

Minutes  
Work Session  
Aberdeen Town Board

February 9, 2015  
Monday, 6:00 p.m.

Robert N. Page Municipal Building  
Aberdeen, North Carolina

The Aberdeen Town Board met Monday, February 9, 2015 at 6:00 p.m. for the Work Session. Members present were Mayor Robert A. Farrell, Mayor Pro-tem Jim Thomas, and Commissioners Joe Dannelley, Buck Mims, and Elease Goodwin. Commissioner Pat Ann McMurray was not in attendance. Staff members in attendance were Planning Director Pam Graham, Town Manager Bill Zell, Planner Jae Kim, Parks & Recreation Director Adam Crocker, and Town Clerk Regina Rosy. Kenneth Byrd, Barbara Allred, Reporter for the Pilot Ted Natt, Tim Marcham, and Glen Nocik were also in attendance for the meeting.

Mayor Farrell called the meeting to order at 6:00 p.m.

1. Aberdeen Lake Park Sign.

Director Crocker stated he has shared some ideas with Glen Nocik about the sign for Aberdeen Lake Park, and Mr. Nocik is here this evening to share his ideas for the sign with the Board. Mr. Nocik stated several designs and revisions have been prepared for the Aberdeen Lake Park sign and he would like to get direct feedback from the Board on what they would like to see. Director Graham stated Mr. Nocik assisted in the design for the Aberdeen Brand and also the Master Sign Plan, Phase I. Commissioner Goodwin stated the sign at Aberdeen Lake Park will be the most visible sign in Aberdeen, and she would like for the sign to be in context with the Recreation Center, and look similar to the entry way signs. Mayor Farrell suggested scaling down the entry way sign design and using the same look for the Recreation Center. Mr. Nocik stated it may be difficult to fit all the information on that specific sign. Mr. Nocik recommended keeping the design similar to the entry way signs, but not specific to the Recreation Center necessarily. Commissioner Dannelley stated this sign is supposed to represent the Parks & Recreation Department and their brand, while articulating events at Parks & Recreation, but still follow suit with the entry way signs. Commissioner Dannelley stated he feels like as a Board it is time to put a dollar figure on the sign, and make it work for the goals of the Board with this sign. After some discussion among the Board, Commissioner Dannelley stated a synopsis of what he is hearing the Board wants is a sign within the Master Sign Plan

framework, representing the Parks & Recreation Department, display events taking place, and not cost a lot of money. Mr. Nocik asked about the events display. Commissioner Dannelley stated he does not want an LED sign, and he wants it big enough people can see the events driving by. Commissioner Dannelley stated he still wants people to be able to read the sign and events at night also. The Board agreed they would like a double sided sign so that motorists can see the sign from either direction of US Highway 1. Commissioner Mims stated the challenge is to design a perfect sign. Mr. Nocik stated he will design a couple sign designs and also be cost effective on the design. Director Graham asked if all park signs should be designed in the same manner, or should they all have to come for Board approval. Commissioner Mims stated he would prefer for the Parks & Recreation signs to all be the same. Mr. Nocik stated he agrees. Mr. Nocik stated within a couple weeks he will have the new designs for the Board to review.

2. Parks & Recreation Department Fees and Charges Policy.

Director Crocker stated a formalized fees and charges policy is not currently available for Parks & Recreation, and he would like to present this policy to the Board for consideration. Director Crocker stated a lot of these fees have been in place, just no formal approval of them. Director Crocker stated the policy also includes standard pricing for programs. Commissioner Mims asked how these prices compare to surrounding areas. Director Crocker stated all of these fees are right in line. Commissioner Mims suggested making the fees clear, and spelling out the deposit and grounds fee for Malcolm Blue. Commissioner Dannelley asked how the Malcolm Blue House is being handled. Director Crocker stated all buildings at Malcolm Blue are off limits, except for the pack house. Commissioner Dannelley asked about alcohol. Director Crocker stated the same policy will apply to Malcolm Blue Farm, as to the Recreation Center in regards to alcohol.

3. Resolution Approving Local Water Supply Plan for the Town of Aberdeen.

Manager Zell stated this is the standard resolution that NCDENR does. Manager Zell stated when the State receives this approved resolution, it provides the Town with an opportunity to apply for grants. Manager Zell stated this is completed once every 5 years. A motion was made by Mayor Pro-tem Thomas, seconded by Commissioner Goodwin, to approve a Resolution Approving Local Water Supply Plan for the Town of Aberdeen. Commissioner Dannelley asked if we have missed any opportunities since 2012 since this is just now being approved.

Manager Zell stated no, because the previous one carried over. Motion unanimously carried 4-0.

4. Bid Opening for Berkley Phase 3.

Manager Zell stated SKC Inc. was the low bidder with an amount of \$627,288.00. Manager Zell stated this will complete the sewer project in the Berkley Community. Manager Zell stated this is for the CDBG Berkley project. Commissioner Dannelley and Commissioner Mims each asked if a reference had been checked for SKC Inc. to see what the experience in the City of Rockingham was like and how it went. Manager Zell stated he did not personally check any references, but that is left up to our Town engineer, Bill Lester, and he makes a recommendation based on references he checks and the bid prices. Commissioner Dannelley stated he doesn't think we should hold this item up, but he does believe it is an important observation that references should be verified by Town staff. Manager Zell stated any sewer projects that have been done since he worked here was through Bill Lester, and he does a great job on any project he handles. Commissioner Mims stated he still believes it is important for the customer to check the references, because the architect/engineer does not have to live with the final project. A motion was made by Commissioner Dannelley, seconded by Commissioner Mims, to approve awarding the Berkley Phase 3 project to SKC Inc. as the low bidder with an amount of \$627,288.00. Motion unanimously carried 4-0.

5. Request by McKee Homes for Minor Modification on Lot 183 at Legacy Lakes.

Director Graham stated the Board has seen something very similar to this in the past. Director Graham stated staff has recently been contacted regarding a corner lot that is constricted by the arrangement of the right-of-way lines to a degree that has hindered development of the lot. This request differs from previous ones in that they are asking for the right-of-way to be incorporated into the lot boundary. The amount of right-of-way requested, currently owned by the Town, is 0.16 acres. Director Graham stated Public Works Director Rickie Monroe has visited the site and there are no conflicts with utilities, and will just be less for the Town to be responsible for. Director Graham stated Section 152-65 of the UDO provides for the permit issuing authority to approve minor design modifications or changes in permits. Minor design modifications or changes are defined as those that have no substantial impact on neighboring properties, the general public, or those intended to occupy or use the proposed development, but where the impact is considered to

be discernible. Staff has determined the proposed change to be discernible but insubstantial, and is requesting a decision from the Board of approval of the modification. Commissioner Mims asked if the Town has to pay any fees related to this item to hand it over. Director Graham explained that McKee Homes has already completed the survey and legal description, and it just has to be recorded with the Register of Deeds to make it official, and it will actually add to the tax base, so the Town will receive revenue from it. A motion was made by Commissioner Mims, seconded by Commissioner Goodwin, to approve the minor modification for Lot 183 at Legacy Lakes with the condition that it does not cost the Town any additional money. Motion unanimously carried 4-0.

6. Advisory Board Reappointments to Appearance and Beautification Commission.

Director Graham stated the Appearance and Beautification Commission has two sitting members that are facing term expirations in March of this year. Director Graham stated Elease Goodwin and Dene Moon will each complete a 3-year term on March 1, 2015. Director Graham stated each of them are eligible for another 3-year term if the Board so chooses. A motion was made by Commissioner Mims, seconded by Commissioner Dannelley, to reappoint Elease Goodwin and Dene Moon to the Appearance and Beautification Commission for a 3-year term each. Motion unanimously carried 3-0. Commissioner Goodwin recused herself from voting.

7. Formal adoption of Denial Order for Conditional Use Permit #14-05.

Director Graham stated to err on the side of caution, the Town Attorney has recommended that the official order of denial come under a separate vote from the Board. Director Graham stated the Town Attorney also recommended that the language in red be considered for approval as amended.

A motion was made by Commissioner Mims, seconded by Mayor Pro-tem Thomas, to adopt the denial order as amended. Motion unanimously carried 4-0.

8. Conditional Use Permit #14-06 for an Indoor Shooting Range in the I-H (Heavy Industrial) District.

Director Graham stated this item will be scheduled for public hearing on 2/23/15. Agenda Item scheduled for Public Hearing on 2/23/15.

9. Continuation of Public Hearing for Conditional Use Permit #14-07 for a Night Club in the HC (Highway Commercial) District.

Director Graham stated this will be a continuation of the public hearing that was opened on 1/26/15. Director Graham stated the Police and Fire Chiefs have worked with the applicant on a security plan and their assessment will be provided to the Board to review prior to the public hearing. Agenda Item scheduled for Public Hearing on 2/23/15.

10. Budget Calendar.

Manager Zell stated the Budget Retreat will be held on 3/7/15 at 8:30 a.m. at the Fire Station. Manager Zell stated he is preparing to have the budget ready for approval at the May Board Meeting.

11. Other Business.

- a. Thursday night is the Chamber annual banquet at the Pinehurst Members Club.
- b. Manager Zell stated it is time again to complete the Manager's evaluation, which he requests to be completed on 2/23/15 in Closed Session. Agenda Item scheduled for Closed Session on 2/23/15.
- c. February 27<sup>th</sup> from 1:30 – 4:30 will be the Strategic Planning Retreat at the Fire Station.
- d. Mayor Farrell stated there was a report in The Pilot this past week about the study being completed on the sports complex. Mayor Farrell stated Mayor Pro-tem Thomas and Adam Crocker have agreed to serve on a local committee. Mayor Farrell stated this project will be a great addition to the Town of Aberdeen if it moves forward as expected. Mayor Pro-tem Thomas stated there is definitely a need for this type of project, so he fully expects the study to be favorable.
- e. Mayor Farrell stated Aberdeen needs a museum to chronicle the history of Aberdeen.

12. Adjournment.

A motion was made by Mayor Pro-tem Thomas, seconded by Commissioner Goodwin, to adjourn the Work Session. Motion unanimously carried 4-0.

Regina M. Rosy  
Regina M. Rosy, Town Clerk

Minutes were completed in  
Draft form on February 9, 2015

Robert A. Farrell  
Robert A. Farrell, Mayor

Minutes were approved  
on February 23, 2015