

Minutes  
Work Session  
Aberdeen Town Board

April 11, 2016

Robert N. Page Municipal Building

Monday, 6:00 p.m.

Aberdeen, North Carolina

The Aberdeen Town Board met Monday, April 11, 2016 at 6:00 p.m. for the Work Session. Members present were Mayor Robert A. Farrell, Mayor Pro-tem Jim Thomas, and Commissioners Buck Mims, Ken Byrd, Joe Dannelley, and Elease Goodwin. Staff members in attendance were Finance Officer Beth Wentland, Planner Daniel Martin, Town Clerk Regina Rosy, and Town Manager Bill Zell. Reporter for The Pilot Laura Douglass, Tim Marcham, and Mike Martin and Todd Abbey with AC Sandhills were also in attendance for the meeting.

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

1. Conditional Use Permit #16-01 for a Major Subdivision submitted by Bob Koontz.

Planner Martin stated this item needs to be scheduled for Public Hearing and New Business on 4/25/16. Commissioner Dannelley suggested adding these items to a consent agenda for Work Sessions going forward. Agenda Item scheduled for Public Hearing and New Business on 4/25/16.

2. Conditional Use Permit #16-03 for a Major Subdivision submitted by Habitat for Humanity.

Agenda Item scheduled for Public Hearing and New Business on 4/25/16.

3. UDO Text Amendment #16-03 Regarding Allowable Uses in the Downtown Retail Overlay District.

Planner Martin stated these text amendments are the ones that were not approved at the previous meeting and will be back before the Board on 4/25/16.

Agenda Item scheduled for Public Hearing and New Business on 4/25/16.

4. Conditional Zoning #16-02 submitted by James Robey Brown, Jr. and Margaret Brown for Properties Located on Old Course Road.

Agenda Item scheduled for Public Hearing and New Business on 4/25/16.

5. UDO Text Amendment #16-02 Regarding Lawn and Garden Centers in the C-I District.

Agenda Item scheduled for Public Hearing and New Business on 4/25/16.

6. Appointment of Jim Thomas to the Moore County Transportation Committee.

A motion was made by Commissioner Goodwin, seconded by Commissioner Byrd, to appoint Jim Thomas to the Moore County Transportation Committee. Motion unanimously carried 5-0.

7. Fiscal Year 2016-2017 Budget Scenarios.

Manager Zell stated five scenarios have been prepared for the Board's review. Manager Zell stated a letter was received from Moore County, and the fees for the treatment plant are going up for the upcoming year. Commissioner Byrd asked what the resolution was on the recycling fee. Manager Zell stated a final fee has not been received yet, but he is anticipating \$30/ton.

Commissioner Mims stated he noticed that expenses went up by approximately 8% for the Water & Sewer Fund for the upcoming budget, and the General Fund expenses went up approximately 11.5%.

Mayor Pro-tem Thomas asked about the transfer from Water & Sewer Fund to General Fund. Manager Zell stated he is trying to move in the opposite direction with that transfer, and this year he is proposing approximately \$36,000 less to be transferred from Water & Sewer.

Commissioner Dannelley stated these scenarios do not really get at creating capital reserves to save for future expenses. Manager Zell stated a dollar amount could be set aside from Fund Balance each year to save for capital reserves planning needs. Commissioner Mims asked Finance Officer Wentland if she could prepare a list for the Board members of what was spent on capital expenditures over the past 8 years. Commissioner Dannelley asked if Finance Officer Wentland would also clarify which of those expenditures were financed, and which were paid for directly from revenues. Finance Officer Wentland stated she would provide those to each of the Board members.

8. Sandhill's Model Railroad Club Lease Agreement Renewal.

Manager Zell stated the Sandhill's Model Railroad Club lease expires at the end of April, since it has already been 10 years. Commissioner Goodwin stated she has tried to set up a meeting for the Town Board members to stop by for a visit, and she will let the Board know when a date is confirmed. A motion was made by Mayor Pro-tem Thomas, seconded by Commissioner Byrd, to approve the Sandhill's Model Railroad Club Lease Agreement Renewal. Motion unanimously carried 5-0.

**9. Municode Proposal.**

Manager Zell stated the Municode proposal was discussed at the Budget Retreat, and now he wants the Board to have the opportunity to review the agreement. Manager Zell stated basically the proposal includes a complete legal review of the Town's Code of Ordinances, and codification of the Code of Ordinances. Manager Zell stated this will allow citizens to search the entire Code of Ordinances by keyword which will simplify searches for information. After some discussion, Commissioner Mims stated he would like to see a "Not to exceed amount" to be added in the contract verbiage. Commissioner Byrd stated he would like to ensure that a North Carolina Attorney is assigned to the project and he would like for that to be in writing. Manager Zell stated he will have Regina Rosy work with the representative on the contract and see if those changes can be added to the contract. Manager Zell stated the contract will be back on the 4/25/16 agenda for the Board's review.

**10. Other Business.**

**a. AC Sandhills Request.**

Commissioner Byrd stated at the December meeting AC Sandhills was requesting conditional zoning to use space at the Gulistan Building for recreation purposes. Commissioner Byrd stated AC Sandhills has much more information available now about their proposal that they would like to share with the Board. Commissioner Byrd stated this evening would be information only and then the Board could consider making this a decision item for 4/25/16. Commissioner Mims stated Mike Martin and his team have developed a lot more information about the project. Commissioner Byrd stated Mr. Pat Corso has not changed his stance on the property's value, but that he would not oppose AC Sandhills using space at the Gulistan Carpet

building (nor would he endorse it). Mayor Farrell stated a new realtor is actively trying to sell the Gulistan Building.

Commissioner Dannelley stated based on his recollection this is a conditional zoning – and he felt like this would need to go through the process again. Manager Zell stated it will need to go through the process again, but it would be okay to receive information this evening to determine if the Board wants to begin the process again for this proposal to reconsider it.

Mayor Farrell stated Mr. Corso has said he will not come back again and say the same things again. Mr. Corso had previously stated that this Gulistan property is the #1 industrial site in Moore County.

Mike Martin, representing AC Sandhills stated they previously failed to present all of the information available for their proposal. Mr. Martin stated over the next 5 years, this proposal will be able to generate \$8.8 million as sports competitions draw participants from across the state to hotels, restaurants, and other local services. Mr. Martin stated that figure is actually conservative because that is based on only 6 tournaments a year. Mr. Martin stated local hotels and restaurants will benefit from this proposal since visitors will be staying overnight here, eating here, buying gas here, etc. Mr. Martin stated their proposal can help put money back in the budget for Aberdeen to make balancing the budget a little bit easier. Mr. Martin stated he agrees that the Gulistan plan is the best economic property in Moore County, and AC Sandhills' goal is to not stay there forever, but to have their own indoor building with 30' ceilings. But they have to start somewhere, and there is no building in Moore County that meets that criteria. Mr. Martin stated this conditional zoning request will not cost the Town anything, and can put money back into the community. Mr. Martin stated they can make an impact, not just to the kids but also to the bottom line of the Town.

A motion was made by Commissioner Byrd, seconded by Commissioner Mims, to bring back up the AC Sandhills Application and schedule the appropriate public hearing for May 9, 2016 and whatever other legal notification that is required. Motion unanimously carried 5-0.

**b. AMI System.**

Manager Zell stated recently Commissioner Mims and Commissioner Dannelley met with himself, Andy Honeycutt, and Rickie Monroe to look at the AMI system. Manager Zell stated he would like 3 out of 4 of the remaining board members to come in and meet and review the same information. The Board members chose Tuesday, April 17<sup>th</sup>, and Manager Zell will confirm a time.

- c. Manager Zell stated the School Board is going to meet here tomorrow with the Moore County Schools Superintendent from 1:00 p.m. - 2:30 p.m. at the Town Hall.
  - d. Manager Zell stated on Wednesday, April 13<sup>th</sup> this week – MCLI will be meeting at the Town Hall from 9:45 – 10:30 a.m. to learn about government operation in Aberdeen.
  - e. Manager Zell stated Wednesday, April 20<sup>th</sup> is the meeting with Academy of Moore to have lunch and do a tour from 1:00 p.m. – 3:00 p.m.
  - f. Mayor Farrell read a letter received from John Dempsey – thanking the Town for the donation of air packs and water bottles for fire safety training.
11. Closed Session pursuant to N.C.G.S. 143-318.11(a) (6) to consider the qualifications, competence, performance, and conditions of appointment of a public officer or employee.

A motion was made by Commissioner Mims, seconded by Commissioner Byrd, to go into Closed Session pursuant to N.C.G.S. 143-318.11(a) (6) to consider the qualifications, competence, performance, and conditions of appointment of a public officer or employee. Motion unanimously carried 5-0.

The Board returned from Closed Session. A motion was made by Commissioner Dannelley, seconded by Commissioner Byrd to open regular session. Motion unanimously carried 5-0.

12. Adjournment.

A motion was made by Mayor Pro-tem Thomas, seconded by Commissioner Goodwin, to adjourn the Work Session. Motion unanimously carried 5-0.

Regina M. Rosy  
Regina M. Rosy, Town Clerk

Minutes were completed in  
Draft form on April 11, 2016

Robert A. Farrell  
Robert A. Farrell, Mayor

Minutes were approved  
on April 25, 2016