

**ABERDEEN BOARD OF COMMISSIONERS  
MINUTES OF  
OCTOBER 9, 2006 REGULAR BOARD MEETING  
7:00 P.M.**

The Aberdeen Board of Commissioners met Monday, October 9, 2006 at 7:00 p.m. for their regular Board meeting. Members present were Mayor Elizabeth B. Mofield and Commissioners Pat Ann McMurray, Donna Shannon, Arthur Parker, Robbie Farrell and Walter Wright. Others in attendance were Town Manager Bill Zell, Town Clerk Nancy Matthews, Planning Director Giles Hopkins, Deputy Planning Director Ben Warren, Mr. Ray Ogden of Partners In Progress, Ray Manieri of All American Associates and Mary Griffin, Reporter for the Moore County Independent Newspaper. There were five Boy Scouts and three leaders from Page United Methodist Troop 800 in attendance. There were approximately fifteen citizens also in attendance.

**1. Call to Order**

Mayor Mofield called the meeting to order. She welcomed everyone in attendance and then stated there were two Public Hearings to be held.

**PUBLIC HEARINGS**

**a. Public Hearing for the Berkley Community Revitalization Grant.**

Mayor Mofield opened the Public Hearing on the Berkley Community Revitalization Grant for public comment and Board discussion.

Mr. Ray Manieri, with All American Associates, briefly spoke stating the Town has an opportunity to apply for a 2007-2008 Revitalization Grant. He stated the grant will provide funds for “basic” activities such as property acquisition, relocation of households, housing demolition, rehabilitation, infrastructure: water-sewer-roads-sidewalks, as well as “innovative” activity such as developing new affordable homes with non-profit developer, providing down-payment assistance, building parks or community centers.

Mr. Manieri stated the grant can provide up to \$1,000,000. He stated if applicants use up to \$850,000 on “basic” activity, then they can receive an additional \$150,000 for “innovative activity”. He stated, in addition, more than 20% of the grant amount may be spent on the acquisition, demolition and or rehabilitation of vacant buildings.

Mr. Manieri then informed the Board that the grant project area must meet certain criteria in which he then gave an overview to them. He stated there were two plans in which to consider and he will be meeting with Manager Zell and other engineers to consider which plan would be more beneficial financially and economically for this project.

Mr. Manieri stated this was the first of two Public Hearings that are required in order to make application for this grant.

With no public comments or Board discussion, Mayor Mofield declared the Public Hearing on the Berkley Community Revitalization Grant closed.

**b. Public Hearing for Conditional Use Permit Application CU#06-02 pertaining to a proposed telecommunications antenna structure co-locating on an existing water tank located at 135 Dawkins Street.**

**And:**

**Site Plan Review Application SP#06-07 pertaining to a proposed telecommunications antenna structure co-locating on an existing water tank located at 135 Dawkins Street, Aberdeen, N. C., in conjunction with Conditional Use Permit Application CU#06-02.**

Ben Warren, Deputy Planning Director, stated that Conditional Use Permit Application and Site Plan Review are required by Town ordinance and is in conjunction with the lease agreement the Board approved on September 11<sup>th</sup>. He stated the installation of this antenna by Verizon Wireless will help generate extra revenue for the Town.

With no further comments or discussion, Mayor Mofield declared the Public Hearing for Conditional Use Permit Application CU#06-02 and Site Plan Review Application SP#06-07 closed.

## **2. Setting of the Agenda**

Manager Zell requested to add as 6-h, New Business: Resolution for Eminent Domain Proceedings and; 6-i, New Business: Contract Agreement for Economic Development.

With no other additions, deletions or changes, a motion was made by Commissioner Parker, seconded by Commissioner Wright, 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 September 11, 2006; Work Session of October 3, 2006; Closed Session of October 3, 2006.

With no changes or corrections, a motion was made by Commissioner Parker, seconded by Commissioner McMurray, to approve the Consent Agenda as presented. Motion unanimously carried.

## **4. Informal Discussion and Public Comment**

### **a. Recognition of Eagle Scout Project to Stephen Farrell.**

Leigh Baggs, Parks & Recreation Director, recognized Stephen Farrell for his Eagle Scout Project for the installation of a fence and flower bed at the Sharpe Park located on Maple Street. She stated that Stephen designed the flower bed, secured funds and did the majority of the work on his own.

There were five members of Page United Methodist Church Troop 800 in attendance with three of the Scout leaders.

Ms. Baggs stated that Stephen is a sophomore at Union Pines High School and the son of Commissioner and Mrs. Robbie Farrell of Aberdeen. Ms. Baggs then presented Stephen with a Certificate of Appreciation for his project at Sharpe Park and congratulated him on obtaining his Eagle Scout Merit Badge.

**b. Proclamation for October 8 – 14, 2006 as Fire Prevention Week.**

Mayor Mofield read to the public a Proclamation pertaining to Fire Prevention Week and asked everyone to be more cautious when it comes to fire safety and prevention. She then stated the Town was very fortunate for having the dedicated volunteers and employees of the Fire Department.

**5. Old Business**

There was no Old Business for review or action.

**6. New Business**

**a. Consideration of Approval of Application for Site Plan Review SP#06-06 by Stafford Land Company for a contractor's building to be located at 354 Parkway Drive, Aberdeen, N. C.**

A motion was made by Commissioner Parker, seconded by Commissioner McMurray, to approve Application for Site Plan Review SP#06-06 by Stafford Land Company for a contractor's building to be located at 354 Parkway Drive. Motion unanimously carried.

**b. Consideration of accepting a petition by William and Edna Williams requesting voluntary contiguous annexation for property located at 811 Magnolia Drive, Aberdeen, N. C. and adopt Resolution Directing the Clerk to Investigate a Petition Under G.S. 160A-31 for Annexation.**

Planning Director Giles Hopkins stated that water lines are already in place for tap-on at 811 Magnolia Drive. He stated that there would have to be a sewer line run to the property but the

property owner is under no obligation to tap into this line. He did state that it would be feasible for this property to be annexed by the Town.

A motion was then made by Commissioner Shannon, seconded by Commissioner Parker, to accept a petition by William and Edna Williams requesting voluntary contiguous annexation for property located at 811 Magnolia Drive and adopt a Resolution Directing the Clerk to Investigate a Petition Under G.S. 160A-31 for Annexation. Motion unanimously carried.

**c. Consideration of accepting the Clerk's Certificate of Sufficiency and adopt Resolution Fixing Date of Public Hearing on Question of Annexation Pursuant to G.S. 160A-31 for November 13, 2006.**

Town Clerk Nancy Matthews informed the Board that the petition has been investigated and found as a fact that the aforementioned petition has been signed by all owners of said property.

A motion was then made by Commissioner McMurray, seconded by Commissioner Parker, to adopt the Clerk's Certificate of Sufficiency and adopt Resolution Fixing Date of Public Hearing on Question of Annexation Pursuant to G.S. 160A-31 for November 13, 2006. Motion unanimously carried.

**d. Consideration of accepting a petition by Kenneth Howell requesting voluntary contiguous annexation for property located at 10327 NC Hwy. 211, Aberdeen, N. C. and adopt Resolution Directing the Clerk to Investigate a Petition Under G.S. 160A-31 for Annexation.**

Planning Director Hopkins informed the Board that Mr. Howell has already tied into the Town's water and sewer systems.

A motion was then made by Commissioner Parker, seconded by Commissioner Farrell, to accept a petition by Kenneth Howell requesting voluntary contiguous annexation for property located at 10327 NC Hwy. 211 and adopt Resolution Directing the Clerk to

Investigate a Petition Under 160A-31 for Annexation. Motion unanimously carried.

- e. **Consideration of accepting the Clerk's Certificate of Sufficiency and adopt Resolution Fixing Date of Public Hearing on Question of Annexation Pursuant to G.S. 160A-31 for November 13, 2006.**

Town Clerk Nancy Matthews informed the Board that she had investigated the petition by Mr. Howell and has found as a fact that the aforementioned petition has been signed by all said owners of the property.

A motion was then made by Commissioner Parker, seconded by Commissioner Shannon, to accept the Clerk's Certificate of Sufficiency and adopt a Resolution Fixing Date of Public Hearing on Question of Annexation Pursuant to G.S. 160A-31 for November 13, 2006. Motion unanimously carried.

- f. **Consideration for applying for a Clean Water Trust Fund Grant.**

Manager Zell informed the Board that he is looking to apply for two grants; one for a walking trail running from the lake to Aberdeen Middle School and a grant for a water/sewer drainage study for the Town. He stated the application for the storm water study deadline is December 1<sup>st</sup>. He stated there would be a matching grant of up to \$20,000. He also stated he would be looking for any other grants that may be available and would be of benefit to the Town.

Manager Zell stated he would need approval from the Board to proceed in submitting application for the storm water study grant. A motion was made by Commissioner Parker, seconded by Commissioner McMurray, to make application for a Clean Water Trust Fund Grant for Aberdeen. Motion unanimously carried.

- g. **Consideration of approving increase in water/sewer rates effective with the January 2007 billing.**

Manager Zell stated the Board would need to make a formal vote on increasing the water/sewer rates. He stated the increase would be 15% effective with the January billing cycle. He stated this extra

revenue would be used for future infrastructure and maintenance to water/sewer lines.

After some discussion, a motion was made by Commissioner Shannon, seconded by Commissioner Wright, to increase the water/sewer rates by 15% effective with the January 2007 utility billing. Commissioners Shannon, Wright, McMurray and Parker voted "Yes". Commissioner Farrell voted "No". Motion carried by a four-to-one vote.

Commissioner Parker requested that this money be earmarked for the Capital Reserve Account.

**h. Consideration of approval of Resolution Authorizing Commencement of Eminent Domain Proceedings.**

Planning Director Hopkins stated the Board was given a copy of the Resolution for Eminent Domain Proceedings. He stated that at a previous meeting, the Board gave general consent but was not done by a motion. He stated the Town attorney has advised the Board to adopt this resolution before proceeding further.

Manager Zell then brought the Board up-to-date on this situation. He stated this property is on the Pinebluff side of the road. He stated the Town had talked to the owner and the owner requested a very large amount of money for this sewer easement. He stated this land is wetland and nothing can be done with this land. He stated the Town had to send a letter to the property owners informing them of the Town being on the property as of September 1<sup>st</sup>. He stated nothing was mentioned in the letter about condemnation.

Manager Zell stated the Town had the property appraised and it came in at \$450.00. He stated the property owners were asking for \$50,000.00. He informed the Board that another letter will be sent notifying the property owners of the eminent domain proceedings. He stated all the Town needs is just a sewer easement and not the actual taking of the property. He stated this situation has been a holdup of the Legacy development. He stated he wanted the Board to understand that this property is all wetland and cannot be used for anything else.

A motion was then made by Commissioner Wright, seconded by Commissioner McMurray, to adopt the Resolution Authorizing Commencement of Eminent Domain Proceedings. Motion unanimously carried.

**i. Consideration of approval of Agreement between Thermal Metal Treating, Inc. and Town of Aberdeen for the purpose of promoting economic development.**

Mr. Ray Ogden of Partners in Progress was in attendance and briefly spoke stating Thermal Metal is looking to acquire a new business. He stated the company is Heritage Hardware out of Santa Fe, New Mexico. He stated Thermal Metal will be moving this company to Aberdeen to consolidate this with their present company. He stated the company will create ten new jobs by next year and the average pay will be \$13.00 per hour.

Mr. Ogden stated Thermal Metal is asking if there is any way for Aberdeen to help financially in relocating this company to Aberdeen. He stated it is going to cost approximately \$30,000-\$40,000 to make this move to Aberdeen. He stated the owners of Thermal Metal are requesting financial assistance to get the equipment moved to Aberdeen. He stated they are asking for \$5,000 from the County and \$5,000 from Aberdeen.

After a brief discussion, a motion was made by Commissioner Farrell, seconded by Commissioner McMurray, to adopt the Resolution to support Thermal Metal in the movement of Heritage Hardware into their facility in Aberdeen not to exceed \$5,000.00. Motion unanimously carried.

**7. Other Business**

Mayor Mofield asked the Board to sign up for the Moore County Chamber Business After EXPO and return their sheets to the Clerk for RSVP.

**8. Adjourn**

With no further business, a motion was made by Commissioner Parker, seconded by Commissioner Farrell, to continue the meeting to Thursday, October 12<sup>th</sup> at 5:00 p.m. Motion unanimously carried.

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Nancy M. Matthews, Town Clerk

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Elizabeth B. Mofield, Mayor