

Minutes
Work Session
Aberdeen Town Board

June 2, 2014
Monday, 6:00 p.m.

Robert N. Page Municipal Building
Aberdeen, North Carolina

The Aberdeen Town Board met Monday, June 2, 2014 at 6:00 p.m. for the Work Session. Members present were Mayor Robert A. Farrell, Mayor Pro-tem Jim Thomas, and Commissioners Pat Ann McMurray, Joe Dannelley, Buck Mims, and Elease Goodwin. Staff members in attendance were Police Chief Tim Wenzel, Deputy Police Chief Todd Weaver, Fire Chief Phillip Richardson, Public Works Director Rickie Monroe, Planning Director Pam Graham, Planner Jae Kim, Town Manager Bill Zell, and Town Clerk Regina Rosy. Ron Jackson, Tim Marcham, Keith Starner, Joe Morici, Kenneth Byrd, G. Ridzon and Reporter for the Pilot Ted Natt were also in attendance for the meeting.

Mayor Farrell called the meeting to order at 6:00 p.m. Mayor Farrell read a letter received from EPA granting the Town with two Brownfields Grants. Mayor Farrell read another letter received from Tommy and Ruby Davis thanking the Aberdeen Fire Department for their quick attention to their recent fire.

1. NC Rural Water Association Award for Wellhead Protection Plan.

Keith Starner, with NCRWA, presented the Town with a Certificate of Achievement for the Wellhead Protection Plan. Rickie Monroe accepted the award on behalf of the Town and also thanked Joe Wood and Kathy Liles for their hard work on this plan. Director Monroe distributed a map of the wellhead protection plan to all of the Board members for their review.

2. 2014 EPA Brownfields Grant Application.

Director Graham stated the Town has been awarded a Brownfields assessment grant. Joe Morici, with EPA, stated these grants are very competitive and only about 25% of the applications are awarded. Mr. Morici stated a brownfield site is real property, the expansion, redevelopment, or reuse of which may be complicated by the presence of potential presence of a hazardous substance, pollutant, or contaminant. Mr. Morici stated the goal of the project is to identify sites with these types of contaminations and redevelop the properties. Funds will be available October 1, 2014 until September 30, 2017, to conduct public involvement activities, develop an inventory of potential brownfield sites, complete environmental site assessments, and create cleanup and redevelopment plans. G. Ridzon stated the flexibility of this type of grant is really unique.

3. Needs Assessment of Police Department.

Chief Wenzel stated he recently met with Commissioner Dannelley and Commissioner Mims regarding a needs assessment for the Police Department. Chief Wenzel stated a needs assessment was conducted for the current Police Department needs but also in preparation for the future needs. Chief Wenzel displayed an aerial photograph of where the new Police Station would be located. Chief Wenzel also displayed a photograph of a Police Station he helped build in New Jersey. \$2.75 million is the ballpark figure provided by the architect for this project. Chief Wenzel spoke to the concept of substations, and Chief Wenzel stated in bigger cities they are nice, but in Aberdeen it is just not warranted. Chief Wenzel stated when Aberdeen transitioned the dispatch to 9-1-1, the population and call volume was much less than what it is today. Chief Wenzel stated currently Aberdeen has no say in the hiring, training, or evaluation of dispatch staff – nor are the dispatchers all familiar with Aberdeen. Chief Wenzel stated a dispatch center responsible for 7 Towns all at one time, is just not going to have the same effect as Aberdeen's own dispatch. Chief Wenzel stated he has computed that it would cost approximately \$56 per household per year to bring the dispatch center back to the Town. Chief Wenzel stated he does not believe residents are receiving the level of service they deserve. Chief Wenzel stated doors are locked at 5:00 p.m. on Friday afternoon, and the building is locked until Monday morning at 8:00 a.m. Chief Wenzel stated another issue is not having control of own CAD, and missing and incomplete information on CAD tickets. Chief Wenzel stated dispatch staff could assist with many other tasks such as arrest cards, criminal histories, driver's license lookups, providing case and arrest numbers. Chief Wenzel stated each dispatcher brings their own area of expertise such as spanish speaking, female searches, computer knowledge, etc.

Commissioner Dannelley stated it appears that Aberdeen has gone since the 1990s without dispatch. Commissioner Dannelley stated the goal is to begin to shape the construction of the new Police Station to meet the needs of Aberdeen. Chief Wenzel stated maybe it would be a good idea for the taxpayers to decide if paying \$56 extra a year is worth it to bring dispatch back to Aberdeen. Commissioner Mims stated the goal is to set some milestones and goals to move this project forward. Commissioner Mims stated the new station needs to be built for 40 years down the road. Commissioner Dannelley applauded the previous Board on purchasing the property to build the new station. Commissioner Dannelley stated going into the new budget year, evaluating and hiring an architect for the new station will be a priority of the Board, along with how to manage the project.

Commissioner Dannelley stated 3-5 years is his goal to complete the project, with 3 years being the target.

Chief Wenzel stated he is very impressed with the hard work ethic of the police staff of Aberdeen. Chief Wenzel stated the staff is working with a handicap because of the facility they are working out of. Commissioner Mims stated there are some types of software out there that will greatly improve the safety of the police officers now. Mayor Farrell suggested coming up with a design for a new station that could be added to if needed in the future.

Chief Wenzel stated former Chief Campbell stated he believes giving up dispatch for Aberdeen was his greatest mistake as Chief.

4. Conditional Zoning Request CZ #14-01 submitted by Crossway Church of Worship, Inc.

Director Graham stated the Planning Board has recommended approval of this item. Commissioner Dannelley asked what kind of timeline the applicant is working with for this item, since the Town Board will not be meeting in the month of July. Director Graham stated she would request the Board to hold the public hearing on June 16th and consider the item for approval on the same evening if they are ready. Mayor Farrell stated he read in the materials that a cemetery will be on the property. Director Graham gave a brief description of where the cemetery will be located. Agenda Item scheduled for Public Hearing and New Business on 6/16/14.

5. Conditional Zoning Request CZ #14-03 submitted by Jack Berggren for a Craft Brewing Company.

Director Graham stated the Planning Board has recommended approval of this item. Agenda Item scheduled for Public Hearing and New Business on 6/16/14.

6. Conditional Use Permit Request CU #14-03 submitted by Sammy McPeake for a Hotel Use in the General Commercial Zoning District.

Director Graham stated the Planning Board did a superb job of working through this application. Agenda Item scheduled for Public Hearing and New Business on 6/16/14.

7. UDO Text Amendment #14-04 Regarding Maximum Building Height in the General Commercial Zoning District.

Director Graham stated this item has ties to the previous item. Director Graham stated there is a 35' maximum building height in all districts except the

Commercial/Light Industrial and I-H (Heavy Industrial) Districts. Director Graham stated this item has received a recommendation for approval from the Planning Board. Director Graham stated the amendment as written is a conservative approach. Agenda Item scheduled for Public Hearing and New Business on 6/16/14.

8. Conditional Zoning Request CZ #14-02 from R10-10 to B-3-C.

Director Graham explained the process of how this project should be considered for approval/denial. Director Graham stated a public hearing was held for this item on 5/19/14. No decision was made during that meeting, and staff was directed to research the date of the subject parcels' rezoning to R10-10 from B-3. Staff has been unable to locate any documentation for rezoning of these particular parcels, and an Official Zoning Map dated 3/2008 shows the properties to be located in the R10-10 District. The application for Site Plan approval was dated 3/10/08 and identifies the property as being in the B-3 District.

Director Graham stated in the conditional zoning process, the Board can decide which uses to allow, and which uses to not allow. Mr. Jackson stated he originally asked for R10, but the Board had asked him to consider B-3. Mr. Jackson stated he already paid for the water and sewer taps and put the road in. Mr. Jackson stated he could build 4 single-family houses instead, but he thought a buffer might be better. Mayor Pro-tem Thomas stated it appears to him, just riding through, it is really a question of whether to expand the nice housing directly behind this area, or continue the multi-family housing in that area. Mayor Pro-tem Thomas stated he is not inclined to change his thinking on this issue. Mr. Jackson stated if he does not build in this proposed area, then he will build the multi-family on Argyll where it is allowed. Commissioner Mims asked how the process works if someone begins a project, then the zoning is changed after the project has already began.

Commissioner Dannelley asked what the property was zoned at the point of application, what is it zoned now, and has the zoning changed. Commissioner Dannelley stated what he is hearing is that the zoning has remained R10. Mr. Jackson stated he has a sealed survey that shows the property was zoned B-3. Commissioner Dannelley asked if that survey is legally binding? Director Graham stated a sealed survey is not legally binding.

Commissioner Dannelley stated he is encouraged to continue working with Mr. Jackson on a project to develop the proposed area. Commissioner Dannelley stated he agrees with Mayor Pro-tem Thomas, Aberdeen has a precedent, and he does not believe he has changed his vote at this time. Commissioner Mims stated what bothers him most about this situation is that applications were completed,

money was paid, a paid survey shows zoning of B-3, and the fact that no notice was given that the project has changed. Commissioner Mims stated he thinks all of that needs to be considered.

Director Graham stated the UDO adoption did change the game a bit. Director Graham stated the UDO did recognize that projects could be in process, and that is why 180 days was given for projects to complete. Commissioner Mims asked why the Planning Board recommended this item for approval. Planning Board member Kenneth Byrd stated 2 of the 3 properties were already developed, and the Planning Board felt like Mr. Jackson was grandfathered in to complete the project. Director Graham stated the UDO does provide for "grandfathering" but it is only for 180 days.

- a. Consideration of approval of Conditional Zoning Request CZ #14-02 from R10-10 to B-3-C.

A motion was made by Commissioner Dannelley, seconded by Mayor Pro-tem Thomas, that Conditional Zoning Request #14-02 is not inconsistent with all adopted plans of the Town of Aberdeen including the 2030 Land Development Plan, the Hazard Mitigation Plan, the Pedestrian Plan and the Bicycle Plan and the Green Growth toolbox. Motion unanimously carried 5-0.

A motion was made by Commissioner Dannelley, seconded by Mayor Pro-tem Thomas, to issue denial of Conditional Zoning Request #14-02. Motion carried 4-1, with Commissioner Mims voting no.

- b. A Resolution Regarding Plan Consistency for CZ #14-02.

There was discussion among the Board about why this item was even necessary. Director Graham stated the Plan Consistency is a statute required item. A motion was made by Mayor Pro-tem Thomas, to approve a Resolution Regarding Plan Consistency with the Board concluding that the amendment is not inconsistent with the 2030 Land Development Plan, the Hazard Mitigation Plan, the Pedestrian Plan and the Bicycle Plan and the Green Growth toolbox and the Board concludes that the amendment is not reasonable and in the public interest. Motion carried 4-1, with Commissioner Mims voting no.

9. Fiscal Year 2014-2015 Budget.

Manager Zell stated the budget message and budget public hearing will be held on June 16th. Commissioner Dannelley asked about House Bill 1050 and the

impact it will have on Aberdeen. Manager Zell stated it will not impact Aberdeen this upcoming budget year, but the following year there will be a large impact. Commissioner Mims stated he has researched what other local governments are contributing to 401-k for employees, and he thinks the Town needs to consider reducing the 401-k contribution or instead considering some type of match. After a great deal of discussion, Commissioner Mims requested that Manager Zell put together some research on this issue and provide to the Board members in 7-10 days for review. The Board agreed that if, after reviewing the research, there was a need to call a Special Called Meeting, then they would let Manager Zell know. Agenda Item scheduled for Public Hearing and New Business on 6/16/14.

10. Report on Spring Spree 2014.

Planner Kim provided a report on the 2014 Spring Spree. Planner Kim stated there were 45 vendors including crafts, nonprofits, food and local businesses. Planner Kim stated there were 10 sponsors for the event this year, and there was increased attendance from the previous year's event. Planner Kim stated mostly positive reviews were received from the vendors, but a survey or feedback letter will be sent to all vendors to complete to receive additional input.

11. House at Ray's Mill Pond.

Manager Zell stated no bids were received for the house at Ray's Mill Pond. Manager Zell stated either the Board can re-bid the house or move forward with burning the structure. Fire Chief Phillip Richardson stated in order to burn the house, a permit has to be submitted and then a time frame will be established that the structure has to be burned within. Commissioner McMurray asked if any of the building materials could be salvaged. Chief Richardson stated some of the materials could be salvaged but there would have to be careful consideration given to how many materials are removed, or else it could compromise a clean burn. Commissioner Dannelley confirmed that the structure will be removed by August 1. The Board agreed to allow Chief Richardson to salvage some materials if possible, but still burn the structure.

12. Other Business.

a. Brand.

Manager Zell stated Attorney Morphis said that a 'Service Mark and Trademark License Agreement' would need to be approved by the Board to allow Nancy Renford to use the Town's Brand. Commissioner Dannelley requested to be provided with the contract and then consider for New

Business at the next meeting. Mayor Farrell clarified that a timeline has to be established by the Board on how long she can use the Town's brand. Agenda Item scheduled for New Business on 6/16/14.

b. Revised Contract.

The Board wanted to make sure that final findings are presented to the Board in Closed Session on June 16th. A motion was made by Commissioner Mims, seconded by Commissioner Goodwin, to approve the amended contract with a revised final date of June 16th. Motion unanimously carried 5-0.

c. Malcolm Blue.

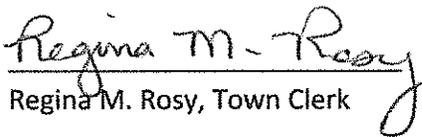
Manager Zell stated Attorney Morphis is working on the title to the property, and we should receive additional information later this week. Manager Zell stated he will keep the Board updated.

d. US Open Preparation.

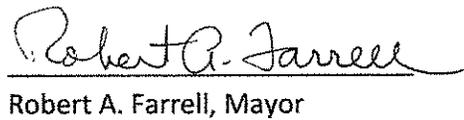
Commissioner Dannelley stated a lot of preparation has gone into beautifying Aberdeen for the upcoming US Opens.

13. Adjournment.

A motion was made by Commissioner Dannelley, seconded by Commissioner Mims, to adjourn the Work Session. Motion carried 5-0.


Regina M. Rosy, Town Clerk

Minutes were completed in
Draft form on June 2, 2014


Robert A. Farrell, Mayor

Minutes were approved
on June 16, 2014

