

Minutes
Work Session
Aberdeen Board of Commissioners

May 28, 2009
Thursday, 5:30 p.m.

Aberdeen Town Hall
Aberdeen, North Carolina

The Aberdeen Town Board met on Thursday, May 28, 2009 at 5:30 p.m. for their regular Work Session. Members present were Mayor Elizabeth B. Mofield and Commissioners Robbie Farrell, Pat Ann McMurray, Jim Thomas and Walter Wright. Commissioner Donna Shannon was not in attendance for the meeting. Others in attendance were Town Manager Bill Zell, Town Clerk Regina Rosy, Public Works Director Rickie Monroe, Fire Chief Phillip Richardson, Ray Manieri with All American Associates, Moore County Manager Cary McSwain, Moore County Utilities Director Ben Vaughn, County Commissioner Tim Lea, and George Schofield.

Mayor Pro-tem Farrell called the Work Session to order.

1. Moore County Public Utilities Power Point Presentation with County Manager Cary McSwain and Utilities Director Ben Vaughn.

County Manager Cary McSwain thanked the Board for allowing him this opportunity to present to the Aberdeen Town Board. He stated the important thing is to know what the County has done as far as capital projects and what to expect. He stated a brand new County website will be rolled out by the end of June that will show projects being worked on and costs involved with those projects. He introduced the Moore County Public Utilities Director, Ben Vaughn, who would be doing the power point presentation.

Mr. Vaughn stated there are approximately 190 miles of sewer mains, 42 sewer lift stations, 360 miles of water mains, 9 water tanks, 5 water booster stations, and 23 wells located in the Moore County System. Mr. Vaughn presented the completed capital improvement projects from 2003-2006 which included a total cost of \$4,822,000. Mr. Vaughn stated the completed capital improvement projects for 2007 were a total cost of \$4,609,000. Mr. Vaughn stated the completed capital improvement projects for 2008 were a total cost of \$15,647,600. Mr. Vaughn then reviewed the capital improvement plan from 2009 – 2018. Mr. Vaughn then asked the Board if they had any questions.

Mayor Mofield stated she had not seen Aberdeen listed at all during the County's Capital Improvements Plan. Mayor Mofield wanted to know where all this money is going that Aberdeen pays to the County. Tim Lea stated Moore County is having to play catch up now doing maintenance and repair work on sewer lines. Mayor Mofield stated it would seem Aberdeen should receive some of the benefit from money paid into the system in addition to these other Towns. Commissioner Thomas stated the rates being charged by the County are just going up and up. County Manager Cary McSwain stated there are maintenance and operating costs, the County gets wholesale rate to operate the plant, and now money is needed for capital improvement. County Manager Cary McSwain stated the flow in the plant is not going to be sufficient for the

future so we have to plan for a greater flow. The capital expansion will cost around \$38,000,000. County Manager Cary McSwain stated the revenue end has to provide enough money to operate and maintain the expenses for the plant. Manager Zell asked if any of the stimulus money could be redirected to the sewer project. County Manager Cary McSwain explained the grant is 50/50 and the Pinehurst project would end up costing \$1,500,000 rather than \$3,000,000. Commissioner Wright asked how long this wastewater expansion fee would be extended. County Manager Cary McSwain stated the fee would be extended for 20 years. Manager Zell asked if the County had considered scaling back on any projects due to the state of the economy. County Manager Cary McSwain stated yes, to some extent, but upgrades to the plant have to be made. Manager Zell asked could the Aberdeen Town Board receive a quarterly report on these capital improvements so the Board can know where all the money Aberdeen spends is going. County Manager Cary McSwain stated Moore County could do a personal quarterly report for Aberdeen. Commissioner Wright asked why Aberdeen is being charged more for wastewater than billable units from our citizens. Mr. Vaughn stated he would look into that issue. County Manager Cary McSwain stated he has spoken to Dennis Brobst about this issue – and apparently there have been several checks on this particular line. County Manager Cary McSwain stated the lines have been checked. Commissioner Wright asked why Moore County could not just accept billable units for our charge rather than the meter.

Tim Lea stated the County of Moore is trying hard to open up the lines of communication with the whole county. County Manager Cary McSwain stated the County holds a quarterly meeting and the Town Board can add items to the agenda to discuss during the meeting if they wish. County Manager Cary McSwain thanked the Board for this opportunity to speak to them.

George Schofield stated he would like to know what the update is on the property adjoining his. Manager Zell stated the Planning Staff has not received the landscape plan yet from Dave Thomas. Manager Zell stated the Planning Dept. is on top of this issue and will keep the Board updated.

2. Town/Habitat Agreement for the Bethune St. CDBG Project.

Ray Manieri with All American Associates stated he has a quarterly report for each Board member on the CDBG Grant for Bethune St. He stated all funding release and major on-time compliance activities have been completed ahead of schedule and final release of funds is expected in early July, two months ahead of the required date. He stated project reporting and fair housing activity continues on a quarterly basis throughout the life of the project. He stated the grant administrative contract has been approved by the Town and the NC Division of Community Assistance. He stated the process of procuring engineering design, real estate appraisal, and lead-based paint risk assessment services is underway.

Commissioner Wright stated there appears to be two houses that need to be demolished in the Bethune St. area. Commissioner Wright wanted to know if those houses would be demolished. Ray Manieri stated one house would be demolished. He

stated there are a couple of other houses where it might be cheaper to demolish rather than rehabilitate.

Ray Manieri stated some rehab projects may be problematic. He stated one owner may not participate. He stated another unit may be a pre-1978 manufactured home and ineligible for funding. He stated another home may cost too much to rehabilitate. Ray Manieri stated alternatives will be developed for the Board's consideration.

Commissioner Farrell asked when procurement would begin. Ray Manieri stated land acquisition will take place in August.

Ray stated the Town/Habitat Agreement for the Bethune St. CDBG Project is for the purpose of transferring land from the Town to Habitat for Humanity. He stated he included the purpose and parties involved, term of agreement, termination and responsibilities of the parties in the agreement. Mayor Mofield requested that the agreement specify that the homes be built for Aberdeen residents.

A motion was made by Commissioner McMurray, seconded by Commissioner Thomas to approve the legally binding commitment between the Town of Aberdeen and Habitat for Humanity related to NC Division of Community Assistance 2008 CDBG Community Revitalization Grant # 08-C-1868. Motion unanimously carried.

3. Budget Message and Proposed Fiscal Year 2009-2010 Operating Budget.

Manager Zell stated this item is for Public Hearing on June 8, 2009. Manager Zell stated each Board member has been given the budget message. Commissioner Wright wanted to know about the grapple truck that Public Works Director Rickie Monroe has budgeted for Public Works for the 5-year capital improvements plan. Manager Zell stated the grapple truck is needed to continue the current level of service to citizens picking up debris, limbs, etc. Agenda Item as Public Hearing.

4. Curbside One-day per Week Garbage Pick-up.

Manager Zell stated this item is ready for a vote at the Regular Board Meeting on June 8, 2009. Agenda Item as New Business.

5. Resolution to Approve Financing Term for Police Vehicles

Manager Zell stated this is for 2 Dodge Chargers and 1 Jeep Cherokee in the amount of \$84,100 at 3.4% interest for a 3-year term. Commissioner Farrell stated he did not feel comfortable voting on this item since the public has not seen this item yet. He felt it would be more appropriate to vote on it at the Regular Board Meeting on June 8, 2009. Agenda Item as New Business.

6. Fire Dept. Expansion Project.

- a. Discussion on Agreement for the Provision of Architectural Design Services for the Aberdeen Fire Dept.

Fire Chief Phillip Richardson stated John Heckethorn has completed projects at the O'Neal School, Vass Town Hall, Whispering Pines Public Works facility, and remodeling at O'Neal School just to name a few.

A motion was made by Commissioner McMurray, seconded by Commissioner Thomas, to approve the agreement for the Provision of Architectural Design Services for the Aberdeen Fire Dept. with John Heckethorn. Motion unanimously carried.

- b. Resolution to Exempt the Fire Dept. Expansion Project from the RFQ Process.

Fire Chief Phillip Richardson stated this is the resolution needed to go along with the same project. A motion was made by Commissioner Thomas, seconded by Commissioner McMurray to approve the Resolution to Exempt the Fire Dept. Expansion Project from the RFQ Process. Motion unanimously carried.

7. Authorize Lease of Town Property.

Manager Zell stated these lease agreements are for two antennas which would take effect February 1, 2010. Commissioner Wright asked if the amount for these lease agreements had increased from the current agreement prices. Manager Zell stated he was able to keep the rates level but he was not able to increase them. Agenda Item as New Business.

8. Malcolm Blue Farm Maintenance Items.

Commissioner McMurray showed the Board the survey done at Malcolm Blue Farm regarding the water flow issue. She stated the house is fine, but there could be danger to the outbuildings due to the swells on the property. She stated she received one bid from Mr. Hight for \$8,000+. Mr. Hight had suggested getting some pipes from somewhere in the area donated to cut down on the price. The \$8,000 was for the grading and piping to fix the water flow issue. Manager Zell asked Commissioner McMurray to bring the bids to him and Public Works Director Rickie Monroe once she gets them and they can review them together. Manager Zell stated \$7500 is still in the current budget year for this project if needed. Manager Zell stated the money would need to be spent by June 30, 2009. Commissioner McMurray stated Malcolm Blue is meeting on Monday and she'll make them aware of this issue.

9. Application for Conditional Use Permit CU#09-03 submitted by Diane Teschendorf.

Manager Zell stated this is an application for a conditional use permit for a home occupation submitted by Diane Teschendorf. He stated this item will be held for public hearing on June 8, 2009. Agenda Item as Public Hearing and New Business.

10. Application for Conditional Use Permit CU#09-05 submitted by Sana T. Smith.

Manager Zell stated this is an application for a conditional use permit for a home occupation submitted by Sana T. Smith. He stated this item will be held for public hearing on June 8, 2009. Agenda Item as Public Hearing and New Business.

11. Application for Conditional Use Permit CU#09-04 and Site Plan Review SP#09-02 submitted by Joe Ussery.

Manager Zell stated this is an application for a conditional use permit and site plan review submitted by Joe Ussery for mixed uses of office/warehouse and mini-storage facility. He stated this item will be held for public hearing on June 8, 2009. Agenda Item as Public Hearing and New Business.

12. Consideration of Reappointment to Planning Board.

Manager Zell stated Mr. Bob Rigsby was appointed to the Planning Board in July of 2007 to fill the vacancy made by the resignation of Roger Bone. Mr. Rigsby has completed the initial term and has requested to be reappointed. Manager Zell stated the Planning Staff recommends that Mr. Bob Rigsby be reappointed to the Planning Board. Agenda Item as New Business.

13. CGI Communications Community Videos.

Town Clerk Regina Rosy stated the Town previously worked with CGI Communications on the development of some community videos for the Town of Aberdeen website. She stated the videos were exceptional and were completely free of charge. Town Clerk Regina Rosy stated she is working with CGI Communications on developing four new community videos for the Town website and she would like some direction from the Board on video topics and what they would like to see in these videos. The Board agreed on the video topics of a welcome video, parks and recreation, economic development, and a "then and now" (past and present). The Board was very excited about receiving these videos free of charge. Town Clerk Regina Rosy asked the Board to be thinking about these topics over the next few weeks and think about what they would like to see in these videos.

14. Other Business

Manager Zell stated Parks & Recreation Director Leigh Baggs had come up with another quote of \$13,034.53 for a smaller playground set for Berkeley Park. Commissioner McMurray made a motion, seconded by Commissioner Wright, to purchase the playground equipment for Berkeley Park in the amount of \$13,034.53. Motion unanimously carried.

Manager Zell made the Board aware that the Pine Straw Magazine will be doing an exclusive article on Aberdeen in the July edition. Manager Zell gave a list of 13 people he has referred to Jim Dodson to call for historical information about Aberdeen.

Commissioner Farrell said a lot had been cleared on Chapin St. beside the tennis courts and a bunch of tree tops had been dumped. Commissioner Farrell said for Manager Zell to take care of the issue and get it cleaned up.

Commissioner Farrell stated he had received many phone calls about the property located at 315 N. Sandhills Blvd. He stated the citizens calling him wanted to know why the lot has been clear cut of trees. Commissioner Farrell wanted to know what is going to be done on the property. Mayor Mofield figured the owner might make it a parking lot and the house will be used for an office. Commissioner Farrell wanted to know if the owner had come in for any type of permit. Mayor Mofield stated a permit would not be needed for clearing trees.

Commissioner Farrell wanted to know where the Town is with the Taylor Building. Commissioner Wright stated we should give Jack Taylor choices and give him a deadline in order to get something done. Mayor Mofield asked Manager Zell to tell Planning Director Kathy Liles to contact Jack Taylor and tell him we need something in writing about what he plans to do with the building or we will begin the condemnation process.

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

Regina M. Rosy, Town Clerk

Elizabeth B. Mofield, Mayor

Minutes were completed in
Draft form on May 29, 2009

Minutes were adopted
June 8, 2009