

**MINUTES
WORK SESSION
OF AUGUST 31, 2006**

Meeting Changed to September 5, 2006

The Aberdeen Board of Commissioners met Tuesday, September 5, 2006 at 5:30 p.m. for their Work Session. The regular Work Session had to be rescheduled from August 31st due to water damage in the Municipal Building. Members present were Mayor Elizabeth B. 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 and Deputy Planning Director, Ben Warren. Also in attendance were Mr. Charles Zuhone of the Railroad Club and Mr. Jeremy Rust, representing Land Design for the proposed Legacy Golf Development.

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

1. Mr. Charles Zuhone, Curator of Railroad/Depot.

Mr. Zuhone, Curator for the Railroad Modelers Club, stated he has a real interest in trains and looks forward to getting the railroad club moved to the Aberdeen Depot. He stated is also looking forward to getting the museum started. He stated he would begin working on a schedule on times the Depot would be open.

Manager Zell stated, once a time schedule for visiting the museum is set, he would have this placed on the TV channel and the Town's website.

2. Proposed Zoning Code Text Amendment ZA#06-03 pertaining to a Flood Plain Ordinance.

Deputy Planning Director Ben Warren stated this is the final step in the adoption of the Flood Plain Ordinance. He stated the Planning Board made no changes and unanimously recommended to the Town Board for approval. He stated the only changes made were in the verbiage in order to meet the new State requirements and FEMA. **Agenda item as New Business.**

Mayor Mofield and Commissioner McMurray commented on particular areas that needed to be investigated to alleviate water runoff and flooding.

3. Site Plan Review SP#06-05 for Legacy Lakes Swim & Tennis Center.

Mr. Jeremy Rust, representing Land Design, reviewed with the Board the proposed site plans for the proposed tennis and swim center to be located in Legacy Lakes. Mr. Rust stated the developer is ready to begin construction of this recreation area.

Mr. Rust informed the Board this area is being constructed first in order for potential property owners to actually see there is a commitment to complete this development. He stated a sales office will be placed in this area.

With no further discussion, a motion was made by Commissioner Parker, seconded by Commissioner McMurray, to approve Site Plan Review SP#06-05 for Legacy Lakes Swim & Tennis Center. Motion unanimously carried.

4. Resolution Authorizing Lease Payment/Cellco Partnership d/b/a Verizon Wireless.

Manager Zell informed the Board that NC General Statutes requires the Town to hold a public hearing on the lease of property in excess of 10 years. He stated the public hearing will be at the September 11th Board meeting and that the Board must adopt the Resolution under New Business.

Agenda item as Public Hearing and New Business.

5. Water Tank Lease Agreement.

Manager Zell informed the Board this is the actual lease agreement with Verizon. He stated once the Resolution is adopted then the Board can approve the lease agreement. **Agenda item as New Business.**

6. Bid on repairs to the Aberdeen Depot.

Manager Zell informed the Board that only one bid was received. He stated most bidders felt the job was too small and did not want to bid on it. He stated he needed direction from the Board on how to proceed and as to where the funding will come from. He stated money has already been appropriated from the Fund Balance for other projects and we just cannot keep dipping into this fund.

After some discussion, the Board directed Manager Zell to meet with the contractor and prioritize the most immediate needs at this time. Manager Zell is to also contact the Town of Hamlet to see where they received funding to restore their Depot.

7. Water and sewer rate increase.

Manager Zell informed the Board that a Public Hearing will be held at the September 11th Board meeting to consider raising the water and sewer rates. He stated the Town is in the process of expending \$719,000 for the new elevated water tank and with other major project just ahead, the Board needs to consider raising the rates. He stated there are much needed projects that these additional funds will help build the fund balance in the Water/Sewer Fund. He stated he was recommending that the Board consider a 15% rate increase for water and sewer to begin at the January 1, 2007 billing cycle. **Agenda item as Public Hearing.**

8. Contract for the Provision of Grant Administration Services for CDBG Housing Development Grant for the Keyser Street Homes.

Manager Zell informed the Board this contract for administrative services is part of the DCA process. He stated that All American Associates will be administering this CDBG grant since they were the ones who prepared and submitted the grant application. **Agenda item as Public Hearing and New Business.**

9. Other Business.

- a. Manager Zell requested to move the Work Session of September 28th to Tuesday, October 3rd. He stated he would be on vacation the last week in September. After some review, the consensus of the Board was to reschedule the Work Session to October 3rd.
- b. Manager Zell informed the Board that an agreement has been reached with Southern Pines pertaining to allowing Aberdeen to connect to the sewer main serving the Seymour and McPeake properties. He stated that Mr. Seymour has agreed to pay for this connection the sum of \$35,475.82, which is \$532.51 for each acre within the area. He stated this agreement would be on the agenda Monday evening for the Board's approval. He also stated this would be in the best interest for all involved. **Agenda item as New Business.**
- c. Manager Zell informed the Board that September 23rd is Clean Sweep for Aberdeen. He stated Parks & Recreation will be cleaning up all of Poplar Street and on Shepherd Trail.
- d. Manager Zell informed the Board that the project budget ordinance for the sanitary sewer improvements for the Midway Community would need to be approved. He then reviewed with the Board this ordinance.

A motion was made by Commissioner Parker, seconded by Commissioner Wright, to approve the Project Budget Ordinance 2006 CDBG Infrastructure Project for the Midway Sanitary Sewer Improvements. Motion unanimously carried.

10. Adjourn.

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

Nancy M. Matthews, Town Clerk

Elizabeth B. Mofield, Mayor