



MINUTES
Board of Commissioners Monthly Workshop
Monday, February 27, 2006 – 7:30 p.m.
Town Barn

The Town of Hillsborough held its Monthly Workshop on February 27, 2006 at 7:30 p.m. in the Hillsborough Town Barn. Present for the Workshop were Mayor Tom Stevens, and Commissioners Frances Dancy, Brian Lowen, Eric Hallman, Michael Gering, and Evelyn Lloyd. Planning Board Members present were Paul Newton, Edna Ellis, Jim Boericke, Tom Campenella, Toby Vandemark, Dave Remington, Eric Oliver, Neil Jones, Barrie Wallace. Staff present were Town Manager Eric Peterson, Assistant Town Manager/Public Works Director Demetric Potts, Town Clerk Donna Armbrister, Planning Director Margaret Hauth, and Town Attorney Bob Hornik.

1. Open the Workshop

Mayor Tom Stevens called the meeting to order at approximately 7:30 PM.

2. Agenda Changes & Agenda Approval

Commissioner Gering requested to add to the end of the agenda a short discussion on the EDC.

7:33:32 PM Town Manager Eric Peterson requested to add an Item to the Closed Session on Property Acquisition.

7:33:51 PM Upon a motion by Commissioner Gering, seconded by Commissioner Lloyd, the Board moved to approve the printed Agenda with the aforementioned additions by a vote of 5-0. The motion was declared passed.

3. Committee Updates and Reports

7:34:11 PM Commissioner Hallman reported that the Intergovernmental Parks Work Group met. He stated that he was unable to attend due to the Strategic Planning Committee meeting, but they are targeting for March to have a series of overlays identifying countywide parks, greenways, and publicly accessible land.

Hallman reported that the Strategic Planning Committee met last Wednesday and is still getting everyone up to speed. They had a session on the Water Usage Model and Water Availability.

[7:35:08 PM](#) Commissioner Gering reported that the Senior Center Design Committee met for the second time last week. They are taking tours of the senior centers in the area and from that develop a set of requirements.

[7:35:37 PM](#) Commissioner Hallman reported that the County Wide Committee to End Homelessness is having a Focus Group Meeting tomorrow at 11:00 AM here at the Town Barn. He encouraged the Board members to attend if possible.

[7:36:00 PM](#) Mayor Stevens reported that the Upper Neuse River Basin Authority met recently. He stated that he was unable to attend that meeting, but reported that they have completed their site evaluation tools and their water shed evaluation tools. There is some concern about the NCDENR proceeding with a Management Study and wanting to have some input into that study.

4. Continue Public Hearing on Boundary Issue Regarding the Proposed Ashton-Hall Development on Highway 70-A

[7:37:11 PM](#) Mayor Stevens turned the meeting over to Planning Board Chair Jim Boericke. Boericke opened the Public Hearing.

[7:37:59 PM](#) Planning Director Margaret Hauth introduced the Public Hearing Item stating that there have been two Public Hearings on the annexation, zoning, and development plan known as Ashton Hall. It is approximately 118 acres on US70A across from the Triangle Sportsplex. We are now down to the last issue of resolving the boundary line issue that was brought up at one of the first Public Hearings.

[7:38:45 PM](#) Planning Chair Boericke reminded the testifiers that they are still under oath.

[7:39:19 PM](#) Jack Smyre addressed the Town Board and introduced the spokesperson from the seller family, Bud Doughton.

[7:40:32 PM](#) Bud Doughton, representative of the family group (sellers), and Tom Stark, representative of the homes, addressed the Board. Stark requested the Board delay action on this Item for another 30 days to give them additional time to resolve the boundary issues.

[7:41:39 PM](#) Mr. Doughton stated that he has had a third survey of the property completed which matched the first survey.

[7:44:54 PM](#) Planning Director Hauth informed the Board that the Town Board's March Workshop agenda is very full.

[7:46:56 PM](#) Upon a motion by Commissioner Gering, seconded by Commissioner Hallman, the Board moved to set the continuation of the Public Hearing until the April Workshop by a vote of 5-0. The motion was declared passed.

[7:49:00 PM](#) Planning Chair Boericke closed the Public Hearing and turned the meeting back over to Mayor Stevens.

5. Discussion Regarding Proposed Ashton-Hall Development

[7:52:04 PM](#) Rob Wilson and Jack Smyre with The Design Response, Inc. appeared before the Town Board regarding the proposed Ashton-Hall Development and addressed questions and key issues that the Board had previously brought up. Wilson showed a part of a Power Point presentation to outline key issues for the Board's consideration.

Mayor Stevens suggested a recess.

Commissioner Dancy suggested that The Design Response, Inc. provide staff with a copy of the remainder of the presentation for distribution to the Board for their further consideration.

By consensus, the Board agreed.

[9:07:06 PM](#) Mayor Stevens called for a 5 minute recess

[9:12:08 PM](#) Mayor Stevens reconvened meeting

6. Discussion and Possible Direction Regarding Possible Re-Bidding or Re-Negotiation of Commercial Solid Waste Collection Contract

[9:12:19 PM](#) Assistant Town Manager/Public Works Director Demetric Potts reported that the Commercial Waste Collection Franchise Extension Agreement signed with Waste Industries in May of 2005 is due to expire on July 31, 2006. The original agreement made effective August 1, 2002 allows for renewal at the sole option of the Town, for subsequent one year periods, not to exceed a total of five years, on the same terms and conditions contained in the original Agreement, except price, which shall be negotiated for the second and third years of the Agreement and with each subsequent renewal period. If the Town Board chooses to once again bid out commercial waste collection, staff will need to bid that service by April, specifically within the first two weeks of April in order to meet the (990) day notification to Waste Industries if there is a change in service provider. The Chamber of Commerce, Government Affairs Committee is currently surveying its affected members to acquire input/feedback that will hopefully lead to a recommendation on renewal or bidding to the Town Board.

7. Presentation and Discussion of Updated Proposal on Planning Department Re-Engineering Report

9:15:02 PM Planning Director Margaret Hauth presented an updated Planning Department Reengineering proposal as directed during the recent Board Retreat. At that retreat, Board members expressed several concerns.

Commissioner Hallman suggested having someone with more years of experience look over our proposal to be sure nothing is being missed. Commissioner Gering agreed, stating that he thought it was a good idea.

9:19:46 PM Commissioner Dancy suggested that staff get this type of feedback from the Institute of Government instead of hiring persons currently working on the Town's Strategic Growth Plan.

Town Manager Eric Peterson stated that someone like Roger Walden, with his long term experience with the Town of Chapel Hill, would be able to give the appropriate feedback in a more timely manner than the Institute or TJCOG. Planning Director Hauth agreed.

9:31:29 PM By consensus, the Board authorized staff to proceed with the proposal being reviewed by Roger Walden.

9:33:28 PM By consensus, the Board authorized staff to proceed with the classification and position description for full time Code Enforcement Officer position and requested that it be brought back to them at the March meeting.

8. Update on Future Fire Station Needs

9:33:46 PM Town Manager Eric Peterson reported that he and the Orange Rural Fire Board have met and discussed how they could jointly sell the existing fire station and have funds to build a new one. He had researched the cost of building a new station of the size required and estimates that it would cost approximately 2.3 Million Dollars. There needs to be a solution ready within five years. The Manager recommended not pursuing selling the property at this point. The Town will know more about where the fire stations will be needed after the Strategic Growth Plan is completed.

9:47:43 PM Town Manager Peterson inquired about dates for the Fire Department Budget Meeting. March 23 or April 3 were suggested as possible options. By consensus, the Board chose March 23rd.

Town Manager Peterson suggested recognizing the volunteer fire fighters with the \$25 Visa Gift Cards. By consensus, the Board agreed.

9. Discuss Possibility of a Joint Workshop Between the Board of Commissioners, Planning Board, Board of Adjustments, and Historic District Commission to Improve Familiarity with Quasi-Judicial Hearings and How to Encourage the Provision of "Substantive Competent Evidence" During the Hearings

9:49:45 PM Mayor Stevens suggested this type of joint workshop. Some of the volunteer Board Chairs have expressed their support of this idea. Town Manager Peterson suggested dedicating the April Workshop for this meeting. By consensus, the Board agreed.

9:57:43 PM ADDED ITEM RE: Economic Development Commission

Upon a motion by Commissioner Gering, seconded by Commissioner Dancy, the Board appointed Commissioner Hallman to serve as Hillsborough's Representative on the Economic Development Commission by a vote of 5-0. The motion was declared passed.

10. Closed Session

9:59:10 PM Upon a motion by Commissioner Dancy, seconded by Commissioner Lowen to go into Closed Session 5-0. The motion was declared passed.

11. Other

11:04:44 PM Upon returning to Open Session, and upon a motion by Commissioner Gering, seconded by Commissioner Dancy, the Board moved to authorized Town Attorney Bob Hornik to appeal the Robbins Decision by a vote of 5-0. The motion was declared passed.

12. Adjourn

11:06:43 PM Upon a motion by Commissioner Gering, seconded by Commissioner Dancy, the Board moved to adjourn by a vote of 5-0. The motion was declared passed.



Respectfully submitted,
Donna F. Armbrister, CMC
Town Clerk