

Minutes  
Work Session  
Aberdeen Town Board

March 9, 2020  
Monday, 6:00 p.m.

Robert N. Page Municipal Building  
Aberdeen, North Carolina

The Aberdeen Town Board met on Monday, March 9, 2020 for the Work Session. Members present were Mayor Robert A. Farrell, Mayor Pro-tem Joe Dannelley and Commissioners Wilma Laney, Elease Goodwin, Teressa Beavers, and Bryan Bowles. Staff members in attendance were Planning Director Justin Westbrook, Finance Director Butch Watson, Town Manager Paul Sabiston, Interim Public Works Director Joe Wood, IT Support Specialist Dean Wrightson, and Town Clerk Regina Rosy. Others in attendance included Reporter for The Pilot Laura Douglass, Tim Marcham, and approximately 8 other interested citizens.

Mayor Farrell called the meeting to order at 6:08 p.m.

1. 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. Resolution #20-08 to Accept Sidewalk Surety for Sandy Springs Phase IV-B in the amount of \$68,116.69.
- b. Resolution #20-09 to Accept Sidewalk Surety for Shepherds Trail Phase III in the amount of \$48,705.13.

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

2. Consider approval of Resolution #20-05 Supporting the Development of the Rail Corridors Referred to as the S-Line and SA-Line for the Benefits of Improved Passenger Rail, Improved Freight Movement, Improved Commuting Options and Economic Development. (Planning Director Justin Westbrook)

Director Westbrook explained the proposed connection with the S-Line. Resolutions of Support are needed for a grant application to help fund the project and purchase right-of-way properties needed. Director Westbrook stated the Town

of Sanford has really taken the lead on this project, and he feels like his professional opinion is that Aberdeen should follow the lead of Sanford. Mayor Farrell stated he does not see a down-side to supporting this project. Mayor Farrell stated to his knowledge Aberdeen is the only town that has three active railroads along the proposed line. A motion was made by Commissioner Beavers, seconded by Commissioner Goodwin, to approve Resolution #20-05. Motion unanimously carried 5-0.

3. Consider pledge of support in partnering with NCDOT to construct sidewalks from Pee Dee Road to the end of the proposed railroad bridge along NC-211. (Planning Director Justin Westbrook)

Director Westbrook stated the last time this item was discussed the Board approved a 20% contribution to construct the sidewalks, but now that contribution has been decreased to 5% based on the 2010 census numbers. Director Westbrook stated right now what is needed is approval by the Board for staff to send a memo of understanding that supports the pledge of support for this project. A motion was made by Mayor Pro-tem Dannelley, seconded by Commissioner Bowles, to approve a pledge of support in partnering with NCDOT to construct sidewalks from Pee Dee Road to the end of the proposed railroad bridge along NC-211. Motion unanimously carried 5-0.

4. Request to add the Martin Property request for rezoning for approximately 214.9 acres located behind the new Aberdeen Elementary School to the agenda on March 23, 2020 at 6:00 p.m. for further review. (Planning Director Justin Westbrook)

Director Westbrook stated there is no longer a PUD-R district anymore. Director Westbrook stated the CUP process is no longer in place either. The request is to add this item for public hearing at the Board Meeting on March 23, 2020. Director Westbrook stated since this rezoning is considered legislative, and not quasi-judicial then it can be discussed this evening if the Board members have any questions. Manager Sabiston stated he would still steer the Board members away from discussing details of the project until the public hearing. Director Westbrook explained to the Board members that they cannot regulate the size of the home, crawl spaces, how the homes look, etc. Mayor Farrell mentioned a bill in the legislature right now that would restrict a town's ability to regulate the building codes. A motion was made by Commissioner Bowles, seconded by Commissioner Laney, to schedule the public hearing for March 23, 2020 at 6:00 p.m. Motion unanimously carried 5-0.

5. Consider authorization to move forward with Proposed Dog Park on the edge of Meadow Ridge Subdivision. (Town Manager Paul Sabiston)

Manager Sabiston stated the developer of Meadow Ridge is getting close to seeking approval for final plat approval for Phase III. Manager Sabiston stated the developer previously had to commit to a certain amount of open space and a recreational facility which is now becoming due. Manager Sabiston stated there are more than 23 acres on a piece of property that will be donated to the Town. Manager Sabiston stated this is the very beginning of the conversation about what might happen with this property. Manager Sabiston stated staff is looking for something affordable that the developer can do that would serve a community need. Neighbors he talked to were concerned about there not being enough of a buffer – Manager Sabiston stated another option would be to move the park to closer to the back of the property rather than at the corner of Abilene Lane. Manager Sabiston stated if the Board is agreeable, staff can develop a site plan for the proposal and present it at the Board Meeting in two weeks and also accept public input at that time. Another option to consider is a playground in an area of the same size. Mayor Farrell stated he received some phone calls of residents concerned about additional traffic in Meadow Ridge due to the dog park. Mayor Farrell stated the traffic would be on Turning Leaf Way though, not through Meadow Ridge.

Brian Criswell stated he owns Lot 40. Mr. Criswell wanted to know why it has to be a dog park. Mr. Criswell asked why couldn't it be something else besides a dog park. Mr. Criswell stated he was told when he bought his property that there would be no amenities on this property. Manager Sabiston stated the plat states "future development" for this piece of property. Mr. Criswell asked if there could be a consensus from the community on what they might like to see, versus it automatically being a dog park. Manager Sabiston stated there could be a master plan that might include a playground too, but right now it's about what the developer is willing to do, and what the Town can afford to do. Another resident commented that she was concerned about the additional traffic in the neighborhood from a dog park. She asked what would need to be done to limit speed of traffic – i.e. speed bumps. Manager Sabiston stated some signage would be a good first step since right now there are not any speed restrictions in place. The resident living at Lot 44 in Meadow Ridge stated residents were really hoping for a nice quiet undisturbed area, but he would be unopposed to relocating the dog park to the back section. Mayor Farrell suggested that to help with traffic on Abilene Lane – traffic could be one way only which would not be good for two property owners but other than those it might could work. Mayor Farrell asked if the Town is under any obligation to do any development of the 23 acres for a recreational purpose.

Manager Sabiston stated no. One resident suggested disc golf. A motion was made by Commissioner Beavers, seconded by Commissioner Goodwin, to move forward with the proposed discussion on the dog park at the Board Meeting on March 23, 2020 at 6:00 p.m. Motion unanimously carried 5-0.

6. Discussion regarding Downtown Funding by the Town of Aberdeen. (Town Manager Paul Sabiston)

Manager Sabiston reviewed a breakdown for downtown funding that seems to be typical for downtown Aberdeen, which includes a total for FY 19/20 of approximately \$274,760. Manager Sabiston stated this number is very similar in years past also. Manager Sabiston stated he wants to make sure everyone understands the full commitment to the downtown area. Manager Sabiston stated there is no action required on this item, he just wanted the Board members to have this information.

7. Other Business.

Manager Sabiston introduced the new Finance Director Butch Watson.

Mayor Pro-tem Dannelley discussed the Commissioners' Walk proposal he would like the Board to consider which would be a display that would provide recognition for all previous Commissioners that have served on the Aberdeen Town Board. Mayor Pro-tem Dannelley suggested the possibility of incorporating this walk into the area around the flag pole at the Parks & Recreation facility. Mayor Pro-tem Dannelley offered it up as an idea. Mayor Pro-tem Dannelley stated his goal is to keep this project very affordable. The Mayor's Memorial was done with donations only, and no Town funding. Mayor Pro-tem Dannelley asked everyone to think about it and form a group to discuss this item further.

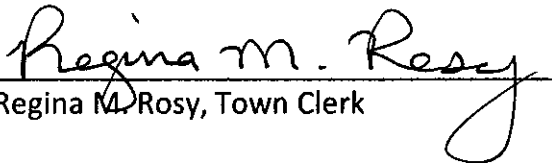
Commissioner Bowles stated he has been in contact with Manager Sabiston about semi-trucks driving through down Wilder Avenue. Chief Colasacco has talked with NCDOT about this issue – NCDOT says they would pay for signage on the state roads in that area. Commissioner Bowles stated what he is requesting is to allow staff to post no-thru trucks on specific roads, and request NCDOT to post no-thru trucks on their roads. Mayor Pro-tem Dannelley asked what the enforcement would be for violators. Manager Sabiston stated enforcement would be difficult. Manager Sabiston stated this item will be put on the next agenda for Board consideration.

Commissioner Laney asked about no littering signs by the Postmaster's House. Director Wood stated he will see about getting another sign to put out there.

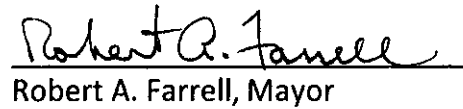
Manager Sabiston stated the rescheduled training class for quasi-judicial hearings will be held on March 19, 2020 at 6:00 p.m.

8. Adjournment.

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

  
Regina M. Rosy, Town Clerk

Minutes were completed in  
Draft form on March 9, 2020

  
Robert A. Farrell, Mayor

Minutes were approved  
on June 22, 2020

**RESOLUTION #20-08 TO ACCEPT SURETY  
FOR INFRASTRUCTURE IMPROVEMENTS**

Sandy Springs – Phase IV-B

**WHEREAS**, a preliminary plat for Shepherds Trail was approved on November 14, 2005 by the Town of Aberdeen Board of Commissioners; and

**WHEREAS**, the Unified Development Ordinance (UDO) requires that a developer install the improvements specified within the UDO or guarantee their installation; and

**WHEREAS**, Robert Stafford (the Developer) has submitted a final plat for approval for Sandy Springs – Phase IV-B containing twenty-nine (29) lots, as identified on the attached maps; and

**WHEREAS**, the Regulations specify that surety must be posted at 1.25 times the estimated cost of construction of the proposed improvements; and

**WHEREAS**, the Developer intends to install or have installed all infrastructure improvements for Sandy Springs – Phase IV-B as required by the Conditional Use Permit and subsequent modifications for the subdivision; and

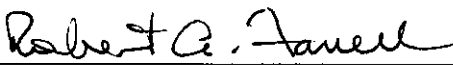
**WHEREAS**, the estimated cost of installing sidewalks is determined by the Developer's engineer to be \$54,493.35; and

**WHEREAS**, the amount of surety for sidewalks shall equal 1.25 times \$54,493.35 or \$68,116.69; and

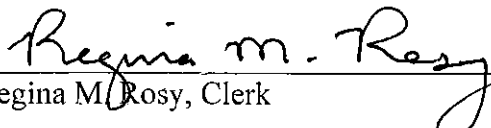
**WHEREAS**, the Developer desires to provide surety in the form of a bond in the total amount of \$68,116.69 pledged to the Town of Aberdeen for completion of sidewalks and that such surety may not be released unless and until confirmation of sidewalk installation is completed in full or partial release is approved based on confirmation that remaining sidewalks are adequately guaranteed by a reduced surety;

**NOW, THEREFORE BE IT RESOLVED** by the Board of Commissioners of the Town of Aberdeen that a surety bond in the total amount of \$68,116.69 pledged to the Town of Aberdeen will be accepted as surety for completion of sidewalks for Sandy Springs – Phase IV-B.

Adopted this the 9<sup>th</sup> day of March, 2020.

  
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Robert A. Farrell, Mayor

Attest:

  
\_\_\_\_\_  
Regina M. Rosy, Clerk

**RESOLUTION #20-09 TO ACCEPT SURETY  
FOR INFRASTRUCTURE IMPROVEMENTS**

Shepherds Trail – Phase III

**WHEREAS**, a preliminary plat for Shepherds Trail was approved on April 7, 2016 by the Town of Aberdeen Board of Commissioners; and

**WHEREAS**, the Unified Development Ordinance (UDO) requires that a developer install the improvements specified within the UDO or guarantee their installation; and

**WHEREAS**, Allan Casavant (the Developer) has submitted a final plat for approval for Shepherds Trail – Phase III containing twenty-nine (29) lots, as identified on the attached maps; and

**WHEREAS**, the Regulations specify that surety must be posted at 1.25 times the estimated cost of construction of the proposed improvements; and

**WHEREAS**, the Developer intends to install or have installed all infrastructure improvements for Shepherds Trail – Phase III as required by the Conditional Use Permit and subsequent modifications for the subdivision; and

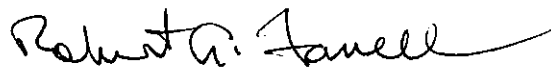
**WHEREAS**, the estimated cost of installing sidewalks is determined by the Developer's engineer to be \$38,964.11; and

**WHEREAS**, the amount of surety for sidewalks shall equal 1.25 times \$38,964.11 or \$48,705.13; and

**WHEREAS**, the Developer desires to provide surety in the form of a bond in the total amount of \$48,705.13 pledged to the Town of Aberdeen for completion of sidewalks and that such surety may not be released unless and until confirmation of sidewalk installation is completed in full or partial release is approved based on confirmation that remaining sidewalks are adequately guaranteed by a reduced surety;

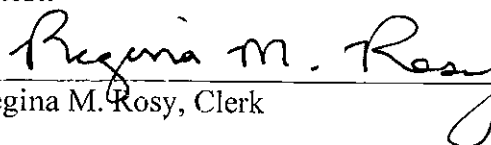
**NOW, THEREFORE BE IT RESOLVED** by the Board of Commissioners of the Town of Aberdeen that a surety bond in the total amount of \$48,705.13 pledged to the Town of Aberdeen will be accepted as surety for completion of sidewalks for Shepherds Trail – Phase III.

Adopted this the 9<sup>th</sup> day of March, 2020.



Robert A. Farrell, Mayor

Attest:



Regina M. Rosy, Clerk

**RESOLUTION #20-05**

**SUPPORTING THE DEVELOPMENT OF THE RAIL CORRIDORS REFERRED TO AS THE S-LINE AND SA-LINE FOR THE BENEFITS OF IMPROVED PASSENGER RAIL, IMPROVED FREIGHT MOVEMENT, IMPROVED COMMUTING OPTIONS AND ECONOMIC DEVELOPMENT**

**WHEREAS**, the North Carolina Department of Transportation (NCDOT) has a long tradition of progressing successful passenger and freight rail projects and supporting the development of rail infrastructure; and

**WHEREAS**, NCDOT has worked with state, regional, and federal partners to develop plans for the federally-designated Southeast Corridor, a passenger and freight rail network extending from Washington, D.C. through North Carolina to Jacksonville, Fla.; and

**WHEREAS**, a Record of Decision to develop the Raleigh to Richmond portion of the Southeast Corridor was approved by the Federal Rail Administration (FRA) on March 2017, in accordance with the National Environmental Policy Act; and

**WHEREAS**, the development of the S-Line and SA-Line corridors support and promote economic development in communities along the corridor, including those in rural areas; and

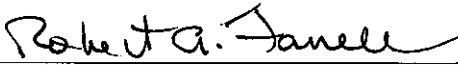
**WHEREAS**, the developed S-Line and SA-Line would provide greater access to jobs, health care, and education and provide new options for the movement of both goods and people; and

**WHEREAS**, the developed S-Line and SA-Line would provide efficient and reliable commuting options for communities and businesses along the corridor; and

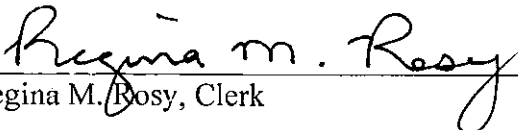
**WHEREAS**, NCDOT anticipates pursuing federal grants to assist with the purchase of portions of the S-Line and the SA-Line in North Carolina and to study transit-oriented communities and development along the corridor;

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Town of Aberdeen supports the acquisition and development of the S-Line and SA-Line to provide for the full economic potential to be realized in the corridor.

**ADOPTED**, this the 9 th DAY OF March, 2020.

  
Robert A. Farrell, Mayor

Attest:

  
Regina M. Rosy, Clerk