

Minutes  
Regular Board Meeting  
Aberdeen Town Board

April 9, 2012  
Monday, 6:00 p.m.

Robert N. Page Municipal Building  
Aberdeen, North Carolina

The Aberdeen Town Board met Monday, April 9, 2012 at 6:00 p.m. for the Regular Board Meeting. Members present were Mayor Pro-tem Robert A. Farrell and Commissioners Pat Ann McMurray, Jim Thomas, and Walter Wright. Mayor Elizabeth B. Mofield and Commissioner Alan Parker were not in attendance for the meeting. Staff members in attendance were Parks and Recreation Director Leigh Baggs, Planning Director Kathy Liles, Town Manager Bill Zell, and Town Clerk Regina Rosy. Reporter for Aberdeen Times Billy Marts and Tim Marcham were also in attendance for the meeting.

1. Call to Order

a. Pledge of Allegiance.

Mayor Pro-tem Farrell asked everyone to please stand for the Pledge of Allegiance.

2. Public Hearings

a. Close-Out of FY 2008 CDBG Bethune Street Redevelopment Project.

Mayor Pro-tem Farrell opened the public hearing on Close-Out of FY 2008 CDBG Bethune Street Redevelopment Project.

Planning Director Liles stated there is a closeout to report on the \$850,000 CDBG grant for Bethune Street. Planning Director Liles stated the grant incorporated the following activities: acquisition, streets, sewer, demolition and clearance, rehabilitation, administrative costs, design and engineering with new streets, five new home sites, street improvements to serve the Berkeley Community, all homes are now served by sewer in the Berkeley Community, and one home was demolished.

Planning Director Liles stated the grant dollars have been spent well, and it is a project that the Town is proud of. Planning Director Liles stated the purpose of this public hearing is to close out this grant with the NC Department of Commerce.

Mayor Pro-tem Farrell stated Bethune Street looks wonderful and concrete curbing is located on the street, houses look nice, and it was money well spent.

With no further discussion, Mayor Pro-tem Farrell closed the public hearing on Close-Out of FY 2008 CDBG Bethune Street Redevelopment Project.

b. CDBG Application for Small Business and Entrepreneurial Assistance.

Mayor Pro-tem Farrell opened the public hearing on CDBG Application for Small Business and Entrepreneurial Assistance.

Planning Director Liles stated this is the second required CDBG public hearing that has to be completed when the project becomes specific. Planning Director Liles stated the two projects that floated to the top for this grant were Davenport's Galaxy and Blue's Crossing Barbershop. Planning Director Liles stated 127 Sycamore Street is the location of Davenport's Galaxy. Planning Director Liles stated Rodney Tyner will also be a partner with John and Kim Davenport on the project for Davenport's Galaxy. Planning Director Liles stated 104 W. Main Street is the location for Brian's Barbershop.

Planning Director Liles stated there are upfits that need to take place for the interior (new refrigeration, new rack system, front end equipment, food service grill) and the exterior (scrape and blast and repaint) of Davenport's Galaxy, due to the great deal of damage that occurred during past ownership. Planning Director Liles stated there is also a general need to update equipment.

Planning Director Liles stated Brian Morris is looking at creating another work station in his barbershop to generate additional business, and he would also expand his barbershop to include tanning too. Planning Director Liles stated other items included are cabinetry, work station, software, furniture, etc.

Planning Director Liles stated the grocery store will restore a needed service to many of the residents that live adjacent to our downtown. The barbershop will also provide unique service to compliment the multiple styling salons already located in our downtown district.

SBEA requires that a certain number of jobs are created with this grant. A goal of Davenport's Galaxy Grocery Store is to create 10 full-time positions and 9 part-time positions. Blue's Crossing Barbershop would be creating 1 full time and 1 contract employee. Jobs would have to be created within a three-year window once the grant is awarded.

Planning Director Liles stated the maximum amount allowed to be requested is \$250,000. The total cost of the project at this point is \$350,000 and Davenport's Galaxy would pay \$100,000 of the total cost. 71% of the project would be financed with CDBG funds.

A secondary component of the SBEA project is to create and nurture an entrepreneurial environment within Aberdeen. This will be established by the following actions:

- Create an executive steering committee for Downtown Aberdeen area.
- Coordinate through Sandhills Community College for training for businesses.

Total budget is as follows:  
Davenport's Galaxy \$192,500  
Blue's Crossing Barbershop \$25,000  
Entrepreneurial Assistance \$5,000  
Administration and Planning \$27,500  
For a total of \$250,000

Commissioner Wright asked if Mr. Davenport would open up the grocery store even if the grant is not received. Planning Director Liles stated she is unsure if the project will move forward without grant funding. Mayor Pro-tem Farrell asked if the Town has to pay anything for this grant. Planning Director Liles stated this particular grant does not require the Town to put any money up.

Planning Director Liles suggested a special called meeting may be needed to consider approval of a resolution to submit the application for this grant.

With no further discussion, Mayor Pro-tem Farrell closed the public hearing on CDBG Application for Small Business and Entrepreneurial Assistance.

- c. Unified Development Ordinance Amendment UDO #12-03 Regarding Window and Door Signs.

Mayor Pro-tem Farrell opened the public hearing on Unified Development Ordinance Amendment UDO #12-03 Regarding Window and Door Signs.

Planning Director Liles stated this is a very brief amendment to the UDO. Planning Director Liles stated this language was accidentally left out of the revision of the newly adopted UDO. Planning Director Liles stated this language dictates that no more than 25% of the glass area may be covered with window signage. The goal is to put this language back into the UDO, where it should never have been removed.

With no further discussion, Mayor Pro-tem Farrell closed the public hearing on Unified Development Ordinance Amendment UDO #12-03 Regarding Window and Door Signs.

- d. Unified Development Ordinance Amendment UDO #12-04 Regarding the Use of More Stringent Standard.

Mayor Pro-tem Farrell opened the public hearing on Unified Development Ordinance Amendment UDO #12-04 Regarding the Use of More Stringent Standard.

Planning Director Liles stated this item was found when examining projects, and inconsistent language in the UDO was found. Planning Director Liles stated the language states if there are 2 or more conflicting standards in the UDO, then the higher standard would control.

Commissioner McMurray stated Aberdeen needs to go to the highest standards in order to protect the community and future development.

Mayor Pro-tem Farrell stated it has been said that if too much is required of a builder then they will not come to Aberdeen. Mayor Pro-tem Farrell stated he does not believe that is true. He gave an example of the Dollar General in Southern Pines that is 100% brick.

With no further discussion, Mayor Pro-tem Farrell closed the public hearing on Unified Development Ordinance Amendment UDO #12-04 Regarding the Use of More Stringent Standard.

### 3. Setting of the Agenda

Manager Zell stated Item 9c needs to be placed in Closed Session. A motion was made by Commissioner Thomas, seconded by Commissioner McMurray, to approve the setting of the agenda as amended. Motion unanimously carried.

### 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 March 12, 2012, Special Called Meeting on March 20, 2012, Work Session on March 29, 2012, and Closed Session on March 29, 2012.

Commissioner Wright brought up two issues that he found in the minutes to be corrected:

- 3/20/12 – Page 2, last paragraph, 2<sup>nd</sup> sentence – Commissioner Wright asked for the sentence to be reworded to make more sense.
- 3/29/12 – Page 3, 3<sup>rd</sup> sentence – add in “care” after take.

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

Mayor Pro-tem Farrell stated he and Commissioner McMurray went to the airport in Carthage this past Saturday and a monument was dedicated to Lieutenant Hoyle Upchurch. Mayor Pro-tem Farrell stated there was a large delegate of Chinese present for the ceremony.

Billy Marts made the Board aware of the upcoming Spring Spree for the downtown Aberdeen area.

6. Financial Report

Manager Zell stated for the General Fund, the Town is over \$608,000 to the good through 75% of the year. Manager Zell stated the utility franchise tax revenue was the highest one the Town has ever received.

Manager Zell stated March was a three-payroll month which was a noteworthy expense.

Manager Zell stated for the Water & Sewer Fund, it was not a billing month, but the Town is still over \$162,000 in the black so far this fiscal year.

Mayor Pro-tem Farrell asked if the police cars have been purchased yet. Manager Zell stated yes, the police vehicles have been purchased which included 3 dodge chargers, and 1 SUV.

7. Old Business

None

8. New Business

- a. Unified Development Ordinance Amendment UDO #12-03 Regarding Window and Door Signs.

Planning Director Liles stated 2 motions will be needed. 1 motion on the ordinance, and 1 on if the request is or is not consistent with the 2030 Land Development Plan.

A motion was made by Commissioner Thomas, seconded by Commissioner McMurray, to approve the UDO Amendment UDO #12-03 Regarding Window and Door Signs. Motion unanimously carried.

A motion was made by Commissioner McMurray, seconded by Commissioner Thomas, to approve the Resolution of Consistency that the ordinance is not inconsistent therewith, and is reasonable and in the public interest. Motion unanimously carried.

- b. Unified Development Ordinance Amendment UDO #12-04 Regarding the Use of More Stringent Standard.

A motion was made by Commissioner McMurray, seconded by Commissioner Wright, to approve the amendment with an amendment to add an "s", Motion unanimously carried.

A motion was made by Commissioner McMurray, seconded by Commissioner Thomas, to approve the Resolution of Consistency that the ordinance is not

inconsistent therewith, and is reasonable and in the public interest. Motion unanimously carried.

- c. Contract with Dixon Hughes Goodman LLP to Audit Town Accounts.

Manager Zell stated this is the annual audit contract. Manager Zell stated he and Finance Officer Beth Wentland went through the contract and made sure it was the same contract we have used in the past. Manager Zell stated this year the audit will include the fire station expansion project, and the closeout of the CDBG project. A motion was made by Commissioner Wright, seconded by Commissioner Thomas, to approve the Contract with Dixon Hughes Goodman LLP to Audit Town Accounts. Motion unanimously carried.

- d. 2012 Spring Litter Sweep Proclamation.

Mayor Pro-tem Farrell read the 2012 Spring Litter Sweep Proclamation. A motion was made by Commissioner McMurray, seconded by Commissioner Thomas, to approve the 2012 Spring Litter Sweep Proclamation. Motion unanimously carried.

## 9. Other Business

- a. Schedule meeting of the Board of Adjustment to conduct hearings for variances per the Unified Development Ordinance.

Planning Director Liles stated the time sensitive items right now are two potential variances, required 2<sup>nd</sup> public hearing for the NC Catalyst Grant, request for minor modification for conditional use permit at Legacy Lakes, and two resolutions to submit CDBG applications.

Planning Director Liles stated the goal is to shoot for Monday, April 23<sup>rd</sup> at 5:30 p.m. for the meeting. The Board of Adjustment will meet first to discuss variances. Planning Director Liles stated a packet will be sent out to Board members prior to the meeting on April 23<sup>rd</sup>.

- b. Consider scheduling a Public Hearing for submittal of the CDBG NC Catalyst Grant for the Broadway Community.

See above.

## 10. Closed Session for Personnel.

A motion was made by Commissioner McMurray, seconded by Commissioner Wright, to go into Closed Session to discuss a personnel issue. Motion unanimously carried.

The Board returned from Closed Session.

A motion was made by Commissioner Wright, seconded by Commissioner Thomas, to open regular session.

11. Adjournment

A motion was made by Commissioner Wright, seconded by Mayor Pro-tem Farrell, to adjourn the regular meeting. Motion unanimously carried.

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Regina M. Rosy, Town Clerk

Minutes were completed in  
Draft form on April 9, 2012

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Robert A. Farrell, Mayor Pro-tem

Minutes were approved  
on May 14, 2012