



# Minutes

## Board of Commissioners Work Session

7 p.m. Sept. 23, 2024

Board Meeting Room, Town Hall Annex, 105 E. Corbin St.

**Present:** Mayor Mark Bell and commissioners Meaghun Darab, Robb English, Kathleen Ferguson, Matt Hughes and Evelyn Lloyd

**Staff:** Budget Director Emily Bradford, Administrative Services Director Jen Della Valle, Environmental Engineering Supervisor Bryant Green, Town Attorney Bob Hornik, Town Clerk and Human Resources Technician Sarah Kimrey, Communications Specialist JC Leser, Utilities Director Marie Strandwitz and Public Space and Sustainability Manager Stephanie Trueblood

### 1. Opening of the work session

Mayor Mark Bell called the meeting to order at 7 p.m.

### 2. Agenda changes and approval

No changes.

**Motion:** Commissioner Matt Hughes moved to approve the agenda as presented. Commissioner Kathleen Ferguson seconded.

**Vote:** 5-0.

### 3. Items for decision — consent agenda

#### A. Miscellaneous budget amendments and transfers

**Motion:** Ferguson moved to approve all items on the consent agenda. Commissioner Meaghun Darab seconded.

**Vote:** 5-0.

### 4. In-depth discussion and topics

#### A. Update on the Environmental Protection Agency's Lead and Copper Rule revisions

Environmental Engineering Supervisor Bryant Green presented the Environmental Protection Agency's Lead and Copper Rule revisions. He shared that the rule revisions require the town to create an inventory of system- and customer-owned water service lines with four categories:

- Lead.
- Galvanized requiring replacement.
- Non-lead.
- Unknown.

Galvanized steel lines will require replacement if they are downstream of a lead line.

Green said the inventory must be publicly available and submitted to the state by Oct. 16. Members of the public who have lead service lines, galvanized steel service lines that require replacement or unknown service lines must be notified within 30 days of submitting the inventory. The letter must include information on the hazardous health effects of lead.

Green shared that the town's research revealed no history of lead service lines and about 900 unknown service lines on the town side and 3,000 on the customer side — about 40% of the town's water service lines. Almost all town notices will be due to service lines being unknown rather than requiring replacement.

The federal rule update also creates provisions for:

- Regular testing at registered schools and daycare facilities, including in-home facilities.
- Future compliance through reducing unknown service lines.

Lead was prohibited for use in new water lines and in water line repairs after June 1986. Buildings constructed after 1987 will not have lead service lines.

There was discussion about going beyond the EPA's requirements for eliminating lead by removing lead goosenecks from the water system and about informing multi-family communities and the state prison about lead dangers. Green said lead goosenecks may have been used to connect cast iron water mains to water service lines, but they were not used in many places in town or already have been replaced. He said the EPA's guidance is for service lines under 2 inches in diameter. Service lines over that size were not typically made of lead.

Green noted that costs related to the rule update could be greater than the town originally budgeted for in the Water and Sewer Fund but those costs likely would occur in future years.

**B. Ridgewalk Benefits Analysis and Feasibility Study Phase 2**

Public Space and Sustainability Manager Stephanie Trueblood reviewed the Ridgewalk Benefits Analysis and five alternative alignments. The analysis highlighted:

- Residents' enjoyment of Riverwalk and desire for another greenway.
- Positive health benefits, economic benefits and environmental impacts of greenways.

Concern was expressed that the town does not have a plan for greenway connections to the northern part of town, including the Fairview community. Trueblood said the town's current population and future growth are south of downtown, where Ridgewalk would connect.

The feasibility study for Phase 2 of the greenway reviews alternative alignments for the trail's northern and southern segments. Trueblood said enough debt service will be retired in Fiscal Year 2029 to build the greenway's northern portion without raising taxes or finding an alternative funding source. The southern segment would require additional funding.

Commissioner Robb English, who serves as the board representative on the Hillsborough Parks and Recreation Board, provided insight into that board's discussion on the greenway options:

- Option 1 would connect downtown Hillsborough to the future train station site at a significantly reduced cost. Creating the route under the trestle on Exchange Park Lane could be done in a safe and controlled way.

- Option 4 is the preferred option for the town, as it would cost significantly less to go under Interstate 85 than over it, which was the original plan. This route is dependent on a compatible bridge being installed during the state's widening of I-85.

A desire was expressed to continue discussion of a connection to the Hampton Pointe shopping center, even though the route is currently not feasible due to an old train trestle.

Motion: Ferguson moved to authorize staff to move forward with adding Ridgewalk alternatives 1 and 4 to the Comprehensive Sustainability Plan. English seconded.

Vote: 5-0.

Motion: Ferguson moved to go into closed session. Commissioner Evelyn Lloyd seconded.

Vote: 5-0.

## 5. Closed session

- A. Closed session as authorized by North Carolina General Statute Section 143-318.11(a)(3) to consult with the town attorney in order to preserve the attorney-client privilege (potential litigation)

Motion: Ferguson moved to return to open session. Darab seconded.

Vote: 5-0.

## ~~6. Committee updates and reports~~

## 7. Adjournment

The mayor adjourned the meeting at 9:20 p.m.

Respectfully submitted,



Sarah Kimrey  
Town Clerk

Staff support to the Board of Commissioners

FY 2024-2025

TOWN OF HILLSBOROUGH  
BUDGET CHANGES REPORT

DATES: 09/23/2024 TO 09/23/2024

REFERENCE	CHANGE NUMBER	DATE	USER	ORIGINAL BUDGET	BUDGET CHANGE	AMENDED BUDGET
GF Contingency 10-00-9990-5300-000 CONTINGENCY						
To cover crosswalk return shipping	45530	09/23/2024	EBRADFORD	450,000.00	-3,000.00	431,283.00
To cover revised quantity of rollout carts.	45532	09/23/2024	JFernandez	450,000.00	-2,000.00	429,283.00
IT 10-10-6610-5300-110 TELEPHONE/INTERNET						
Move PD MiFi & Cell Phones to IT	45517	09/23/2024	EBRADFORD	99,362.00	5,000.00	104,362.00
Police 10-20-5100-5300-481 C.S./MOBILE DATA TERMINALS						
Move MiFi & Cell Phones to IT	45516	09/23/2024	EBRADFORD	5,500.00	-5,000.00	500.00
Streets 10-30-5600-5300-165 MAINTENANCE - INFRASTRUCTURE						
To cover crosswalk return shipping	45529	09/23/2024	EBRADFORD	5,000.00	3,000.00	8,000.00
Solid Waste 10-30-5800-5300-410 C.S./ROLLOUT CONTAINER						
To cover revised quantity of rollout carts.	45531	09/23/2024	JFernandez	12,000.00	2,000.00	14,000.00
Water Dist. 30-80-8140-5300-326 SUPPLIES - PATCH						
For purchase of cold patch.	45526	09/23/2024	JFernandez	4,000.00	2,000.00	12,000.00
Water Dist. 30-80-8140-5300-330 SUPPLIES - DEPARTMENTAL						
For purchase of cold patch.	45525	09/23/2024	JFernandez	120,000.00	-2,000.00	103,500.00
WW Collect. 30-80-8200-5300-326 SUPPLIES - PATCH						
For purchase of cold patch.	45528	09/23/2024	JFernandez	6,000.00	2,000.00	8,000.00
WW Collect. 30-80-8200-5300-330 SUPPLIES - DEPARTMENTAL						
For purchase of cold patch.	45527	09/23/2024	JFernandez	70,000.00	-2,000.00	67,700.00
WWTP 30-80-8220-5300-473 MAINTENANCE CONTRACTS						
To cover contracts for fire alarm and HVAC.	45537	09/23/2024	JFernandez	30,250.00	1,300.00	35,522.00
WWTP 30-80-8220-5300-570 MISCELLANEOUS						
To cover contracts for fire alarm and HVAC.	45538	09/23/2024	JFernandez	4,520.00	-1,300.00	3,220.00
Gen. Cap. Proj. 60-05-3870-3870-406 TRANSFER FROM GF-NC86 RENOVATION						
Adj per FY25 budget	45524	09/23/2024	EBRADFORD	1,398,450.00	2,208,999.52	3,607,449.52
Gen. Cap. Proj. 60-05-3900-3900-000 FUND BALANCE APPROPRIATION						
Adj per FY25 budget	45523	09/23/2024	EBRADFORD	61,612.54	1,028,719.94	1,090,332.48
Gen. Cap. Proj. 60-05-3980-3980-104 INSTALL FIN/NC86 RENOVATION						
Adj per FY25 budget	45522	09/23/2024	EBRADFORD	3,237,719.46	-3,237,719.46	0.00
W&S Cap. Proj. 69-24-8140-5700-722 GOV BURKE RD WATER MAIN REPLACEMENT						
Transfer unused funds to WSF	45535	09/23/2024	EBRADFORD	80,592.00	-30,592.00	50,000.00
W&S Cap. Proj. 69-24-8140-5970-920 TRANSFER TO WATER SEWER FUND						
Transfer unused funds to WSF	45536	09/23/2024	EBRADFORD	0.00	30,592.00	30,592.00
					<u>0.00</u>	

APPROVED: 5/0

DATE: 9/23/24

VERIFIED: \_\_\_\_\_

