Minutes
Work Session
Aberdeen Town Board

October 3, 2013
Thursday, 5:30 p.m.

Robert N. Page Municipal Building
Aberdeen, North Carolina

The Aberdeen Town Board met Thursday, October 3, 2013 at 5:30 p.m. for the Work Session. Members present were Mayor Elizabeth B. Mofield, Mayor Pro-tem Robbie Farrell, and Commissioners Pat Ann McMurray, Alan Parker, and Walter Wright. Commissioner Jim Thomas was not in attendance for the meeting. Staff members in attendance were Planning Director Pam Graham, Public Works Director Rickie Monroe, Police Chief Tim Wenzel, Lieutenant Craig Armstrong, Planner Jae Kim, Town Manager Bill Zell, Parks and Recreation Director Leigh Baggs, and Town Clerk Regina Rosy. Steve Devane, Reporter for the Fayetteville Observer, Kenneth Byrd, Tim Marcham, and Attorney T.C. Morphis were also in attendance for the meeting.

Mayor Mofield called the meeting to order at 5:32 p.m.

1. Closed Session pursuant to N.C.G.S. 143-318.11(a)(3) to consult with attorney to preserve the attorney-client privilege and also pursuant to N.C.G.S. 143-318.11(a)(1) to discuss an item that is not a matter of public record.

A motion was made by Commissioner Wright, seconded by Mayor Pro-tem Farrell, to go into Closed Session pursuant to N.C.G.S. 143-318.11(a)(3) to consult with attorney to preserve the attorney-client privilege and also pursuant to N.C.G.S. 143-318.11(a)(1) to discuss an item that is not a matter of public record. Motion unanimously carried.

The Board returned from Closed Session at approximately 7:55 p.m.

2. Potential Future Uses of A.P. Johnson's Property on Wayland Street.

Commissioner McMurray asked why this item is being brought up again. Manager Zell stated the family is requesting to know what the Board will allow to be built on this property. Planning Director Graham stated the family has asked what the property can be used for and the Board still be comfortable with the plan. Commissioner Parker stated the Board has announced its feelings on a major subdivision for this property. Commissioner Parker stated a minor subdivision should be discussed with the property owner and see if that would be feasible for

the property owner. Commissioner McMurray brought up the water issue on the property. Mayor Mofield directed Director Graham to just follow the ordinance and zoning with this property.

Attorney Morphis stated the land has to be suitable for the use, in order for the property to be considered for a minor subdivision. Attorney Morphis stated the unsuitability question does not come into play unless a minor subdivision is being proposed, but a single house being built would be no issue. Mayor Pro-tem Farrell asked if the lot could be subdivided by the property owner. Attorney Morphis stated if more than one house is built, then a subdivision plat would have to be approved first. Attorney Morphis stated the property owner could gift a lot to a child with the gift lot provision.

Attorney Morphis pointed out that a drainage ditch could not be required, since this would not be a conditional use permit, and would only be a minor subdivision. Director Graham stated the land has not changed since the major subdivision proposal, but the proposal would change for the property. Mayor Mofield directed Director Graham to make the decision on whether to approve a minor subdivision on this property or not.

3. UDO Text Amendment ZA#13-01 Providing for the Review of the Planning Director's Decision to Approve or Disapprove Minor Subdivision Plats.

A motion was made by Commissioner Wright, seconded by Mayor Pro-tem Farrell, to schedule this item for Public Hearing on October 14, 2013. Motion unanimously carried. Agenda Item scheduled for Public Hearing on 10/14/13.

4. UDO Text Amendment ZA#13-02 Regarding Temporary Political Signs.

A motion was made by Commissioner Wright, seconded by Mayor Pro-tem Farrell, to schedule this item for Public Hearing on October 14, 2013. Motion unanimously carried. Agenda Item scheduled for Public Hearing on 10/14/13.

5. UDO Text Amendment ZA#13-03 Regarding Bona Fide Farms.

A motion was made by Commissioner Wright, seconded by Mayor Pro-tem Farrell, to schedule this item for Public Hearing on October 14, 2013. Motion unanimously carried. Agenda Item scheduled for Public Hearing on 10/14/13.

6. Selection of Firm for Architectural Drawings and Services on the Ray's Mill Pond Park Project.

Parks & Recreation Director Baggs recommended that the Board members give authority to her and the Town Manager to sit down and meet with the final two firms selected and negotiate terms and rates. Director Baggs stated the two firms recommended from the committees are the firms from Greenville and Charlotte. Mayor Mofield stated the request is for Director Baggs and Manager Zell to negotiate with the two firms recommended from the committees, which are the firms from Greenville and Charlotte, and then report back to the Board. Mayor Pro-tem Farrell asked for Director Baggs to provide a timeline to the Board for activities for this project.

7. Bids for Painting of Water Tank #4.

Public Works Director Monroe stated he has received 3 bids for the painting of the inside and outside of Tank #4. Director Monroe stated the same company that had the lowest bid has offered the Town a maintenance contract for three of the Town's water tanks, which is a great opportunity for the Town. Director Monroe stated it may be more cost effective to consider the maintenance agreement rather than the painting of the tanks as needed. Director Monroe stated the cost to paint the three tanks over the next three years is estimated at $901,000, and the maintenance contract for 12 years is an estimated cost of $1.4 million for the three tanks. Manager Zell stated it really is a great opportunity but it will cost the Town $150,000 each year. Mayor Pro-tem Farrell asked how long this deal would be active for the maintenance contract? Director Monroe stated the contract could be terminated at any time, but any costs incurred by the company would have to be paid out. After further discussion, a motion was made by Commissioner McMurray, seconded by Commissioner Parker, to approve the maintenance agreement with Utility Services. Motion carried 3-1, with Commissioner Wright voting no.

8. Master Sign Plan – Phase 1 Implementation.

Commissioner McMurray stated she would like to see a sign at Aberdeen Lake Park before any other sign is considered. Director Baggs distributed a proposed sign for Aberdeen Lake Park. The Board requested an opportunity to review the sign proposal for Aberdeen Lake Park and discuss at a later time.

9. Voluntary Non-contiguous Annexation #49-213 submitted by Bill Lindsey for property located at 10500 NC Hwy 211.

   a. Accept petition for Voluntary Non-contiguous Annexation #49-213 submitted by Bill Lindsey for property located at 10500 NC Hwy 211.

   b. Accept Clerk's Certificate of Sufficiency.

   c. Resolution Calling for Public Hearing on 10/14/13.

   A motion was made by Mayor Pro-tem Farrell, seconded by Commissioner McMurray to Accept petition for Voluntary Non-contiguous Annexation #49-213 submitted by Bill Lindsey for property located at 10500 NC Hwy 211, Accept the Clerk's Certificate of Sufficiency, and approve the Resolution Calling for Public Hearing on 10/14/13. Commissioner Parker asked why this person wants to be involuntarily annexed. Director Monroe stated Mr. Lindsey wants to receive Town services. Motion unanimously carried. Agenda Item scheduled for Public Hearing on 10/14/13.

10. Revisions to the Permitting Fee Schedule.

    Tabled to Board Meeting on 10/14/13.

11. Development of Transportation Project List to Submit to TARPO/NCDOT.

    Tabled to Board Meeting on 10/14/13.

12. Implementation of Tree Conservation Ordinance.

    Already addressed.

13. NC Main Street Program.

    Tabled to Board Meeting on 10/14/13.

14. Other Business.

    a. October Work Session – Tuesday, October 29, 2013 at 5:30 p.m.

    b. Moore County Summit Meeting.

15. Adjournment.

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

Regina M. Rosy

Regina M. Rosy, Town Clerk

Minutes were completed in
Draft form on October 3, 2013

Elizabeth B. Mofield

Elizabeth B. Mofield, Mayor

Minutes were approved
on October 14, 2013