

Minutes  
Special Called Meeting  
Aberdeen Town Board

June 23, 2011  
Thursday, 5:30 p.m.

Robert N. Page Municipal Building  
Aberdeen, North Carolina

The Aberdeen Town Board met Thursday, June 23, 2011 at 6:00 p.m. for a Special Called 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. Staff members in attendance were Parks & Recreation Director Leigh Baggs, Police Chief Mike Connor, Fire Chief Phillip Richardson, Public Works Director Rickie Monroe, Planning Director Kathy Liles, Planner Pam Graham, Planning Intern Jae Kim, and Town Clerk Regina Rosy. Attorney T.C. Morphis, Fred Hobbs, Bob Koontz, and approximately 70 others were in attendance for the meeting.

Mayor Mofield called the meeting to order at 6:00 p.m. Mayor Mofield stated the purpose of this meeting is to consider approval of the piggyback purchase for the garbage truck, and also hold a joint session with the Planning Board regarding the potential Loblolly Plantation development. Mayor Mofield thanked everyone for their interest in this project and welcomed everyone back to future meetings.

Mayor Mofield asked Public Works Director Monroe to discuss the piggyback consideration for the garbage truck. Public Works Director Monroe stated Manager Zell had previously distributed some information about the garbage truck being considered. Public Works Director Monroe stated last month two of the garbage trucks were broken down at the same time. Public Works Director Monroe stated it is hard to pick up garbage with a dump truck since we have the 95 gallon containers now. Public Works Director Monroe stated a new garbage truck was originally budgeted for in the new fiscal year, but during budget cuts, it ended up getting cut from the budget. Public Works Director Monroe stated there is a piggyback bid from Ingram Equipment Company for a new garbage truck. Public Works Director Monroe stated the advertisement has run for 10 days, and now it's time to tell him yes or no on the garbage truck purchase. Mayor Mofield stated if she remembers from the previous meeting, there was a previous discussion about whether to fix the broken down truck and use as a spare or sell it, and there was also discussion about whether to purchase the new proposed garbage truck. Public Works Director Monroe stated he got some good news today – there was a piece of equipment on the spec truck that Public Works does not need that could be sold – which would deduct \$2,400 off the cost of the piggyback. Public Works Director Monroe stated he could probably save about \$4,000 total off the price if the steel surcharge is removed, and the additional piece of equipment is removed. Commissioner Wright asked what

the price is for the piggyback bid. Public Works Director Monroe stated \$128,000 would be the estimated price for the garbage truck, maybe a little less. Commissioner Thomas asked if the Board decided to not fix the broken down truck, is there a market for it? Public Works Director Monroe stated the truck has already been repaired with a new transmission, and he hoped that was okay. Mayor Mofield stated she thought it was wise to go ahead and get a new transmission for the garbage truck. Mayor Mofield stated the only decision to make now is whether to purchase the new garbage truck or not. Commissioner Parker suggested an additional option which would be to table this item to a later date. Mayor Mofield stated there may be a sense of urgency with this matter since most quotes are only good for 30 days. Public Works Director Monroe stated he is not really sure that Ingram would hold him to a 30 day quote guarantee, since there are several of these garbage trucks sitting on the lot. A motion was made by Commissioner Wright, seconded by Commissioner Thomas, to purchase the garbage truck at a price not to exceed \$135,000 and take it out of fund balance as of July 1, 2011. Mayor Pro-tem Farrell confirmed the cost would come out of next fiscal year's fund balance. Commissioner Thomas stated Public Works is a core service for the Town of Aberdeen, and we need to be ready to provide that service. Commissioner Thomas stated with broken down equipment, it makes it hard to take care of those services. Commissioner Wright stated he does not want to see citizens of Aberdeen run into the same problem he had during a recent time when the garbage trucks were broken down and his garbage was overflowing. Motion unanimously carried.

Mayor Mofield stated the next item on the agenda is a joint item with the Planning Board to discuss the proposed Loblolly Plantation development. Planning Director Liles laid out some ground rules for this session. Planning Director Liles stated there is no formal application for this project at this time. Planning Director Liles stated the focus of this meeting is to get the project laid out, and to give the Town Board and Planning Board an opportunity to ask questions about the project. Planning Director Liles stated tonight is not the appropriate time for public input. Planning Director Liles stated if the application moves forward, then there will be an opportunity for public input at a later time. Planning Director Liles stated a redesigned Town website will be rolled out within the next 30 days hopefully, and a link will be placed on the website for information about this project. Planning Director Liles stated citizens will also have the ability to sign up for e-news through the website as well. Planning Director Liles introduced Bob Koontz with Hobbs, Upchurch & Associates.

Mr. Koontz introduced himself and stated his goal tonight is to introduce the Town Board and Planning Board to this project. Mr. Koontz introduced Fred Hobbs and the rest of the team from Hobbs, Upchurch & Associates. Mr. Hobbs stated parts of this project may change through the process. Mr. Hobbs stated the Ransdell property is in three jurisdictions: Aberdeen's ETJ, Pinebluff's ETJ, and Moore County. Mr. Hobbs stated this presentation will be

presented again on Tuesday night, June 28, 2011, for the Town of Pinebluff and will be the same format. Mr. Hobbs stated he and his staff have been working feverishly over the past couple of weeks to develop this plan. Mr. Hobbs stated the desire of the developer is to move quickly assuming the necessary approvals are in place. Mr. Koontz stated Loblolly Plantation is envisioned to be a golf resort and lifestyle community in the heart of the Sandhills and the home of American golf and that's the real emphasis for the project. Mr. Koontz stated the developer wants the project to become an international destination and will include a resort hotel, spa, conference centers, some retail restaurant areas, as well as residential and lifestyle communities. Mr. Koontz stated there will also be a large golf academy that will hopefully attract international visitors to the site.

Mr. Koontz stated the plan to be presented tonight is very preliminary. Mr. Koontz displayed a map showing the location of the proposed development. Mr. Koontz stated the property is located on Highway 15-501. Mr. Koontz stated the proposed site is 787 acres and is rolling topography in the back of the property, and the front of the site is very flat and open. Mr. Koontz stated the property is currently zoned as a mixture of uses. Mr. Koontz stated historically the property has been used for agriculture, for tobacco farming, for timber, and for pinestraw operations. Mr. Koontz stated the property was recently timbered. Mr. Koontz stated there are some wetlands along the back of the site.

Mr. Koontz stated the plan is to create a real village atmosphere in the front of the project along Highway 15-501, leading into a retail village, then drive down a tree-lined street, with 150-200 feet setbacks, come in to the village green area, and then into the retail area. Mr. Koontz stated the retail area would include restaurants, retail shops, and a meeting house of some sorts. Mr. Koontz stated a golf museum might also be included and a 300-500 seat performing arts center for shows and events. Mr. Koontz stated the hotel and conference center and spa would overlook the golf in the back, and another boulevard would lead down to the international golf academy with a practice area. Mr. Koontz pointed on the map to the design for the residential area which is for a traditional neighborhood concept to promote a front porch atmosphere, with lots of green space and walking area. Mr. Koontz stated the village sits above all of the golf and would include parks and trails, and 36 holes of golf on the backside on the rolling topography to create a very unique experience. Mr. Koontz stated a tennis center is also planned. In general that is the preliminary master plan for this project. Mr. Koontz stated the residential development would be somewhere between 800-1,000 residential lots, with a mixture of single-family, multi-family, and townhome lots.

Mr. Hobbs addressed the utilities for this project. Mr. Hobbs stated once the Moore County Wastewater Treatment Plant is upgraded, reused quality wastewater will be pumped back to this property to irrigate the golf courses, public spaces, and private spaces. Mr. Hobbs

explained no potable water will be used for irrigation. Mr. Hobbs stated traffic studies have not been conducted yet, but a traffic study consultant is on contract and will be working on that study quickly. Mr. Hobbs stated Aberdeen Creek may be looked to in the short run to irrigate the golf course.

Mayor Pro-tem Farrell asked about the easement coming out of The Legacy and if that would handle the proposed need or would additional sewer lines be needed. Mr. Hobbs stated the sewer line could be expanded or a separate connection could be created. Mr. Hobbs stated the plan is to avoid additional pump stations. Mr. Hobbs stated there are several options to deal with the sewer line. Mayor Pro-tem Farrell asked about the wastewater treatment plant in Addor, and if this project builds out to 1,000 lots - he asked how close this would be to capacity with the Addor plant. Mr. Hobbs stated 360,000 – 400,000 gallons of wastewater would be generated per day if 1,000 lots developed out for this project. Mr. Hobbs stated he does not believe this project would jeopardize the Addor plant, since the plant will be able to handle 10 million gallons per day, and right now it is running at 4.8 million gallons per day. Mayor Pro-tem Farrell questioned if Legacy Lakes is already factored into the capacity that the Addor plant could handle, which is already approved for over 720 homes. Mr. Hobbs stated yes, it has been factored in already. Owen Gallagher asked about the entrance – would there be more than one? Mr. Koontz explained the other entrances planned for the development which would allow for adequate ingress and egress. Mr. Hobbs stated this development is not anticipated at this time to be a gated community. Joe Dannelley asked where the breakout is for the jurisdiction of this property. Mr. Hobbs stated most of the acreage is in Aberdeen. Mr. Hobbs stated Sir Nick Faldo (from the UK) and Steve Smyers (from Florida) have worked together on these types of golf course designs in the past and are going to be designing these two courses too. Mr. Hobbs stated an environmental study is being conducted right now, and there will be a lot of changes once detailed environmental assessment is completed. Mr. Dannelley asked where the entrance would be located exactly. Mr. Koontz stated the main entrance would be directly across from the Legacy entrance.

Mr. Koontz stated 611 acres of the proposed development is in Aberdeen ETJ and 173 acres are in Pinebluff ETJ. Mr. Dannelley stated golf cart communities have become very popular, and are very eco-friendly and he would ask for that to be a consideration. Mayor Mofield asked if most multi-family dwellings will be vacation homes, or permanent homes. Mr. Hobbs stated this will be marketed internationally in Asia and Europe, and the property owner may use the unit for a month or two each year, and then let others use it the remainder of the year. Mr. Koontz stated the hotel is envisioned as a 100 room hotel. Planning Director Liles asked about the architectural integration of the project. Mr. Koontz stated the idea is to hire a great architecture firm to give design of the project, and integrate everything in the project.

A citizen asked about demand for water, what is the total amount of water needed, and will it be prepared for. Mr. Hobbs stated the Town of Aberdeen is on well water, and it is anticipated for utilities to come through Aberdeen. Mr. Hobbs stated it is estimated at build-out that 450,000 - 500,000 gallons per day being the designed capacity, but could be much less. Mr. Hobbs stated the developer would participate or pay for the cost of development of additional well sites. Sarah Ahmad asked how many of the multi-family units are anticipated. Mr. Koontz stated between 150-250 multi-family units are anticipated at this point, but could change.

Fire Chief Richardson asked about the size of the hotel and if it is going to be eight stories tall. Mr. Hobbs stated a multi-story hotel has been discussed, but is not a foregone conclusion at this point. Mr. Hobbs stated there has been a lot of discussion about that issue, and multi-story is a desire.

Chief Connor stated additional police staff would definitely be needed to support a development such as this. Mr. Hobbs stated he understands the tax base would have to grow enough to provide for public services.

A citizen asked about how close the development would be to Pinebluff Lake Road. Mr. Koontz stated a 100 foot buffer is proposed between the development and Pinebluff Lake Road.

Owen Gallagher asked about the medical facility that was mentioned in the newspaper as part of the development. Mr. Koontz stated the medical facility will be more of a wellness center and fitness center, not a hospital.

Chief Connor asked about some space that might be available for a police/fire substation on the property. Mr. Hobbs stated it is not drawn in the plan right now, but is certainly doable and workable.

A citizen asked about data that is already available through the green growth toolbox and if it has been used. Mr. Koontz stated it is being worked through, basic information has been gone through, and more information will be available at a later date.

Mayor Mofield asked what is needed from the Board tonight. Mr. Hobbs stated the only thing he needs tonight is to know if the Board would be agreeable to his firm proceeding on this project. Mr. Hobbs stated he is not looking for a vote tonight, he is looking more for head nodding. Mayor Pro-tem Farrell asked if woodpeckers have been checked for on the property. Mr. Koontz stated Jay Carter is doing environmental work on the property, and that will be discovered if it is an issue.

Mayor Mofield stated the golf academy is particularly interesting to her. Mayor Mofield felt it would be wonderful to grow more golfers here in the area. The Town Board and Planning Board all expressed interest in the project.

Mr. Hobbs stated he met with Don Padgett at Pinehurst Resort yesterday, and Don was very supportive and interested in the project. Mr. Hobbs stated the developer is wanting to plan a partnership with Pinehurst Resort on this project. Planning Director Liles asked if this is all of the potential parcels in this project. Mr. Hobbs stated there is a possibility for it to grow some during this planning process, and additional parcels are being looked at.

Planning Director Liles stated there are other parties that may need to be brought into the project. Planning Director Liles asked if the Board would be willing to let a group work as a development team that would allow for quicker and more efficient process. Mayor Mofield stated she thought that would be very wise.

With no further discussion, a motion was made by Commissioner Wright, seconded by Mayor Pro-tem Farrell, to adjourn the Special Called Meeting. Motion unanimously carried.

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Regina M. Rosy, Town Clerk

Minutes were completed in  
Draft form on June 23, 2011

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Robert A. Farrell, Mayor Pro-tem

Minutes were approved  
on August 8, 2011