

Minutes
Work Session
Aberdeen Town Board
Town Board approves it before it moves forward. Mayor Farrell stated he is very
Robert N. Page Municipal Building
Aberdeen, North Carolina
May 11, 2015
Monday, 6:00 p.m.

The Aberdeen Town Board met Monday, May 11, 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, Pat Ann McMurray, and Elease Goodwin. Staff members in attendance were Planning Director Pam Graham, Town Manager Bill Zell, Public Works Director Rickie Monroe, Finance Officer Beth Wentland, and Town Clerk Regina Rosy. Tim Marcham, Barbara Allred, Chip Dodd, Reporter for the Pilot Ted Natt, and Randy Huff were also in attendance for the meeting.

Mayor Farrell called the meeting to order at 6:01 p.m.

1. **Minor Modification Request by H&H Homes Regarding Meadow Ridge Sidewalks.**

Director Graham introduced Randy Huff, who is the supervisor for the building taking place in Meadow Ridge Subdivision. Director Graham stated initially the applicant came to the Town with a request for sidewalks on just one side of the road. Director Graham stated however, at the time of the approval, the Board strongly felt that the sidewalk requirement should be imposed consistently for all proposals, and followed the Planning Board's recommendation for sidewalks. Mr. Huff explained the idea is to do sidewalks around the circle of the cul-de-sac, and then provide a cross walk at the completion of the cul-de-sac. Mayor Farrell asked what changed between initial approval with sidewalks on both sides of the road, and now? Director Graham stated putting sidewalks on both sides of the road really conflicts with the UDO and Watershed Overlay District requirements.

Mayor Farrell was very concerned about not having sidewalks on both sides of the road. Commissioner Dannelley asked if the Board decides not to take any action, what will happen. Mr. Huff stated he has 7 houses complete right now, and needs Certificates of Occupancy on 4 of them, and before he sells them, he needs to know whether to put sidewalks or not. Mr. Huff stated he has been discussing this issue with Director Graham since last December, and he needs an answer on whether to put sidewalks on both sides of the road or not.

Mayor Farrell asked when a developer comes in, do they understand it is their responsibility to get all the water off the property? Director Graham stated the Planning Board has to approve it, the Watershed Board has to approve it, then the Town Board approves it, before it moves forward. Mayor Farrell stated he is very upset that he did not have all of this information to begin with, before this development was considered for approval.

Mayor Pro-tem Thomas stated the bottom line is that situations change all the time. Mayor Farrell stated the changes should be in favor of the Town, not in favor of the developer. Mayor Pro-tem Thomas stated it is expensive to have to repair sidewalks if water lines are running underneath them. Mayor Pro-tem Thomas stated he does not see much of an option at this point.

A motion was made by Mayor Pro-tem Thomas, seconded by Commissioner Mims, to approve the request for a minor modification to CU #13-01 as illustrated in the attached subdivision plat, with minor adjustments by the Planning staff to ensure painted cross walks at the cul-de-sacs. Motion unanimously carried 5-0.

2. Solid Waste and Recycle Contract Bids:

Commissioner Mims stated he sent out an email to everyone earlier today with a spreadsheet reviewing the bids for the solid waste and recycle contract. Manager Zell stated he had Director Rickie Monroe review each of the bids to make sure they were comparable. Director Monroe stated these bids do not include leaf and limb pick up.

Director Monroe stated the bids received were for 5 years. Director Monroe stated the first year looks real good economically, and then after that it is up hill from that point forward with costs. Director Monroe introduced Chip Dodd who is in attendance, on behalf of Waste Management. Director Monroe stated he and Manager Zell were hoping this would be a better savings than it actually will be. Ms. Dodd stated typically smaller towns usually experience more savings with contracting out their garbage collection.

Commissioner Mims stated he feels even if it costs more for the Town staff to provide the service of garbage collection, he feels it is a great service to the Town citizens. Mayor Pro-tem Thomas stated it is not broken, so he does not feel it needs to be fixed.

3. Conditional Zoning #15-01 Requested by Ken Howell to Conditionally Rezone Property located on Highway 211 from R20-16 to General Commercial - Conditional District.

Director Graham stated as of today, there is a schedule conflict, and the applicant has asked for the public hearing to be held on 6/8/15. Director Graham stated the applicant has to agree to any conditions with a conditional zoning, and that is why she especially feels it is important to have the applicant in attendance. Commissioner Dannelley suggested having the public hearing in the rotunda, and then move the remainder of the Work Session to the conference room on 6/8/15, in order to accommodate the applicant. Commissioner Mims stated he thinks it is important for the Town to accommodate the applicant, and if the same result can be achieved by having the public hearing at a Work Session instead of a Board Meeting, then he does not see a problem with it. Public Hearing scheduled for 6/8/15.

4. Petition for Voluntary Contiguous Annexation for Columbus Midtown Properties.

Director Graham stated staff is requesting the Town Board to schedule this item for Public Hearing on 5/26/15. Public Hearing scheduled for 5/26/15.

5. Fiscal Year 2016 Budget.

Manager Zell stated he would like to review the budget book this evening. Manager Zell stated the Town lost privilege license tax revenue this upcoming year, which is a revenue loss of \$180,000. Manager Zell stated a comparison has been made of this year's budget to the upcoming year's projected budget. Manager Zell stated he is recommending a 2 penny tax increase this upcoming year. Manager Zell stated the only fund balance appropriation is for Powell Bill paving. Manager Zell reviewed the capital items included in the budget. Manager Zell stated the Water and Sewer Fund looks really good for the upcoming year, with the increased water and sewer fees. Manager Zell stated water tank maintenance is included in the budget at \$165,000. Manager Zell stated the Town has been looking at AMI (automated metering infrastructure) for several years, and an option has been presented that would allow the Town to pay as you go for this service. Manager Zell stated the estimated cost for this service for Fiscal Year 2015-2016 is \$225,000.

Manager Zell stated when all requests were received from the Department Heads, the total requests included in the budget were a total of \$7,818,604, and at

the current tax rate, that would create a deficit of \$606,009. Manager Zell stated staff put together options for the Board which include 5% department cuts, and also 10% department cuts for the Board's consideration. Manager Zell stated even with the 10% department cuts, he would still need a 2 penny tax increase to balance the budget. Manager Zell stated the police department cuts were mainly for the new automobiles. Manager Zell stated money is included in the budget for the maintenance on the Lake Park Trail.

Commissioner McMurray asked if the LED switch over has taken place yet. Manager Zell stated that will take place in the upcoming year, and savings will be experienced from that going forward.

Ted Natt asked what the 2 penny increase will pay for. Manager Zell stated it will pay for the trail maintenance which is \$65,000, master signs at a cost of \$23,000, software/hardware for a police grant program at a cost of \$45,072, and the storm-water project on Mike's place at a cost of \$99,257. Manager Zell stated he and Director Monroe met with Pat Molamphy about this drainage issue on Mike's Place. And the hope is that NCDOT will contribute some dollars towards this project, since the total cost is over \$200,000.

Mayor Farrell asked how Manager Zell expects this year to end up financially. Manager Zell stated this current fiscal year has gone really well, and the Town will be positive for the year-end.

Commissioner Mims asked how it works if the Water & Sewer Fund is doing really well, and you want to use some of that money for the General Fund. Manager Zell stated we have employees that work on both sides, and that is how he justifies the transfer of \$250,000 from the Water and Sewer Fund to General Fund each year.

Commissioner Dannelley asked which of the budget options the Town Manager recommends. Manager Zell stated he recommends 10% department cuts, and no cost of living increase for the employees. Commissioner Mims stated he appreciates the options that were presented.

Manager Zell stated Aberdeen has always appreciated the quality of life, and he feels like it is important to maintain the quality of life. Mayor Farrell asked if there was a surplus at the end of last fiscal year. Manager Zell stated the Town was in the black at the end of last fiscal year, but not by much.

6. Design Phase for New Police Station.

Item removed from the agenda.

7. Discuss Goals/Objectives for Strategic Plan.

Commissioner Dannelley opened the floor for discussion on goals #3 and #4:

- Encourage citizen communication and participation in Town events, Celebrations and Volunteerism
- Strengthen Business and Residential Partnerships

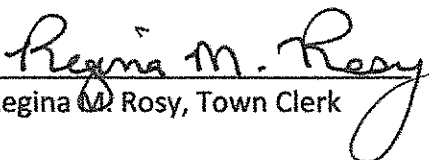
Mayor Pro-tem Thomas stated he likes it the way it is written. Commissioner Mims stated Commissioner Dannelley did a great job on drafting these goals. A motion was made by Commissioner Mims, seconded by Commissioner Goodwin, to accept goals 3 and 4 as written. Motion unanimously carried 5-0.

8. Other Business.

- a. Legacy Leadership Breakfast scheduled for Friday, May 15th at 8:30 a.m. at Aberdeen Recreation Station.
- b. Mayor Farrell read a letter from the Friends of the Aberdeen Library – formally requesting consideration for either allocations of any surplus funding or become a line item in the 2015/2016 budget or both.
- c. Mayor Farrell informed the Board that last week, Colonel Richard Page passed away.

9. 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, Town Clerk

Minutes were completed in
Draft form on May 11, 2015


Robert A. Farrell, Mayor

Minutes were approved
on May 26, 2015

