

Minutes  
Work Session  
Aberdeen Town Board

May 3, 2012  
Thursday, 5:30 p.m.

Robert N. Page Municipal Building  
Aberdeen, North Carolina

The Aberdeen Town Board met on Thursday, May 3, 2012 at 5:30 p.m. for their regular Work Session. Board 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 Town Manager Bill Zell, Town Clerk Regina Rosy, Planning Director Kathy Liles, Senior Planner Pam Graham, Police Chief Mike Connor, Captain Dan Wilson, Deputy Chief Jim Foster, Senior Investigator Carl Colasacco, and Officers Leigh Ann Books, Tony Torres, Bobbi Rodgers, Craig Armstrong, and Oliver Reilly. Others in attendance were Reporter for the Pilot Tom Embrey, Fred Hobbs, John May, Pat Corso, Melanie Thompson, and Rob Shoaf.

Mayor Mofield called the Work Session to order at 5:30 p.m. and thanked everyone for showing interest in the Town of Aberdeen.

Mayor Mofield welcomed the Aberdeen police department officers to the meeting.

1. Proclamation for Police Memorial Week proclaiming May 15, 2012 as Police Memorial Day and the week of May 13 19, 2012 as Police Memorial Week.

Mayor Pro tem Farrell read the proclamation. Mayor Mofield thanked the Aberdeen police officers for the work they do for the Town of Aberdeen. A motion was made by Commissioner Thomas, seconded by Commissioner Wright, to approve the Police Memorial Week Proclamation. Motion unanimously carried.

2. Service Mark and Trademark License Agreement between the Town of Aberdeen and Bill Marts

Manager Zell stated this issue came about because Bill Marts wants to use the logo from the Police Department and Fire Department to make items to sell to Aberdeen staff. Manager Zell stated Attorney Morphis drew up this agreement for the Board's review.

Mayor Mofield stated it is a 1 year license agreement. Commissioner McMurray recommended this item be for New Business on 5/14/12. Agenda Item scheduled for New Business on 5/14/12.

3. Partners in Progress Listen N Learn.

Manager Zell stated the Town pays \$12,000 per year for our contribution to Partners in Progress. Manager Zell stated tonight is an open forum to ask questions of the Partners in Progress Board. Mayor Mofield asked Melanie to outline things that Partners in Progress have done in Aberdeen over the past year.

Melanie stated Royal Threads received a grant from the NC Rural Center and have renovated the adjacent building to their current operation in order to expand their workforce, created 6 additional jobs, and the \$48,000 grant was received.

Southeastern Tool and Die received a grant when they moved into the Intek building. Melanie stated it is still a work in progress, because the economy went through a tough time, had to lay employees off, and now they are just trying to get back to where they were in 2008. Mr. Corso stated Royal Threads was considering leaving the area, and the building reuse and restoration grant was key to keeping Royal Threads here in the area.

Mr. Corso stated the mission of Partners in Progress is to recruit, retain and expand. Retention and expansion is the first mission of theirs. Mr. Corso stated the recruitment piece has been changing and there is a new way of doing business now. Mr. Corso stated we are viewed as a mini metropolitan and to that end there is an opportunity tap into new resources, in particular southern Moore County.

Manager Zell wanted to know if the Aberdeen Business Guild was invited to the stakeholders meeting to discuss the direction of Partners in Progress. Melanie stated she would check and see if they were on the list. Mayor Mofield asked if Partners in Progress has a list of vacant buildings in Aberdeen. Mr. Corso stated yes, they are even listed on the Partners in Progress website. Melanie stated it is important that Partners in Progress be made aware of empty buildings so that they are familiar with empty buildings and can market them.

Mr. Hobbs stated the current Board for Partners in Progress has been going on for 8 years now, and the Board has never come and asked local governing Boards if they are happy with the direction of Partners in Progress. Mr. Hobbs stated that is the purpose of coming tonight is to find out if Aberdeen is pleased with the direction that Partners in Progress is headed in.

Mayor Mofield requested Partners in Progress to not take business from one community and move it to a neighboring community. Mayor Mofield stated she would rather see businesses pulled from out of Moore County into Moore County. Mr. Hobbs

stated Partners in Progress learned of the decision for Railhouse Brewery to move to Pinehurst very late in the game, and did not participate in the decision making for that business decision. Manager Zell pointed out that Partners in Progress should have taken a stance that they were not supportive of that type of business when Railhouse Brewery made the move to Pinehurst. Mr. Hobbs suggested Manager Zell and Board members to keep Partners in Progress informed of what they are not doing well.

Manager Zell stated Ray Ogden did traditional marketing, whereas Mr. Corso will be using a new age type of marketing.

Melanie left an open request for the Town of Aberdeen to keep Partners in Progress updated of any vacant buildings in Aberdeen that may could be used for economic development. Planning Director Liles suggested using Aberdeen's resources through the TV station, website, and newsletter to reach the public and find out where empty buildings are located.

Mayor Mofield stated she loves good clean industry. The Board members thanked Partners in Progress for coming tonight and the work they do.

#### 4. Triangle Regional Film Commission Presentation.

Mr. Corso stated the film industry could create a stream of revenue for Moore County, and he has asked Rob Shoaf to speak to the Board tonight about the Triangle Regional Film Commission. Mr. Shoaf stated our region is the last region in the state to not have a film commission. Mr. Shoaf stated the mission is to market the 13 counties in the area to film producers and try to bring films to the area to produce a stream of revenue that could benefit the community. Mr. Shoaf stated in 2010 our area reported \$0 in production spending. Mr. Shoaf stated the Triangle Regional Film Commission was formed in late 2010 on a part time basis, and \$4 million was brought into the area in 2011 for production spending. Mr. Shoaf stated in 2012, \$7 million+ estimated as of April 15<sup>th</sup>. Mr. Shoaf stated accessibility is key and Moore County has great access by US Highway 1 and twenty location photo packages were requested in the first quarter of 2012. Of those 20 requests, 4 film location packages included listings from Moore County. Mr. Shoaf stated independent feature productions will spend up to \$110,000 per day on location. The NC State film office reported nearly \$230 million spent in 2011 and more than 10,000 jobs created. Mr. Shoaf stated the state film office projects more than \$275 million will be spent in 2012.

Mr. Shoaf stated he is asking for a minimum contribution of \$2,500 to be used for marketing of the area. Mr. Shoaf stated if one large film comes to the area, then the return on investment is taken care of in one day of film shooting. Mr. Shoaf stated

including with that \$2,500 contribution, it also includes professional digital photography for Town publications, advertising, and web applications. Mr. Shoaf stated the TRFC Community Advisory Board will be formed and one member from each community will be included. Mr. Shoaf stated they are really on a shoestring budget, and he is really hoping to get support from the community.

Mayor Mofield asked what the TRFC's budget was last year. Mr. Shoaf stated \$313,000 was the budget last year, and this year \$233,000 is the budget, and they are not on track to meet that budget either. Mayor Mofield thanked Mr. Shoaf for the information.

5. Conditional Zoning CZ #12 01 as requested by Sheila Murphy representing Genesis Global LLC for property located at 354 Parkway Drive to zone the property C I C and add child care center to the allowed uses for property identified by LRK# 20040417 in the Moore County Tax Registry.

Planning Director Liles requested this item be added for public hearing on 5/14/12 and she will provide information to the Board at that time. Agenda Item scheduled for Public Hearing on 5/14/12

6. Regional Hazard Mitigation Plan.

Planning Director Liles stated the Town contributed some money to the County to update the regional hazard mitigation plan. Planning Director Liles stated the Division of Emergency Management is offering to prepare a grant request for a regional plan that will take the place of the multi jurisdiction plan. Planning Director Liles stated the Mitigation Advisory Committee is meeting on May 10<sup>th</sup> to develop a recommendation as to whether or not to participate in a regional effort. If a decision is reached to move forward, each participating local government, including Aberdeen, would need to sign on to an Agreement to Participate in a Regional Hazard Mitigation Plan quickly, in order to not hold up the process.

A motion was made by Commissioner Parker, seconded by Commissioner McMurray, to authorize execution of the Agreement to Participate in a Regional Hazard Mitigation Plan by the Mayor upon recommendation of the Mitigation Advisory Committee. Motion unanimously carried.

7. Appointment to the Historic Preservation Commission.

Senior Planner Graham stated a position will come open in June, when Joel Stencil reaches the end of his two consecutive terms. A replacement for Mr. Stencil will

need to be appointed by the Town Board in keeping with the by laws of the Historic Preservation Commission requiring five active members, all of whom must reside within the Town of Aberdeen zoning jurisdiction. A file is maintained in the Planning Department of applications received from citizens interested in serving on all of the Planning Department appointed boards. At this time the following individuals have expressed interest in the Historic Preservation Commission – Ernestine Chapman, Martha Swaringen, and Mollie Wilson. Commissioner McMurray asked, of the 5 members, how many live in the historic district. Senior Planner Graham stated only one the citizens live in the historic district currently.

Senior Planner Graham stated we are still awaiting the certified local government status.

Mayor Mofield brought up the church in Berkeley that was torn down this past week, which was built in 1927. Mayor Pro tem Farrell stated in the paper it said that the church had been condemned. Tom Embrey stated he heard that a storm damaged the church, and they could not afford repairs, so that is why the church was taken down. Mayor Mofield stressed the importance of appointing the best fit person to serve on this Historic Preservation Commission, so that something like this does not happen again. Agenda Item as New Business on 5/14/12

8. Non Substantive Error Corrections to UDO, Articles I through IX.

Planning Director Liles stated it should have read Articles I through XI, but basically these are the errors that were found by Melissa Guilbeau, while she was reviewing the UDO. Planning Director Liles requested that the changes be attached to the minutes for the record. Planning Director Liles stated no Board action is needed, since these are just minor corrections that can be corrected by staff.

9. Conditional Use Permit CU #12 02 for Retail Sales with High Volume Traffic Generation for an application filed by Moseley Real Estate Advisors affecting land currently owned by Huntley Family Limited Partnership and Bonnie McPeake. The property is zoned Highway Commercial and is located at or near the intersection of US Hwy 1 and NC Hwy 15/501. It is identified by LRK#'s 50835, 50831, and 52972 in the Moore County Tax Registry.

Mayor Mofield stated she has always hoped there would be a roundabout in this area to reduce traffic congestion. Mayor Mofield asked if there was any way to ask the developer to move the business further back on the property so that the roundabout could still possibly occur at some point in the future. Planning Director Liles stated a traffic study was already conducted, and a lot of additional information will be provided

to the Board at the Board meeting on 5/14/12. Planning Director Liles stated the developer is asking for 25,000 square feet of retail space which will include CVS, and the property next to it.

Mayor Mofield was very concerned about what may happen to this property if the bypass goes in on US Highway 1. Commissioner Thomas stated he thinks the Town needs to carefully consider this conditional use permit, and not be pushing this item through to meet the developer's timeline, especially since this is such an important piece of property within the Town.

Planning Director Liles stated a lot of information will be brought to the Public Hearing on 5/14/12. Planning Director Liles stated the developer will present facts, members from the public will speak, and staff will present information as well. Agenda Item scheduled as Public Hearing on 5/14/12.

10. Resolution for Adoption of the Bicycle Transportation Plan.

Agenda item scheduled for New Business on 5/14/12.

11. Consideration for Town of Aberdeen to be a co sponsor for the Spring Spree and approve Street Closure for the event.

Item removed since Spring Spree has been postponed.

12. Resolution for Transfer of Watershed Allocation.

Item removed for now.

13. Surety for Midway Gardens Infrastructure.

Planning Director Liles stated she will present information on this item at the Board Meeting on 5/14/12. Agenda item scheduled for New Business on 5/14/12.

14. Resolution Accepting Financing Terms for 4 Police Vehicles through BB&T.

Manager Zell stated this is the financing terms for the four police vehicles which will be at an Interest rate of 1.47%. Agenda Item scheduled for Consent Agenda on 5/14/12.

15. Other Business.

Manager Zell gave an update on the recording equipment and stated Gene Currie has completed the conference room, and is almost complete with the rotunda. Manager Zell stated he believes the Board is going to be very pleased with the results,

and the work was done for a significant cheaper price than the original proposed quotes.

Mayor Mofield stated she was very upset about the trees that were cut down at Colonial Heights Park. Manager Zell explained that it was impossible to put up the fence, without cutting down a few of the trees in the way.

Commissioner McMurray asked about the status of the master sign plan. Planning Director Liles stated this item will be brought back shortly with a revised design to show the Board.

Commissioner McMurray asked about the status of the Bon Accord. Town Clerk Regina Rosy stated there will be two potential designs for the Board to consider at the next Work Session.

Mayor Pro tem Farrell asked about the fence quote. Manager Zell stated it was originally \$40,000 for the quote, and was completed for \$17,000.

16. Adjournment.

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

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Regina M. Rosy, Town Clerk

Minutes were completed in  
Draft form on May 3, 2012

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Elizabeth B. Mofield, Mayor

Minutes were adopted  
May 14, 2012