

**Minutes**  
**The Regular Meeting of the**  
**Aberdeen Board of Commissioners**

October 12, 2009  
Monday, 6:00 p.m.

Aberdeen Town Hall  
Aberdeen, North Carolina

The Aberdeen Board of Commissioners met Monday, October 12, 2009 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, Donna Shannon, Jim Thomas and Walter Wright. Staff members in attendance were Town Manager Bill Zell, Planning Director Kathy Liles, Parks & Recreation Director Leigh Baggs, Town Attorney T.C. Morphis, and Town Clerk Regina Rosy. Others in attendance were Alan Parker, Ray Ogden, John Manieri, Jim Dougherty, Elease Goodwin, Joe Dannelley, Shirley Starkey, Maurice Holland, Hannah Sharpe, and Dale Streicker.

1. Call to Order

Mayor Mofield called the meeting to order.

PUBLIC HEARING

a. Petition for the Aberdeen Town Board to serve as Housing Authority.

Mayor Mofield opened the Public Hearing for Petition for the Aberdeen Town Board to serve as Housing Authority. Manager Zell stated because there is property acquisition involved with the Bethune St. CDBG Grant, this is the best process to use in order to acquire property for eminent domain. John Manieri, with All American Associates, stated the Board serving as the Housing Authority will provide for more flexibility for eminent domain. Mr. Manieri explained the Town could use this authority for future projects as well if the Board so desires.

With no further Board discussion or public comments, Mayor Mofield closed the Public Hearing.

2. Setting of the Agenda

A motion was made by Commissioner Wright, seconded by Commissioner Thomas to approve the setting of the agenda. Motion unanimously carried.

3. Closed Session – Attorney/Client Privilege to Discuss Litigation.

A motion was made by Commissioner Wright, seconded by Mayor Pro-tem Farrell, to go into Closed Session for Attorney/Client Privilege to discuss litigation. Motion unanimously carried.

The Board returned from Closed Session with no action taken.

4. 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 on September 14, 2009, Closed Session on September 14, 2009 and Work Session on October 1, 2009.

Mayor Pro-tem Farrell stated Joe Dannelley stated he has only one set of twin daughters, therefore he requested the minutes from the Work Session on October 1, 2009 be revised to state Mr. Dannelley has only one set of twin daughters. A motion was made by Commissioner Thomas, seconded by Commissioner Wright, to approve the consent agenda as amended. Motion unanimously carried.

5. Informal Discussion and Public Comment

- a. RLUAC presentation by Jim Dougherty.

Jim Dougherty stated he is here to discuss RLUAC. Active 1991-1998. Mr. Dougherty showed the membership in RLUAC and the annual budget which consists of \$45,000. He stated the purpose of RLUAC is to balance through regional planning and communication – environmental compatibility, civilian safety, and military training needs. He showed the urban growth pattern around military land beginning in 1930s, 1950s, 1970s, 1990s, and 2000. He stated a light pollution study was conducted in 2007. He stated a telecommunications tower study was completed in 2008 which looked at potential problems for Fort Bragg and Pope. He stated a side benefit was the creation of All American Trail. Mr. Dougherty stated Phase II is getting ready to open which will make the trail 22 miles long. Mr. Dougherty stated when the 3<sup>rd</sup> phase is completed the trail will be over 30 miles long.

Manager Zell explained he wanted the Board to understand what they are getting out of their RLUAC contribution each year. Mayor Mofield stated she can tell RLUAC is in good hands. Mayor Mofield thanked Jim Dougherty for his presentation to the Board.

- b. Reading by Mayor Pro-tem Farrell of the Aberdeen Red Ribbon Week 2009 Proclamation.

Mayor Pro-tem Farrell read the Aberdeen Red Ribbon Week 2009 Proclamation to the public. Parks & Recreation Director Leigh Baggs presented

each Board member a red ribbon to wear in honor of Red Ribbon Week.

c. Zoning Code Text Amendment ZA#09-02 regarding dog kennels.

Planning Director Liles stated the Board had requested more information about this particular project. Manager Zell asked Ray Ogden to come up and speak to the Board. Ray Ogden thanked the Board for the opportunity to speak tonight. Mr. Ogden stated K2 Solutions is a company in Southern Pines. Mr. Ogden stated Mr. Kjellson and his wife began the K2 Solutions business 6 years ago and now have 50 employees working with them. Mr. Ogden stated K2 Solutions is creating jobs for local people – the project would add approximately 30 jobs to the area. Mr. Ogden stated this business could add a solid tax base to the community. Mr. Ogden stated the land Mr. Kjellson is looking at is zoned industrial property and it is a tough piece of property to develop. Mr. Ogden stated there are hills and gulleys on the property and access to the property is terrible. Mr. Ogden felt like Mr. Kjellson was treated badly by Moore County. Mr. Ogden stated this business could provide a trickle down effect from the training that takes place - staying in hotels, eating, etc. which would help Aberdeen businesses. Lane Kjellson, CEO of K2 Solutions in Southern Pines, thanked the Board for the opportunity to speak. Due to some technical issues with Mr. Kjellson's presentation, the Board moved to the next item while the technical issues could be resolved.

Maurice Holland stated the Midway Community wanted to commend the Town Board for making a difference in their situation. Mr. Holland read a certificate of appreciation to the Board for their hard work in annexing the Midway Community. Mr. Holland extended a personal and sincere thank you to Commissioner McMurray and to Manager Bill Zell for their help during this process. Mayor Mofield stated the Midway Community has been a strong community and has many wonderful families. Mayor Mofield reminded the public of the Citizen's Academy Program that begins tomorrow night at 5:30 p.m. She encouraged participation from citizens in this program.

Mr. Kjellson resolved the technical issues with the video and showed the video to the Board. Commissioner McMurray asked about explosions during training and how many dogs would be in training at the proposed location. Mr. Kjellson stated his company is funded through the 2<sup>nd</sup> of August next year. He stated a permanent facility would increase the likelihood of doing this business for much longer. He stated the threat of explosive devices will move more and more into our daily lives. Mr. Kjellson stated his current contract requires 112 trained dogs by December of 2009 for the Marine Corps. He currently has 130 dogs to account for injuries, etc. His plans are to house 180 dogs. Mayor Mofield asked how much acreage was needed for this project. Mr. Kjellson stated he could easily purchase 10 acres and make this work – but he wants to be a good neighbor. He is looking for something around 90-100 acres. Mayor Pro-tem Farrell asked if bombs are detonated. Mr. Kjellson stated it is important

to detonate on occasion – he stated detonations are very infrequent though. Mayor Mofield asked what types of dogs are trained. Mr. Kjellsen stated Labrador Retrievers will be used for this mission. Planning Director Liles asked Mr. Kjellsen to explain how explosives are stored on site. Mr. Kjellsen stated \$15,000 was spent on an ATF storage bunker which includes double locks that are very difficult to access and a GPS tracker system. Mr. Kjellsen stated caretakers are on site 24/7 and there is electronic monitoring 24/7. Mayor Mofield was concerned about the noise level. Mayor Pro-tem Farrell questioned the odor from the dogs. Mr. Kjellsen stated bowls are hand washed daily, runs are disinfected every day and they are cleanliness Nazis in his organization. Mayor Pro-tem Farrell asked where waste goes – Mr. Kjellsen stated waste is picked up and placed in the septic system. Mr. Kjellsen stated they are not a fly by night operation – they are very serious about what they do. He stated they show respect for neighbors, the community, etc.

Planning Director Liles explained the process for a text amendment.

6. Financial Report

Manager Zell stated at the end of the 1<sup>st</sup> quarter the general fund had a balance of \$529,815. Manager Zell stated the Town received taxes earlier than last year and we are ahead about \$86,000 so far this year. Manager Zell stated the Water & Sewer Fund, even in a non-billing month, was in the black which is far better than last year.

7. Old Business

Mayor Mofield mentioned Aberdeen High School Reunion that was held a couple weeks ago. Mayor Mofield mentioned a pathway was needed from the picnic shelter to the building so that visitors do not have to step in puddles and wet grass. Manager Zell mentioned ADA has to be considered. Manager Zell stated staff would work on some ideas for how to handle this problem. Mayor Pro-tem Farrell asked for the issue to be researched.

8. New Business

- a. Resolution Authorizing the Town of Aberdeen Board of Commissioners to Exercise the Powers, Duties and Responsibilities of a Housing Authority.

A motion was made by Commissioner Thomas, seconded by Commissioner Wright, to approve the Resolution Authorizing the Town of Aberdeen Board of Commissioners to Exercise the Powers, Duties and Responsibilities of a Housing Authority. Motion unanimously carried.

- b. Remove items listed in the Capital Assets.

A motion was made by Commissioner Thomas, seconded by Commissioner Wright, to remove items listed in the Capital Assets that are unaccounted for. Motion unanimously carried.

- c. Debt Setoff Clearinghouse Agreement.

A motion was made by Commissioner Thomas, seconded by Commissioner Wright to approve the Debt Setoff Clearinghouse Agreement. Motion unanimously carried.

- d. Resolution for Debt Setoff Program.

A motion was made by Commissioner Shannon, seconded by Commissioner McMurray, to approve the Resolution for the Debt Setoff Program. Motion unanimously carried.

- e. NCDOT and the Town of Aberdeen Municipal Agreement for Inspection of Bridges on the Municipal Street System.

Manager Zell stated this is an annual agreement. Commissioner Thomas asked if it costs the Town anything. Manager Zell stated it comes out of Powell Bill money. A motion was made by Commissioner Wright, seconded by Commissioner Thomas, to approve the NCDOT and the Town of Aberdeen Municipal Agreement for Inspection of Bridges on the Municipal Street System. Motion unanimously carried.

- f. Contract to Replace Roof for Large House at Ray's Mill Pond.

A motion was made by Commissioner McMurray, seconded by Commissioner Wright, to approve the contract to replace the roof for the large house at Ray's Mill Pond. Motion unanimously carried.

## 9. Other Business.

Mayor Pro-tem Farrell stated anyone who missed the Sardine Festival really missed out. All sardines and moon pies were all gone before the event was even over. Mayor Pro-tem Farrell stated Channel 5 Tarheel Traveler interviewed citizens. He stated it would air at 5:55 this Wednesday on Channel 5 and also the week before Veteran's Day. Susie McNeill was the new sardine queen.

Mayor Mofield thanked Commissioner McMurray for the Farmskills Festival at Malcolm Blue Farm.

10. Adjourn

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.

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Regina M. Rosy, Town Clerk

Minutes were completed in  
Draft form on October 13, 2009

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Elizabeth B. Mofield, Mayor

Minutes were adopted  
November 9, 2009