

MINUTES
FEBRUARY 13, 2006

The Aberdeen Board of Commissioners met Monday, February 13, 2006 at 7:00 p.m. for their regular Board meeting. Members present were Mayor Elizabeth Mofield and Commissioners Pat Ann McMurray, Donna Shannon, Arthur Parker, Robbie Farrell and Walter Wright. Others in attendance were Town Manager Bill Zell, Planning Director Giles Hopkins, Deputy Planner Ben Warren, Finance Officer Beth Wentland and Town Clerk Nancy Matthews. Planning Board member Eleise Goodwin was also present.

Mayor Mofield called the meeting to order. She stated the first item of business was to hold a Public Hearing.

1. PUBLIC HEARING

a. Public Hearing on CDBG Project for Water and Sewer for Anderson Street connecting with O'Connor Business Park for Corneal Science.

Mayor Mofield opened the Public Hearing on CDBG Project for Water and Sewer for Anderson Street connecting with O'Connor Business Park for Corneal Science for public comment and Board discussion.

Mr. Bill Lester, Project Engineer with Hobbs, Upchurch & Associates, briefly spoke stating the purpose of the second Public Hearing is for citizen input which is a CDBG requirement prior to submitting a grant application. He stated the project is for water and sewer improvements to serve Corneal Science which will be located in the O'Connor Business Park. He stated Aberdeen will be submitting a Community Development Block Grant Application requesting \$200,000 for Economic Development to serve this new business.

Mr. Lester stated the Town has committed \$60,000 toward the installation of infrastructure improvements to serve this facility. In addition the Town is requesting \$200,000 in Economic Infrastructure funds from the N. C. Rural Center, which will bring the total project cost to \$460,000. He stated this grant is based on beginning with twenty employees. He stated the requirements to proceed with this grant application will need to be adopted at a later time during the meeting.

With no further comments, Mayor Mofield declared the Public Hearing on CDBG Project for Water and Sewer to supply Corneal Science closed.

2. Setting of the Agenda

Manager Zell stated he would like to delete Item 7-e: New Business, Consideration of contract bid approval for Elevated Tank #5. He stated that due to additional plans as required by DENHR and the cost came in very high, he plans to re-bid.

Manager Zell then stated to add 7-h: New Business, to adopt the Resolution Approving Administrative Guidelines and Policies for the 2006 CDBG Grant for Economic Development Project for water and sewer improvements to serve Corneal Science.

A motion was made by Commissioner Parker, seconded by Commissioner Shannon, to approve the Setting of the Agenda as amended. Motion unanimously carried.

3. Approval of the Consent Agenda

All items listed below are considered routine or have been discussed at length in previous meetings and will be enacted by one motion. No separate discussion will be held except on request by a member of the Board of Commissioners.

- a. Minutes of Regular Board Meeting of January 9, 2006; Continuation of Meeting on January 17, 2006; Regular Work Session of January 31, 2006.

A motion was made by Commissioner Parker, seconded by Commissioner Wright, to approve the Consent Agenda as presented. Motion unanimously carried.

4. Financial Report

Finance Officer, Beth Wentland, gave the financial report on revenues and expenses for the month of January 2006. She stated, in the General Fund, the total revenues were higher than expenses with a net gain of \$47,638.31 with a year-to-date net gain of \$210,360.31.

Mrs. Wentland stated in the Water/Sewer Fund, due to no bi-monthly utility billing, ended the month with a net loss of \$109,180.89. She stated this temporary net loss brings a year-to-date net loss of \$8,424.41. She stated the financial status should improve next month with bi-monthly utility billing.

5. Informal Discussion and Public Comment

a. Mr. Mark Marquez, briefly spoke stating he was speaking for himself. He stated Aberdeen has been skate friendly. He asked that Aberdeen to continue to work toward another venue for this sport. He also asked the skateboarders in attendance to demonstrate self control if anything negative happens.

b. Mayor Mofield informed the public that Pinecrest High School will be applying for a Gates Foundation Grant for a school of leadership and service particularly in government. She stated this school will be at Pinecrest for students from freshmen to senior class and will begin with 200 students. She stated the school will be asking municipalities in the county to support the idea of providing the opportunity for internships within their town so these students can see how government operates. She stated these students will be volunteers and will be for a set number of hours.

Mayor Mofield stated this will all depend on receiving the Gates Foundation Grant. She stated she is very excited about this possibility.

6. New Business

- a. **Consideration of Approval on Application for Conditional Use Permit CU#05-14 submitted by Ben Himsel for an automobile sales lot to be located on the west side of US 1 Hwy. at the corner of NC 5 Highway.**

A motion was made by Commissioner Parker to make Findings A-G as follows:

- A. That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare;
- B. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or substantially diminish and impair property values within the neighborhood;
- C. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
- D. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district as to cause a substantial depreciation in the property values within the neighborhood;
- E. That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;
- F. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
- G. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located except as such regulations may in each instance be modified by the Board of Commissioners pursuant to the recommendation of the Planning Board.

Should any of the above conditions or additional condition/s be invalid, this permit shall become null and void and of no effect.

And approve Application for Conditional Use Permit

CU#05-14. Motion was seconded by Commissioner Farrell.
Motion unanimously carried.

b. Consideration of Approval on Application for Conditional Use Permit CU#05-15 submitted by David Polny for an automotive restoration facility to be located at 707 South Pinehurst Street.

A motion was made by Commissioner Shannon to make Findings A-G as follows:

- A. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare;
- B. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or substantially diminish and impair property values within the neighborhood;
- C. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
- D. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district as to cause a substantial depreciation in the property values within the neighborhood;
- E. That adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;
- F. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestions in the public streets; and
- G. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located except as such regulations may in each instance be modified by the Board of Commissioners, pursuant to the recommendation of the Planning Board.

And to add an additional condition: No outside storage. Should any of the above conditions or the additional condition hereto be invalid, this permit shall become null and void and of

no effect: And to approve Application for Conditional Use Permit CU#05-15. Seconded by Commissioner McMurray. Motion unanimously carried.

- c. **Consideration of Approval on Zoning Code Text Amendment ZA#05-07 to add to Section 155.049 I-H Industrial District (Heavy) as a Conditional Use, “Cultural, Entertainment and Recreation Not Elsewhere Classified” or “Indoor Skateboarding/Rollerblade-type Activities.”**

A motion was made by Commissioner McMurray, seconded by Commissioner Parker, to table this item for further information and review at the March 2nd Work Session. Motion unanimously carried.

- d. **Consideration of Approval on Amendment GP#06-01 to the Town of Aberdeen Code of Ordinances, Chapter 71: Parking Regulations of the Town of Aberdeen.**

A motion was made by Commissioner Farrell, seconded by Commissioner Parker, to approve Amendment GP#06-01 to the Town of Aberdeen Code of Ordinances, Chapter 71: Parking Regulations of the Town of Aberdeen. Motion unanimously carried.

- e. **Consideration of contract bid approval for Elevated Tank #5 to be located on 15-501 Highway.**

(Item was deleted and due to additional costs and guidelines required by DEHNR, will be re-bid.)

- f. **Consideration of Approval of Incentive Contract with Corneal Science Re: Moving Expense.**

Manager Zell stated the Board reviewed this proposed contract at the Work Session. He stated that Paragraph 5a was removed and Paragraph 12 was left in the contract.

A motion was then made by Commissioner McMurray, seconded by Commissioner Parker, to approve the Incentive Contract with Corneal Science Re: Moving Expense. Motion unanimously carried.

g. Consideration of Approval of dredging project for Aberdeen Lake.

A motion was made by Commissioner McMurray, seconded by Commissioner Parker, to approve the dredging project for Aberdeen Lake at a cost of \$15,000.00. Motion unanimously carried.

h. Consideration of adoption of Resolution Approving Administrative Guidelines and Policies for the 2006 Community Development Block Grant – Economic Development Project.

A motion was made by Commissioner Parker, seconded by Commissioner Farrell, to adopt the Resolution Approving Administrative Guidelines and Policies for the 2006 CDBG – Economic Development Project for Water and Sewer Improvements to serve Corneal Science. Motion unanimously carried.

7. Old Business

There were no items for action under Old Business.

8. Other Business

- a. Commissioner McMurray informed the Board of the next phase of the Moore County Summit Meeting on February 28th at 5:30 p.m. to be held at the Little River Club House.
- b. Mayor Mofield informed the Board of Spring Litter Sweep, April 17th – 30th, 2006.
- c. Mayor Mofield stated that Stoneybrook will be held on April 8th to benefit the Sandhills Landtrust.
- d. Manager Zell reminded the Board of Partners In Progress Annual Dinner on March 8th at the Pinehurst Members Club.

9. Closed Session: Economic Development re: Location/Expansion of potential business or industry in the Aberdeen area.

A motion was made by Commissioner Parker, seconded by Commissioner McMurray, to go into Closed Session for economic

development location and expansion of a potential business in the Aberdeen area. Motion unanimously carried.

10. Adjourn

The Board returned from Closed Session to Regular Session. With no action taken or any further business, a motion was made by Commissioner Parker, seconded by Commissioner Farrell, to adjourn the meeting. Motion unanimously carried.

Nancy M. Matthews, Town Clerk

Elizabeth B. Mofield, Mayor