

**Minutes  
Regular Board Meeting  
Aberdeen Town Board**

January 27, 2020  
Monday, 6:00 p.m.

Robert N. Page Municipal Building  
Aberdeen, North Carolina

The Aberdeen Town Board met on Monday, January 27, 2020 for the Regular Board Meeting. Members present were Mayor Robert A. Farrell, Mayor Pro-tem Joe Dannelley and Commissioners Wilma Laney, Elise Goodwin, Teresa Beavers, and Bryan Bowles. Staff members in attendance were Planning Director Justin Westbrook, Town Manager Paul Sabiston, Interim Public Works Director Joe Wood, IT Support Specialist Dean Wrightson, Fire Chief Phillip Richardson, Police Chief Carl Colasacco, and Town Clerk Regina Rosy. Others in attendance included Reporter for The Pilot Laura Douglass, Tim Marcham, approximately 25 police officers and firefighters, and approximately 10 other interested citizens.

1. Call to Order

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

a. Pledge of Allegiance.

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

2. Setting of the Agenda

A motion was made by Commissioner Laney, seconded by Commissioner Bowles, to approve the setting of the agenda as presented. Motion unanimously carried 5-0.

3. 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. Consider approval of Minutes of Regular Board Meeting on December 9, 2019 and Work Session on January 13, 2020.

- b. Consider approval of Awarding the 2019-2020 Street Resurfacing Project to Riley Paving in the amount of \$105,365.

A motion was made by Commissioner Goodwin, seconded by Commissioner Beavers, to approve the consent agenda as presented. Motion unanimously carried 5-0.

#### 4. Informal Discussion and Public Comment

- a. Introduction of new Firefighters Austin Forro and Matt Horner.

Fire Chief Richardson introduced new Firefighters Austin Forro and Matt Horner. Both firefighters have previous experience with the department and have been promoted to full-time status.

- b. Promotion to Acting Lieutenant for Firefighter Jeff Hopkins.

Fire Chief Richardson stated Firefighter Jeff Hopkins went through an assessment process and was selected to serve in the Acting Lieutenant role, until July, at which time he will have completed all required courses for the promotion.

- c. Oath of Office for Master Police Officer Rashad Gatling.

Police Chief Colasacco introduced new Master Police Officer Rashad Gatling and welcomed him to the department. Clerk Regina Rosy administered the oath of office for Master Police Officer Rashad Gatling.

- d. Presentation by VFW for Life-Saving Award to be presented to Master Police Officer Jimmy Covington.

Police Chief Colasacco stated Officer Covington was on his way to work back in the fall and assisted a gentleman out of his vehicle and got him on the ground and administered CPR. The gentleman he saved was a retired Southern Pines Police Officer. VFW representatives presented MPO Covington with a Life-Saving Award for his quick action in saving a life.

- e. Presentation of Criminal Investigation Program Certificate to Detective Randy Plowman.

Police Chief Colasacco stated Detective Plowman completed the Criminal Investigation Program which was over 500 hours of training and

presented him with a certificate. Chief Colasacco stated the training is a huge benefit to Detective Plowman along with the department.

- f. Heroic Action Award to be presented to Sgt. Jesse Smith.

Police Chief Colasacco stated Sgt. Jesse Smith stopped to observe a large amount of smoke behind Dunrovin Store on September 29, 2019. His actions did not save a life, but they did save a lot of property. Police Chief Colasacco presented a plaque to Sgt. Jesse Smith for his heroic actions.

## 5. Manager's Report (Town Manager Paul Sabiston)

Manager Sabiston stated staff is trying to complete the audit and an interim audit report should come out in the next seven to ten days by email to each of the Board members.

Manager Sabiston stated the RFP for bank proposals for the planned Police Department facility were published two weeks ago and the responses are due by Tuesday, February 4<sup>th</sup>. The construction bids are due by tomorrow.

Manager Sabiston stated the Lake Dam project continues this week and should be complete in the next 1-2 weeks.

Manager Sabiston stated the town again hosted the Moore County Chamber of Commerce Economic Outlook for 2020 at our Parks building last week. The event brought out approximately 80 people, and there was a great speaker that provided an anticipated financial climate for the coming year both locally and nationally.

Manager Sabiston stated staff will be meeting soon with CSX and, possibly, an affected property owner regarding the right-of-way and easement between Main Street and South Street. The company is moving forward with plans to protect its property and easement.

Manager Sabiston stated Senior Planner Kathy Blake attended the Moore County Census 2020 meeting in Carthage last week. Manager Sabiston stated we are not directly handling the census process, but we are just trying to assist in the effort to help with accuracy.

## 6. Public Hearings and New Business

- a. Public Hearing on Proposed financing contract, under which the Town would borrow approximately \$5,875,000 to pay for the expansion and renovation of the police department headquarters building. (Town Manager Paul Sabiston)

Mayor Farrell opened the public hearing.

Manager Sabiston stated this is the first step to consider financing for the facility. This declaration has been published in The Pilot for the last two weeks and the estimated cost is \$5,875,000. Manager Sabiston stated as long as the bid comes in within range as estimated then it will meet the requirements for funding.

Manager Sabiston stated Fund Balance could be used to supplement the cost of the construction if the Board chooses to consider that option. Manager Sabiston stated banks will submit bids for both a 15-year and a 20-year loan and those rates and amounts can be considered as a part of the process as well.

Manager Sabiston stated he will provide updates to the Board once the bids come in.

Manager Sabiston stated now would be a good time to accept any public input. Commissioner Laney stated it sounds like the longer term could be considered and then it could always be paid off early if desired. Manager Sabiston stated that is correct.

Mayor Pro-tem Dannelley stated last year during the budget retreat the Board heard the \$5.8 million dollar figure of the cost of this project. Mayor Pro-tem Dannelley stated Board members heard during that retreat that it would require a 2-3 cent tax increase to pay for this project. Mayor Pro-tem Dannelley stated he is not disadvantaging staff to recommend a tax increase, but encouraging staff and the Board members to really look at the expenses, and see other ways to help offset the cost.

With no further discussion, Mayor Farrell closed the public hearing.

- b. Resolution #20-02 Supporting an Application to the Local Government Commission for Its Approval of a Financing Agreement for a New Police Headquarters Project. (Town Manager Paul Sabiston)

Manager Sabiston stated this is the formal document that adopts the determination to finance \$5.875 million of debt for this project, and kicks off the formal part of the process.

A motion was made by Commissioner Bowles, seconded by Commissioner Goodwin, to approve Resolution #20-02. Motion unanimously carried 5-0.

- c. Consider approval of Contract for Services for Bond Counsel with Bob Jessup with Sanford Holshouser. (Town Manager Paul Sabiston)

Manager Sabiston stated Bob Jessup was recommended by several groups and he is very good at this type of work. Manager Sabiston stated this fee is extremely reasonable and he strongly recommends approval of this contract for services. Mayor Farrell stated he would like an opportunity for Mr. Jessup to come and speak to the Board so that a face can be put with the name. Manager Sabiston stated he can arrange for that.

A motion was made by Commissioner Laney, seconded by Commissioner Goodwin, to approve a Contract for Services for Bond Counsel with Bob Jessup with Sanford Holshouser. Motion unanimously carried 5-0.

- d. Consider appointment of Town Manager as the Finance Official for the NC Capital Management Trust Account. (Town Manager Paul Sabiston)

Manager Sabiston stated Board approval is required for this temporary change until a new Finance Officer can be hired. A motion was made by Commissioner Beavers, seconded by Commissioner Bowles, to appoint the Town Manager as the Finance Official for the NC Capital Management Trust Account. Motion unanimously carried 5-0.

- e. Update and approval to move forward on Sportsplex project. (Town Manager Paul Sabiston)

Manager Sabiston stated at the request of Mayor Pro-tem Dannelley – he wanted to provide an update to the Board on where things stand with the Sportsplex project. Manager Sabiston stated the Board originally approved \$125,000 in this year’s budget for the development or purchase of park lands, and the Board further authorized the use of up to an additional \$300,000 from the Town’s fund balance to purchase this land with any remaining funds to be used for initial development such as clearing and grading. Manager Sabiston stated the Ransdell property located on Hwy. 15-501 was purchased

and closed on this past December. The Town purchased 15 acres for \$150,000 and the other 17 acres were donated to the Town. LKC has been hired to do the site work for the property which will include an erosion control plan for the State. Manager Sabiston stated the initial project calls for the construction of six rectangular athletic fields that could be used for multiple sports, including soccer and lacrosse among others. The complex is planned to include parking, some lighted fields, and a concession/restroom/office building that will be built by the former landowners on a two-acre tract of land that the Town will have control of with an option to purchase in the future. Manager Sabiston reviewed other potential plans for the property and steps for development. Manager Sabiston stated a tour can be arranged if any Board members are interested in going out and getting a good vision for the site. Mayor Farrell stated he has not heard one negative comment. Manager Sabiston stated the only negative comment he has heard is why the Town can't build ten fields rather than six. A motion was made by Commissioner Goodwin, seconded by Commissioner Bowles, to spend up to the remaining amount of monies that have been authorized by the Board for the sportsplex project. Motion unanimously carried 5-0.

## 7. Other Business

Mayor Farrell encouraged everyone to read the editorial that was in The Pilot this past Sunday. Mayor Farrell stated it was concerning the school being built on the property on NC Hwy 5. Mayor Farrell stated the Town had no part in selecting the site for the new school – that was done by the Moore County School Board. Mayor Farrell stated there will be a tour this Friday morning of the new Aberdeen Elementary School that Board members are invited to.

## 8. Closed Session pursuant to NC General Statute 143-318.11(a)(5) to discuss the acquisition of real property and 143-318.11(a)(6) to discuss personnel.

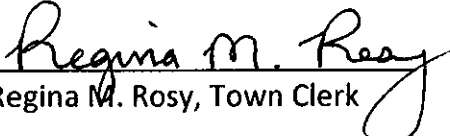
A motion was made by Mayor Pro-tem Dannelley, seconded by Commissioner Bowles, to go into Closed Session pursuant to NC General Statute 143-318.11(a)(5) to discuss the acquisition of real property and 143-318.11(a)(6) to discuss personnel. Motion unanimously carried 5-0.

The Board members returned from Closed Session.

A motion was made by Commissioner Laney, seconded by Commissioner Goodwin, to open regular session. Motion unanimously carried 5-0.

9. Adjournment

A motion was made by Commissioner Laney, seconded by Commissioner Goodwin, to adjourn the Board Meeting. Motion unanimously carried 5-0.

  
Regina M. Rosy, Town Clerk

Minutes were completed in  
Draft form on January 27, 2020

  
Robert A. Farrell, Mayor

Minutes were approved  
on February 10, 2020

COMMISSIONERS  
JOE DANNELLEY  
ELEASE GOODWIN  
WILMA LANEY  
BRYAN BOWLES  
TERESSA V. BEAVERS

# Town of Aberdeen



ROBERT A. FARRELL, Mayor  
PAUL SABISTON, Town Manager  
REGINA M. ROSY, Town Clerk

**Resolution #20-02 Supporting an Application to the Local Government Commission for its approval of a financing agreement – 2020 New Police Headquarters Project**

**WHEREAS**, The Town of Aberdeen (the “Town”) has previously determined to carry out a project to expand and renovate the police department headquarters building; and

**WHEREAS**, The Town’s Board of Commissioners (the “Board”) has determined to finance this project by the use of an installment financing, as authorized under Section 160A-20 of the North Carolina General Statutes; and

**WHEREAS**, North Carolina law requires that the Town’s financing be approved by the North Carolina Local Government Commission (the “LGC”), a division of the North Carolina State Treasurer’s office. Under the LGC’s guidelines, this governing body must make certain findings of fact to support the Town’s application for the LGC’s approval of the Town’s financing arrangements.

**NOW THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Town of Aberdeen that:

(a) The Town makes a preliminary determination to finance approximately \$5,875,000 to pay capital costs of the proposed police headquarters expansion and renovation.

(b) The Board will determine the final amount to be financed by a later resolution. The final amount financed may be slightly lower or slightly higher than \$5,875,000. Some of the financing proceeds may represent reimbursement to the Town for prior expenditures on project costs, and some proceeds may be used to pay financing expenses or to provide any appropriate reserves.

**The Board makes the following findings of fact in support of the Town’s application to the LGC:**

(a) The proposed project is necessary and appropriate for the Town under all the circumstances.



(b) The proposed installment financing is preferable to a bond issue for the same purposes. This financing is for a discrete facility and is therefore particularly suitable for installment financing.

The Town has no meaningful ability to issue non-voted general obligation bonds for this project. This project will produce no revenues that could be used to support a self-liquidating financing. The Town expects that in the current interest rate environment for municipal securities there would be no material difference in the overall financing costs between general obligation bonds and installment financings for this project.

(c) The estimated sums to fall due under the proposed financing contract are adequate and not excessive for the proposed purpose. The Town will closely review proposed financing rates against market rates with guidance from the LGC and the Town's financial adviser. All amounts financed will reflect either approved contracts, previous actual expenditures, or professional estimates.

(d) As confirmed by the Town's Finance Officer, (i) the Town's debt management procedures and policies are sound and in compliance with law, and (ii) the Town is not in default under any of its debt service obligations.

(e) The Town estimates that the maximum tax rate impact of paying debt service on the financing for the new police headquarters will be the equivalent of between two and three cents per \$100 of valuation. Given the Town's need for the new police headquarters, the Board believes that this tax rate impact is reasonable under all the circumstances. The Town Board will work to minimize the tax rate impact of the borrowing in a manner consistent with moving forward with the project and addressing the full range of Town needs.

(f) The Town Attorney is of the opinion that the proposed project is authorized by law and is a purpose for which public funds of the Town may be expended pursuant to the Constitution and laws of North Carolina.

**Additionally, the Board resolves as follows:**

(a) The Town intends that the adoption of this resolution will be a declaration of the Town's official intent to reimburse project expenditures from financing proceeds. The Town intends that funds that have been advanced for project costs, or which may be so advanced, from the Town's general fund, or any other Town fund, may be reimbursed from the financing proceeds.

(b) The Board directs the Town Manager and the Finance Officer to take all appropriate steps toward the completion of the financing, including (i) completing an application to the LGC for its approval of the proposed financing, and (ii) soliciting one or more proposals from financial institutions to provide the financing. The Board ratifies all prior actions of Town representatives in this regard.

(c) This resolution takes effect immediately.

Adopted this the 27<sup>th</sup> day of January, 2020.

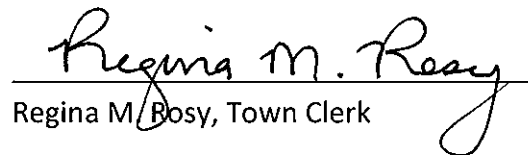


Robert A. Farrell, Mayor

I certify as follows: that the foregoing resolution was properly adopted at a meeting of the Board of Commissioners of the Town of Aberdeen, North Carolina; that this meeting was properly called and held on January 27, 2020; that a quorum was present and acting throughout this meeting; and that this resolution has not been modified or amended, and remains in full effect as of today.

Dated this 27<sup>th</sup> day of January, 2020.

[SEAL]



Regina M. Rosy, Town Clerk