

Minutes
Work Session
Aberdeen Town Board

January 26, 2010
Tuesday, 5:30 p.m.

Robert N. Page Municipal Building
Aberdeen, North Carolina

The Aberdeen Town Board met on Tuesday, January 26, 2010 at 5:30 p.m. for their regular Work Session. Members present were Mayor Elizabeth B. Mofield, Mayor Pro-tem Robbie Farrell, and Commissioners Pat Ann McMurray, Jim Thomas, Alan Parker, and Walter Wright. Others in attendance were Town Manager Bill Zell, Town Clerk Regina Rosy, Planning Director Kathy Liles, and Public Works Director Rickie Monroe. Elizabeth Cox with Habitat for Humanity, Robert Brunke with Habitat for Humanity, and Reporter for the Pilot Hannah Sharpe were also present for the meeting.

Mayor Mofield called the Work Session to order.

1. Discussion on Leaf Machine for Public Works.

Public Works Director Rickie Monroe explained to the Board that one of the leaf machines was involved in an accident and was totaled. Public Works Director Monroe stated the insurance company paid out \$12,000 for the loss of the machine. Public Works Director Monroe showed a video of a 2010 Freightliner Leaf Truck that he would like to use the insurance money towards to purchase.

Public Works Director Monroe explained the current process that is used with the leaf machine and the simplified process that could be achieved by purchasing the 2010 Freightliner Leaf Truck.

Public Works Director Monroe stated the total price for the 2010 Freightliner Leaf Truck would be \$127,000 for the demo model which appeared to be a really good deal. Mayor Mofield asked how much a new dump truck would cost. Public Works Director Monroe stated a new dump truck would cost at least \$100,000. He stated if he were able to purchase this leaf truck he would no longer need a new dump truck in the upcoming fiscal year. Commissioner Wright requested Public Works Director Monroe get a price for a new leaf truck that was not a demo model. Mayor Mofield requested Public Works Director Monroe to offer \$120,000 and see if he can get the equipment for that price. Public Works Director Monroe stated the demo will be available at Public Works tomorrow morning at 10:00 for the Board to see. A motion was made by Commissioner Wright, seconded by Commissioner Thomas, to authorize the Board to negotiate an amount not to exceed \$130,000 to purchase the 2010 Freightliner Leaf Truck demo model. Motion unanimously carried.

2. Well Site #4 Acquisition

Public Works Director Monroe stated the Town has discovered that the Town does not own Well Site #4, but rather leased it from Richard Blue. Planning Director

Liles stated the lease was dated back to 1968 and was leased to the Town of Aberdeen from a family out of Maryland for \$99 per year. Planning Director Liles stated chances are the Town paid it all upfront. Planning Director Liles stated periodically the tax department researches deeds and recently discovered that taxes had not been paid since 1968 on this property. Planning Director Liles stated the deed is carrying a balance with interest on the unpaid property taxes. Planning Director Liles stated the property taxes are approximately \$127 per year and have not been paid since 1968. Public Works Director Monroe stated Well #4 is currently closed because of the chemical lindane. Public Works Director Monroe stated the well is located on Hwy. 211 near the railroad tracks. Commissioner Wright suggested letting the property go to a tax sale and the Town try to acquire it during the sale. Ms. Cox pointed out that tax sales do not yield clear titles. Commissioner Wright then suggested condemning the property so that the Town can acquire the property with a clear title. A motion was made by Commissioner Parker, seconded by Commissioner Thomas, to begin the condemnation process to condemn the property for Well Site #4. Motion unanimously carried.

3. Ordinance to Extend the Corporate Limits of the Town of Aberdeen, North Carolina submitted by the Academy of Moore.

A motion was made by Mayor Pro-tem Farrell, seconded by Commissioner Wright, to adopt the Ordinance to Extend the Corporate Limits of the Town of Aberdeen, North Carolina submitted by the Academy of Moore with effective annexation date as January 26, 2010. Mayor Pro-tem Farrell asked if the Town sign would be moved on Hwy. 501 if this motion passes. Manager Zell stated the sign would be replaced and moved to the new boundary. Motion unanimously carried.

4. Habitat for Humanity Presentation – Elizabeth Cox.

Elizabeth Cox, Executive Director for Habitat for Humanity, stated Habitat has had a lot of success working with the Town of Aberdeen in the past. Mrs. Cox stated she would like to share with the Board some information about Habitat for Humanity. Mrs. Cox informed the Board of Habitat's mission, vision, and requirements for potential homeowners. Mrs. Cox stated the median income in Moore County for 2009 was \$60,300 for a family of four. Mrs. Cox stated affordable housing is where the occupant is paying no more than 30% of gross income for gross housing costs, including utility costs. As for earnings, Mrs. Cox stated \$18,100 – \$36,180 is all that a Habitat family of four can earn in a year to qualify. Mrs. Cox explained how mortgage rates are figured for Habitat homeowners. Mrs. Cox stated Habitat has built 16 homes in Aberdeen over the past 22 years. Mrs. Cox stated the total tax appraised value of all Habitat Homes in Aberdeen is \$1,404,480. Mrs. Cox stated \$11,655 in property taxes on Habitat Homes was paid in 2009. Mrs. Cox thanked the Aberdeen Town Board for all they do for the community and for affordable housing.

5. Minimum Housing Code Update.

Planning Director Liles stated this item is scheduled for Public Hearing for February 8, 2010. Agenda Item as Public Hearing

6. Kennel Text Amendment.

Planning Director Liles stated this item is scheduled for Public Hearing for February 8, 2010. Agenda Item as Public Hearing

7. Appointment of an In-Town Alternate to the Historic Preservation Commission.

Planning Director Liles stated currently the Commission is supposed to be made up of 5 members: 1 ETJ member, 3 in-district members, and 1 at large member. Commissioner Parker suggested choosing an alternate that lives within the historic district since there are currently only 2 in-district members on the Historic Preservation Commission. A motion was made by Commissioner McMurray, seconded by Commissioner Parker, to appoint Kam Hurst as the alternate position for the Historic Preservation Commission. Motion unanimously carried.

8. Presentation regarding enforcement within the B-1 Zoning District.

a. Discussion of DROD Input

Planning Director Liles stated five citations have been issued within the DROD in the last week. Commissioner Parker requested citations be listed on the weekly report this Friday so he can see who has received letters of citation. Planning Director Lilies stated a second list will also be given to the Board with the weekly report of problem properties and reasons why citations can't be issued for those properties.

Commissioner Thomas stated the nature of retail has changed over the years. Mayor Mofield stated the purpose of the DROD was to have nice store fronts, friendly people inside greeting the public, and for the DROD to thrive. Mayor Mofield stated one question for the Board to consider is would it be better to have an empty building or a building with something in it that is at least sold over the internet.

The Board discussed what things are allowed in the DROD. Mayor Mofied stated goods and services are both considered retail and would be allowed in the DROD. Commissioner Parker stated the Town can not continue to allow Janet Kenworthy to hold concerts on Saturday nights when she is not in compliance. Mayor Mofield stated Janet Kenworthy sells entertainment because everyone who enters the door has to pay for admission, which is a form of retail. Mayor Pro-tem Farrell stated he was disappointed there was not more input from the public about the DROD. Commissioner Parker stated the Board needs to either leave the DROD as is, change it to make it better, or do away with it. Mayor Pro-tem Farrell stated the Board is back where they started because there was just not much input at the public discussion of the DROD. Mayor Mofield suggested the Board get a clear definition of what retail is. Mayor Mofield stated retail consists of selling products to the public, and products are goods or services. Planning Director Liles stated language could be drafted to meet the

Board's mission. Planning Director Liles stated the DROD could be done away with and more conditions could be put on the B-1 District zoning such as limits on warehousing and providing for expansions of nonconformities to address existing religious uses.

b. Discussion of a Façade Program

Planning Director Liles stated money is set aside for a façade program. She stated some buildings just need some paint and if the Board is willing, she could use the money set aside for improvements to the buildings in the DROD. The Board indicated that the money may best be spent on improvements to public property in the DROD.

c. Downtown Development Corporation

Planning Director Liles stated she would like to know if the Board is interested in creating a downtown development corporation. Mayor Mofield stated she would like to serve as a volunteer on the Town's behalf to be a part of the solution, not the problem. She stated she would like to see if she could work on reinstating some kind of group to work on the downtown area. Mayor Mofield stated sometimes a joint effort makes things easier to accomplish. Commissioner McMurray stated Richard Gergle was instrumental in helping to develop the downtown area at one time. Mayor Mofield asked Ms. Liles to determine what it would take to go back into the Main Street Program.

9. Building Inspection Requirement and \$50.00 Fee for Commercial Building Reuse.

Planning Director Liles stated this item will be placed on the agenda for the February Work Session.

10. Approve Offers to Purchase and Administrative Settlement Amounts on Two Properties.

Manager Zell stated this item will be discussed in Closed Session on February 8, 2010 with Ray Manieri. Agenda Item as Closed Session

11. Personnel Policy.

Manager Zell stated each Board member has received a revised Personnel Policy for their review. Manager Zell stated several current policies have all been incorporated into the Personnel Policy, along with some new language as well. Manager Zell stated this item will be discussed further at the Work Session on February 25, 2010.

12. Unified Development Ordinance.

Manager Zell stated each Board member has a calendar in front of them and he requested the Board choose two additional dates to review the UDO. The Board agreed

on Thursday, Feb. 4th from 5:30 – 7:30 pm to review the UDO. The Board selected Tuesday, Feb. 16th from 5:30 – 7:30 as a backup date if necessary to complete the UDO.

13. Adjournment.

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

Regina M. Rosy, Town Clerk

Elizabeth B. Mofield, Mayor

Minutes were completed in
Draft form on January 27, 2010

Minutes were adopted
February 8, 2010