

Minutes
Regular Board Meeting
Aberdeen Town Board

June 13, 2011
Monday, 6:00 p.m.

Robert N. Page Municipal Building
Aberdeen, North Carolina

The Aberdeen Town Board met on Monday, June 13, 2011 at 6:00 p.m. for their regular Board Meeting. Members present were Mayor Elizabeth B. Mofield, Mayor Pro-tem Robbie Farrell, and Commissioners Pat Ann McMurray, Alan Parker, Jim Thomas, and Walter Wright. Others in attendance were Town Manager Bill Zell, Planning Director Kathy Liles, Planner Pam Graham, Fire Chief Phillip Richardson, Planning Intern Jae Kim, and Town Clerk Regina Rosy. Others in attendance were Reporter for the Pilot Tom Embrey, Tim Marcham, Elizabeth Cox, Bill Lester, Hal Harkess, Elease Goodwin, and Robert Martin.

1. Call to Order

Mayor Mofield called the meeting to order at 6:00 p.m.

Public Hearings

- a. Voluntary Annexation #46-911 submitted by Moore County Board of Education for the balance of the unincorporated property at Southern Middle School.

Mayor Mofield opened the public hearing on Voluntary Annexation #46-911 submitted by Moore County Board of Education for the balance of the unincorporated property at Southern Middle School. Planning Director Liles displayed a map showing where the property was located. Planning Director Liles stated the Board accepted the petition, accepted the Clerk's Certificate of Sufficiency, adopted the Resolution calling for Public Hearing, the annexation was advertised, the annexation is consistent with the Resolution of Consideration, and this annexation in-fills two donut holes.

Planning Director Liles stated staff recommends adoption of this annexation ordinance.

With no further discussion, Mayor Mofield closed the public hearing on Voluntary Annexation #46-911 submitted by Moore County Board of Education for the balance of the unincorporated property at Southern Middle School.

- b. Consideration of an amendment to §94.01, Fire Limits Designated, of the General Code of Ordinances eliminating primary fire limit zones for Town and Country Shopping Center, Sandhill Shopping Center, and Center Park Shopping Center, while preserving the designated zone for the downtown area.

Mayor Mofield opened the public hearing on Consideration of an amendment to §94.01, Fire Limits Designated, of the General Code of Ordinances eliminating primary fire limit zones for Town and Country Shopping Center, Sandhill Shopping Center, and Center Park Shopping Center, while preserving the designated zone for the downtown area.

Planning Director Liles stated Town staff has been discussing this issue now for the past three years and the issue has come to a head with the recent Texas Roadhouse project. Planning Director Liles stated if you have a primary fire limit zone then materials used within the fire limit zone must be fire retardant, which means you can not build wooden buildings. Planning Director Liles stated the basis for the request is the current building code requirements, the proximity of the Fire Department, mutual aid agreements, sprinklers, and higher use of fire retardant materials. Planning Director Liles stated she does not think it would compromise safety to lift the primary fire limit zones from the three areas. Planning Director Liles stated with the support of the Aberdeen Fire Department, the Planning Department staff recommends adoption of this amendment as proposed. Mayor Pro-tem Farrell asked if this change would affect insurance rates. Fire Chief Phillip Richardson stated no, this change would not affect insurance rates.

With no further discussion, Mayor Mofield closed the public hearing on Consideration of an amendment to §94.01, Fire Limits Designated, of the General Code of Ordinances eliminating primary fire limit zones for Town and Country Shopping Center, Sandhill Shopping Center, and Center Park Shopping Center, while preserving the designated zone for the downtown area.

- c. Fiscal Year 2011-2012 Budget and Budget Message.

Mayor Mofield opened the public hearing on the Fiscal Year 2011-2012 Budget and Budget Message.

Manager Zell stated tonight he is going to present the proposed budget for Fiscal Year 2011-2012 as required by NC General Statute 159-11(b). Manager Zell stated the total General Fund budget is \$6,004,446

which is 0.82% less than this current fiscal year's budget. Manager Zell stated the Water and Sewer budget is \$2,335,601 which is 6.35% larger than the current budget, which is due mostly to the Well 12 filtration project.

Manager Zell stated the proposed budget includes a 2% cost of living adjustment for all full and part-time employees. Manager Zell stated funds are included to continue retirement, 401-k, longevity, medical, dental, and life insurance coverage for all full-time employees. Manager Zell displayed a graph that showed how diligent the Town has been in controlling medical insurance costs over the past several years.

Manager Zell stated normal upkeep for facilities has been included in the proposed budget. Manager Zell stated Town staff is really hoping that the PARTF Grant will come through for the Ray's Mill Pond Project for \$250,000. Manager Zell stated the Fire Department expansion project should be completed by the end of December. Manager Zell stated the sound system in Town Hall also needs to be modernized for better audio and recording.

Manager Zell stated an area for consideration for the future would be an expansion for the Police Department. Manager Zell stated on the Water & Sewer side, there are water and sewer line expansion projects that really need to be considered. Manager Zell stated special appropriations included in the proposed budget include Malcolm Blue Farm, Aberdeen Lions Club, Partners in Progress, Walter Hines Page Library, Aberdeen Postmaster's House, and the Moore County Chamber.

Manager Zell stated in 2002, the total property valuation for the Town was \$305,000,000 and currently we are at \$685,000,000.

Manager Zell stated the Town's water and sewer system continues to be one of the strongest assets of the Town. Manager Zell stated water and sewer rates will be increased 5% effective on the September 1st billing cycle. Manager Zell stated Moore County Wastewater treatment facility has increased their rates over the last several years from \$1.27 per 1,000 gallons to \$2.61 per 1,000 gallons, which caused Aberdeen to have to increase rates. Manager Zell stated the Town will continue the bulk water contract with Moore County, and possibly even some future bulk water contracts with Fort Bragg and Hoke County.

Manager Zell thanked the Town Board and Town staff for their assistance with preparation of the budget. Manager Zell especially thanked

Finance Officer Beth Wentland and Commissioner Wright for all their hard work on this proposed budget.

Tim Marcham questioned if the tax rate would remain the same. Mayor Mofield stated the tax rate will remain the same.

With no further discussion, Mayor Mofield closed the public hearing on Fiscal Year 2011-2012 Budget and Budget Message.

- d. Approval of an Application to the North Carolina Department of Commerce, Community Investment and Assistance for funds under the 2011 Community Development Block Grant (CDBG) Housing Development Program as provided by the US Department of Housing and Urban Development (HUD).

Mayor Mofield opened the public hearing on Approval of an Application to the North Carolina Department of Commerce, Community Investment and Assistance for funds under the 2011 Community Development Block Grant (CDBG) Housing Development Program as provided by the US Department of Housing and Urban Development (HUD).

Manager Zell stated this is the CDBG housing development grant that has already been mentioned to the Board. Manager Zell stated this grant would put in water, sewer and streets for 14 homes in the Midway Gardens development.

With no further discussion, Mayor Mofield closed the public hearing on Approval of an Application to the North Carolina Department of Commerce, Community Investment and Assistance for funds under the 2011 Community Development Block Grant (CDBG) Housing Development Program as provided by the US Department of Housing and Urban Development (HUD).

2. Setting of the Agenda

Manager Zell requested to add 8d (2003 Rescue Truck) and 8e (Sanitation Truck) to the agenda.

A motion was made by Commissioner Wright, seconded by Commissioner Parker, to approve 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 Budget Meeting on May 5, 2011, Regular Board Meeting on May 9, 2011, Budget Meeting on May 12, 2011, Budget Meeting on May 19, 2011, Work Session on June 2, 2011, and Closed Session on June 2, 2011.

Town Clerk Regina Rosy stated in her haste to get out agenda packets before dark this past Friday evening, a few mistakes were made in the minutes up for approval. Town Clerk Regina Rosy explained the mistakes to be corrected.

A motion was made by Commissioner Wright, seconded by Commissioner Thomas, to approve the consent agenda as amended. Motion unanimously carried.

4. Informal Discussion and Public Comment

Manager Zell stated the regular festivities will be held on July 4th. Manager Zell stated festivities for children start at 5:00 p.m. and there will be a band, vendors, and the best fireworks in the area.

Manager Zell mentioned the letter received from the Oral Health Section with the Department of Health and Human Services. Mayor Mofield explained to the public that the Town Board is questioning the need for fluoride in the Town's water system and the Board is just looking into the issue at this time.

Commissioner Wright asked how the farmer's market is going. Manager Zell stated there are currently only two vendors at the farmer's market, but the farmer's market is still going on each week.

Maurice Holland, Sr. stated he came down to the Town Hall last week to speak with Town staff regarding demolition of dilapidated housing in Midway. Mr. Holland stated the Midway Community recently received a grant in the amount of \$6,500 to get rid of three dilapidated houses in the Midway Community. Mr. Holland stated he is here tonight to ask the Board if they would consider matching the \$6,500 grant to assist with cleaning up the Midway Community and he is also hoping for the tipping fees to be waived from the County. Mayor Mofield asked Mr. Holland where the grant was received from. Mr. Holland stated Resourceful Communities was where the \$6,500 grant came from. Mr. Holland stated he applied for \$12,900, and then received \$6,500. Mayor Mofield asked how the Midway

Community came up with the \$12,900 figure. Mr. Holland gave a brief explanation of how the figure came to \$12,900. Planning Director Liles stated there is money in the minimum housing budget line item for this type of project. Planning Director Liles stated \$15,000 is in the proposed budget for 2011-2012 for minimum housing. Mayor Mofield suggested having an official bid process through the Town for this project spelling out the specifics of the project. Mr. Holland stated he is trying to help make his community a better place to live in.

5. Financial Report

Manager Zell stated on the General Fund, the Town was \$6,500 in the red at the end of May. Manager Zell stated thru May 31st, 98.4% of R&P has been collected. Manager Zell stated he is estimating an additional \$500,000 - \$600,000 of revenue before the end of the fiscal year.

Manager Zell stated on the Water & Sewer side, the Town is \$314,000 in the red. Manager Zell stated May was not a billing month.

Mayor Mofield thanked Manager Zell for the financial report, even though she stated it was not good news. Manager Zell stated it will be good news by the end of the fiscal year.

6. Old Business

None

7. New Business

- a. Annexation Ordinance #46-911 submitted by Moore County Board of Education to Extend the Corporate Limits of the Town of Aberdeen for the balance of the unincorporated property at Southern Middle School.

Planning Director Liles stated staff would recommend approval to the Town Board. A motion was made by Commissioner Parker, seconded by Mayor Pro-tem Farrell, to approve Annexation Ordinance #46-911 submitted by Moore County Board of Education to Extend the Corporate Limits of the Town of Aberdeen for the balance of the unincorporated property at Southern Middle School. Motion unanimously carried.

- b. GP #11-01 Amending Primary Fire Limit Zones.

A motion was made by Commissioner Parker, seconded by Commissioner McMurray, to approve GP #11-01 Amending Primary Fire Limit Zones. Motion unanimously carried.

- c. Resolution for Application for Community Development Block Grant – Housing Development Funding for the Infrastructure Improvements to Serve Habitat for Humanity Midway Gardens.

A motion was made by Commissioner Parker, seconded by Commissioner Thomas, to approve Resolution for Application for Community Development Block Grant – Housing Development Funding for the Infrastructure Improvements to Serve Habitat for Humanity Midway Gardens. Motion unanimously carried.

- d. Consideration of adoption of the new Unified Development Ordinance, map representing the ETJ boundaries of the Town as were established and placed on record with the Register of Deeds in 1986 and 1990, and the new Zoning Map for the Aberdeen Town limits and extraterritorial jurisdiction.

Planning Director Liles stated proposed changes were made to the zoning map, accommodated staff report recommendations made during the last meeting.

Commissioner Wright asked about the R-20 lot width and if it had been corrected. Planning Director Liles stated the lot width had been changed to 100 ft. A motion was made by Mayor Pro-tem Farrell, seconded by Commissioner McMurray, to approve adoption of the new Unified Development Ordinance, map representing the ETJ boundaries of the Town as were established and placed on record with the Register of Deeds in 1986 and 1990, and the new Zoning Map for the Aberdeen Town limits and extraterritorial jurisdiction. Motion unanimously carried. Manager Zell stated a standing ovation needed to be given to Planning Director Liles and Elise Goodwin for a job well done.

A motion was made by Commissioner Parker, seconded by Commissioner McMurray, to approve ZA #11-03 Resolution Regarding Plan Consistency. Motion unanimously carried.

- e. Zoning Code Text Amendment ZA #11-02 submitted by Ron Stewart for an amendment to allow athletic/instructional facility and associated accessory uses in the Commercial Industry, Light District as a Conditional Use Permit.

Planning Director Liles stated the applicant is still interested in moving this item forward. A motion was made by Commissioner McMurray, seconded by Commissioner Wright, to approve an Ordinance to allow indoor athletic instructional facilities in the C-I Zoning District and approve a Resolution regarding plan consistency for indoor athletic instruction facilities in the C-I District (ZA #11-02). Motion unanimously carried.

- f. Appointments for two Planning Board positions.

Planning Director Liles stated one more applicant has been included which is the one for Barbara Allred. Planning Director Liles stated Janet Peele was mentioned as a possible candidate, but she has not submitted an application at this point. Mayor Mofield suggested tabling this item, since an additional applicant has been added to the stack. Commissioner McMurray stated she would also recommend tabling this item, since there are so many applicants. Commissioner McMurray thanked all of the applicants, and stated Manager Zell's CAP program is paying off.

- g. Bids for Filtration at Well #12.

Manager Zell stated this is the well out on Hwy. 211 with the radium issue. Manager Zell stated the bids came in and the total bid recommended by Hobbs Upchurch is \$153,285. A motion was made by Commissioner Wright, seconded by Commissioner Thomas, to approve the bids for the filtration at Well #12 in the amount of \$153,285. Bill Lester stated a pilot test was ran, and basically the radium is absorbed out of the water by completing this project. Motion unanimously carried.

8. Other Business

- a. Surplus Property.

Manager Zell stated the Board previously approved him to declare surplus property valued at less than \$7,500. Manager Zell stated this is just a list of items less than \$7,500 that are being declared surplus.

- b. Partners in Progress Annual Dinner.

Manager Zell reminded the Board that a table has been reserved for the Partners in Progress Annual Dinner on Wednesday, June 15th.

- c. Special Called Meeting on Monday, June 20th at 5:30 p.m. to consider approval of the FY 2011-2012 Budget.

Manager Zell reminded the Board that a Special Called Meeting will be held on Monday, June 20th at 5:30 p.m. to consider approval of the FY 2011-2012 Budget, consider approval of year-end budget amendments, and consideration of Planning Board appointments.

- d. 2003 Rescue Truck.

Manager Zell stated Aberdeen Rescue is closing their operation and Aberdeen Fire is now Aberdeen Fire and Rescue. Manager Zell stated Aberdeen Rescue has a 2003 rescue truck and there is still approximately \$65,000 owed on this vehicle. Manager Zell stated the fair market value for this vehicle is \$125,000 and the vehicle has an additional \$75,000 of equipment on the truck already. Manager Zell stated Chief Richardson has also determined that the truck has another 10 -12 years of service left on it. Manager Zell stated the Rescue Squad has a certificate of deposit worth \$25,000 and Aberdeen Rescue Squad has stated the Town can use that certificate of deposit to pay down the current \$65,000 balance owed for the vehicle. Commissioner Wright asked how this truck would be used. Fire Chief Richardson stated it would be a rescue truck and could also be used at a substation in the future if necessary. Commissioner Wright asked Fire Chief Richardson if he had this amount of money in his budget. Fire Chief Richardson stated no, he does not have this amount in his budget. Commissioner Parker asked Manager Zell how to make this happen. Manager Zell stated the balance for the vehicle would have to be taken out of Fund Balance. A motion was made by Commissioner Wright, seconded by Commissioner Parker, to agree to buy the 2003 rescue truck, and use the \$25,000 certificate of deposit from Aberdeen Rescue Squad and take the remaining \$40,000 from Fund Balance. Motion unanimously carried.

- e. Sanitation Truck

Manager Zell stated over the past several weeks, there have been serious issues with the sanitation trucks. Manager Zell stated Truck #211 is a 1998 year model and has been used daily for 6 years and then used as a spare truck for 7 years. Manager Zell stated the proposal is to buy a new garbage truck for a piggyback bid of \$131,585. Commissioner Parker asked how much would it cost to repair the transmission in the broken down 1998 truck. Manager Zell stated the most would be \$6,500 to repair the transmission. Mayor Mofield stated it seems like the mileage is very low for this to be a

1998 truck. Manager Zell stated you can't really go by the mileage, since the trucks make frequent stops for pickups. Commissioner Parker stated the Town could save \$125,000 by fixing the transmission on the current truck. Mayor Pro-tem Farrell pointed out this is a spare sanitation truck. Commissioner Wright suggested getting rid of the old truck that is broken down, and buy a new truck so the truck will be reliable. Manager Zell stated the Board would vote on this item at the June 23rd meeting, after a 10 day notice period for the piggyback. Commissioner Parker stated it would seem to make sense to him to spend \$6,500 and fix the 1998 truck and have a 2nd backup truck, versus declaring the 1998 truck surplus and receiving only \$4,000 for it. Commissioner Thomas stated picking up garbage and recycling is a big part of the services that Aberdeen offers. Commissioner Thomas stated he does not think it is a wise investment to continue to fix broken down trucks. Mayor Mofield stated if the truck can only be sold for \$4,000, then she thinks it would be more valuable to repair it for \$6,500 and have a 4th truck. Mayor Mofield suggested Public Works Director Rickie Monroe coming to the meeting on June 23rd to be available for questions.

9. Adjournment

With no further items for discussion or review, a motion was made by Commissioner Wright, seconded by Mayor Pro-tem Farrell, to adjourn the Board Meeting. Motion unanimously carried.

Regina M. Rosy, Town Clerk

Minutes were completed in
Draft form on June 14, 2011

Robert A. Farrell, Mayor Pro-tem

Minutes were adopted on
August 8, 2011