

**MINUTES
WORK SESSION
MARCH 2, 2006**

The Aberdeen Board of Commissioners met Thursday, March 2, 2006 at 5:30 p.m. for their regular Work Session. Members present were Mayor Elizabeth Mofield and Commissioners Pat Ann McMurray, Robbie Farrell, Donna Shannon and Walter Wright. Commissioner Arthur Parker was absent due to another commitment. Others in attendance were Town Manager Bill Zell, Town Clerk Nancy Matthews, Planning Director Giles Hopkins, Deputy Planner Ben Warren and Matthew Moriarity, Reporter for the Pilot.

Mayor Mofield called the Work Session to order. She stated there were several items for review and discussion.

1. 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”.

The Board briefly discussed this item. The owner of the building located in the I-H District informed Planning Director Hopkins that his insurance company would not insure the building for indoor skateboarding/rollerblading.

The Board discussed the possibility of refunding the applicant’s money. After further discussion, the decision will have to be made on one of the following: (1) If the application is withdrawn, then no action will have to be made. (2) If application is not withdrawn, then the Board will have to approve/deny the zoning request. In either case, the application fee will not be refunded. Refunding the application fee would be setting a bad precedence.

Manager Zell stated he or Mr. Hopkins would get in touch with Mr. Dean, Skaters of Moore, and inform him that the Town Board will be denying the zoning request since they no longer are able to acquire the building.

2. Personnel Ordinance and Safety Policy.

Manager Zell stated this will be voted on at the March 13th regular Board meeting. He wanted the Board to be aware of the changes in the Personnel Policy which the changes have been made in “red”. He stated the new Safety Policy has been reviewed and some corrections were made by the Town Attorney. **Agenda item as New Business.**

3. Fee Schedule for maps and aerials.

Manager Zell informed the Board that the mapping machine is up and running. He stated the Town is now able to produce maps and there needs to be established and approved by the Board a fee schedule for producing these aerials and maps. He stated the Planning Department checked with several municipalities and the county to come up with a fee schedule.

Mr. Hopkins stated there needs to be another fee added which would be for alterations and remodeling of the interior of buildings. He recommended for commercial buildings a charge of 10 cents per square foot. He stated he felt this would be a more fairer fee charge than the current fee. **Agenda item as New Business.**

Planning Director Giles Hopkins stated that staff is working on entering into the new GIS System all fire hydrants, water and sewer lines, etc. He also stated by the 13th of March, will have a lease agreement with the Legacy for the purchase of water. He also stated there are easements that are being worked on for the railroad right-of-way.

Planning Director Hopkins also informed the Board of developments for which plans, etc. have been submitted such as Phase 5, Glen Laurel; A preliminary plat on property up Poplar Street; Sandy Springs Development; Opening of Starbucks, Perry Brother’s site plan, Partners in the Pits and he expects the plans for the startup of the McPeake Hotel. He also stated he would be looking into an annexation agreement pertaining to the Legacy.

4. Depot Building & Sandhills Central Model Railroad Club.

Mayor Mofield stated she had talked with Ms. Harriet Sloan pertaining to moving the Aberdeen High School memorabilia into the front

office room at the Depot. She asked if any remodeling or renovations could wait until after April due to the upcoming Aberdeen High School Reunion.

Manager Zell stated the Sandhills Central Model Railroad Club would be moving from the Campbell House in Southern Pines into the Depot. The lease agreement will be \$1.00 per year. He stated he had the Town attorney to draw up a lease agreement which will be on the agenda for approval. He also stated the Railroad Club will pay \$75.00 a month for electricity.
Agenda item as New Business.

5. Other Business

a. Update/Re-bidding of Elevated Water Tank #5 to be located on 15-501 Highway.

Manager Zell informed the Board that only two companies previously bid on this project and due to additions as required by DEHNR, item had to be re-advertised and receive bids again. He informed the Board that bids will be re-opened on Tuesday, March 7th at 2 p.m. at the Town Hall.

b. Upcoming Board Retreat on Saturday, March 4, 2006.

Manager Zell reminded the Board of the Retreat for Saturday. He stated he told the department heads to give about thirty minutes for the high points, needs and goals. And then the Board can have a questions/answer session for about thirty minutes. He stated this would give each department approximately one hour.

c. Meeting with McGill Associates reference: Financing.

Manager Zell stated he and Commissioner Wright met with McGill Associates pertaining to options on how to finance the recreation center project. He also stated that the Local Government Commission still has to approve this project. He stated this company would develop a financial analysis model that considers the Town's past, present and future general fund revenues and expenditures, as the context for examining alternatives for financing the project and servicing the related debt.

Manager Zell stated he had met and talked with state representatives pertaining to financial support in acquiring extra funds to help in this project.

(a) Manager Zell informed the Board he had received a call from Village Manager, Andy Wilkerson, inviting any of the Town's elected officials to ride in the Pinehurst St. Patrick's Day Parade on March 18th. He is to get back with Manager Wilkerson as to who from the Town will participate.

6. Closed Session: Personnel Matter: Manager's Evaluation.

A motion was made by Commissioner Farrell, seconded by Commissioner Shannon, to go into Closed Session for a personnel matter: Manager's evaluation. Motion unanimously carried.

A motion was made by Commissioner Farrell, seconded by Commissioner McMurray, to leave Closed Session and return to the regular Work Session. Motion unanimously carried.

7. Adjourn

The Board returned from Closed Session to the regular Work Session. With no action taken, a motion was made by Commissioner Farrell, seconded by Commissioner Shannon, to adjourn the Work Session. Motion unanimously carried.

Nancy M. Matthews, Town Clerk

Elizabeth B. Mofield, Mayor