

**MINUTES
WORK SESSION
AUGUST 3, 2006**

The Aberdeen Board of Commissioners met Thursday, August 3, 2006 at 5:30 p.m. for their regular Work Session. Members present were Mayor Elizabeth Mofield and Commissioners Pat Ann McMurray, Robbie Farrell, Arthur Parker, Donna Shannon and Walter Wright. Others in attendance were Town Manager Bill Zell, Town Clerk Nancy Matthews, Planning Director Giles Hopkins, Deputy Planning Director Ben Warren, P & R Director Leigh Baggs, Town Attorney Michael Brough, Ray Manieri of All American Associates and Matthew Moriarity, Reporter for the Pilot. There were several citizens also in attendance.

Mayor Mofield called the Work Session to order. The following items were discussed:

1. Lake Park Building.

Town Manager Bill Zell gave a brief report and reviewed with the Board the estimate of probable cost for the Parks & Recreation Building offices and the possibility of omitting the big community room on the back. He stated the Board needs to decide on the floor plan so it can be sent to the state for approval. He stated once a decision has been made, it will take 60 to 90 days for the architectural drawings to be completed. He stated that the bid process will take at least 30 days putting the start of construction after the first of 2007.

The Board discussed at length whether to: (1) Not do anything due to the cost and lose the grant, which would jeopardize future grants; (2) Do the complete project and hope to secure financing to adequately cover the cost; (3) Proceed with only the recreational portion of the building, leaving off the community room.

A motion was made by Commissioner Parker to proceed with only the recreational portion of the building as outlined. Motion failed due to lack of a second.

Commissioner Wright made a motion to defer the project until the Town has the money to do the project. Motion failed due to lack of a second.

After another lengthy discussion, a motion was again made by Commissioner Parker, seconded by Commissioner McMurray, to go forward with the recreational portion of the building. Commissioners Parker, McMurray, Shannon and Farrell voted YES. Commissioner Wright voted NO. Motion carried by a vote of four to one.

2. Public Hearing on Street Closing of Page Street.

Planning Director Giles Hopkins informed the Board that the Public Hearing has been advertised. He stated the Board may consider adoption of the Street Closing Order under New Business. **Agenda item as Public Hearing and New Business.**

3. Unified Development Ordinance Project – Mike Brough.

Town Attorney Michael Brough was in attendance and spoke briefly to the Board. He stated the Planning Board and Town Board had met jointly to review and give their concerns pertaining to zoning and ordinance problems. He stated that all zoning ordinances, subdivision ordinances and related ordinances can be combined into one unified development ordinance book. He stated the Board could have a citizen's review group, or have the Planning Board to compile the review of the draft. He stated a Public Hearing would have to be held and then adopted. He stated the cost to do the unified ordinance book would range from \$15,000 - \$25,000.00. He stated the Board could put a cap on the total to spend if desired.

Mr. Brough informed the Board there would be thousands of hours of input and review of the legal counsel. He stated there may be a series of things that need to be changed. He stated Attorney T. C. Morphis would work primarily on the draft. Mr. Brough also stated he has been eager to do this for the Town for a long time.

Mr. Brough is to get a contract price working on an hourly basis and contract price that will not exceed \$25,000.00.

4. Public Hearing on proposed Zoning Code Text Amendment ZA#06-03 pertaining to a Flood Plain Ordinance.

Planning Director Hopkins informed the Board this amendment will have to be adopted before October 14th or the Town will receive no moneys from FEMA if the Town has any type of disaster. He stated a Public Hearing has been scheduled for the August 14th Board meeting. **Agenda item as Public Hearing and New Business.**

5. Zoning Code Text Amendment ZA#06-02 regarding SECTION 155.049 I-H Industrial District (Heavy).

Planning Director Hopkins stated in this proposed ordinance amendment a new sentence is to be added. He stated this will address and clarify the Board's concern pertaining to side yard setbacks. And basically, it will keep all new buildings at a 15-foot setback. But any building or a series of adjacent buildings or structures in the I-H District, which were in existence on January 1, 2000, may be subdivided in such a way as to have a minimum side yard setback of zero (0) feet from other building or structures in the I-H District. **Agenda item as New Business.**

6. CDBG Grant for Keyser Street Project (Habitat Land).

Manager Zell informed the Board of the grant received in the amount of \$126,000.00 for the Habitat project for Keyser Street. He stated there will be seven houses constructed with sewer. The infrastructures the grant will cover are roads, water and sewer. He stated the owners will have to put sweat equity into the construction of the houses in order to have ownership. He stated all this will be through Habitat for Humanity. **Agenda item as New Business.**

Mr. Curtis Hill, who lives on Moore Street, was in attendance with questions pertaining to the no parking allowed on his street. He asked Manager Zell where were the property owners to park their vehicles.

Manager Zell gave Mr. Hill a copy of the Town ordinance and explained how the situation was brought to the Town's attention. He also explained to Mr. Hill how to handle the parking situation on their street in the future.

7. Right-of-Entry Agreement for New Antenna (Verizon).

Manager Zell informed the Board that Town Attorney Bob Hornik is working on a lease agreement to place a new antenna on the Dawkins Street Water Tank. He stated issues and concerns are being addressed. He stated the annual payment will be \$25,000.00. He stated the Board would have to approve the Right-of-Entry Agreement between the Town of Aberdeen and Verizon Wireless. **Agenda item as New Business.**

8. Budget Amendment for Elevated Tank Project.

Manager Zell stated this budget amendment pertains to the new Elevated Water Tank (Tank #5) located on US 15/501. He stated this amendment is to appropriate in the budget for the expense of the new water tank. **Agenda item as New Business.**

9. Sewer Projects.

Manager Zell informed the Board of the issues at hand. He stated Southern Pines has a line going across land where the motel is to be constructed. He stated the middle school is also hooked onto this line. He stated the best option would be to go with Option I as recommended by Public Works Director, Rickie Monroe.

After some discussion, it was suggested that Commissioner Parker discuss this situation with Mayor Frank Quis from the Town of Southern Pines to see what could be worked out.

Mayor Mofield stated either Southern Pines gives the connection to us free or the Town will go another route.

On another subject, Manager Zell asked to set up a time with the Board to begin work on a CIP. He stated the Board needed to make some determinations about future improvements for the Town. He stated this would be discussed further at the next Work Session.

10. Water and sewer rate increase.

Manager Zell informed the Board that \$719,000.00 is being expended for the new elevated water tank located on US 15/501 South. He stated that there are several other sewer projects that need to be considered and if the Town is not able to receive grant money, then money will have to come from the water/sewer fund balance or borrow the money. He then reviewed with the Board a table comparison of a 5%, 10% and 15% increase in rates. He recommended to the Board to consider the 15% rate increase for water and sewer to begin at the January 1, 2007 billing cycle. He stated that a Capital Reserve Account could be set up for this additional revenue. He stated a Public Hearing would be scheduled for September 11th for citizen input.

11. Other Business

Planning Director Hopkins had one other item for discussion. He distributed to the Board a proposed amendment pertaining to the elimination of displaying or setting merchandise in front of businesses in the B-1 District. He stated the amendment provides that merchandise may not be located in the front of any business except by a special permit issued by the Town Board and that such special permit shall not exceed two days in length. **Agenda item as New Business.**

12. Adjourn

With no further items for discussion, a motion was made by Commissioner Wright, seconded by Commissioner Farrell, to adjourn the Work Session. Motion unanimously carried.

Nancy M. Matthews, Town Clerk

Elizabeth B. Mofield, Mayor