vernon Park Project is moving forward.

He said we will be closing February 13, 2015 with BB&T on the police vehicles financing. The Utility Rate Study will be on the first agenda in March.

Staff is working on the budget. He included an audit from Chatham County Schools in the agenda packet.

Mayor Pro Tem Baldwin thanked Manager Gruesbeck for the Summarization of the Planning Retreat and stated that staff has done a great job presenting at the retreats.

Mayor Updates

- EDC
- RPO – meets Thursday in Sanford
- Solid Waste
- Fairground Association
- PBA/Downtown – Commissioner Fiocco said he communicated to PBA that the Christmas Parade will be moving and they were extremely happy.

COMMISSIONER CONCERNS

Mayor Pro Tem Baldwin said she has a copy of Triangle J's Annual Report for each board member.

Commissioner Fiocco said debris and silt is building up in the curbs and gutters downtown. He would like to see the obstructions cleared out. Manager Gruesbeck said Mr. Poteat will be working on that as soon as the weather permits.

FYI –

1. Board of Commissioners Planning Retreat Summary Report (2/4/15)
2. Chatham County Schools: 2013-2014 Comprehensive Annual Financial Report

ADJOURNMENT

Motion made by Commissioner Fiocco seconded by Commissioner Farrell to adjourn at 7:45 p.m.

Vote Aye-4 Nay-0

William G. Terry, Mayor

ATTEST:

Alice F. Lloyd, CMC, NCCMC
Town Clerk