

Minutes  
Work Session  
Aberdeen Town Board

May 31, 2012  
Thursday, 5:30 p.m.

Robert N. Page Municipal Building  
Aberdeen, North Carolina

The Aberdeen Town Board met on Thursday, May 31, 2012 at 5:30 p.m. for their regular Work Session. Board members present were Mayor Elizabeth B. Mofield, Mayor Pro-tem Robbie Farrell and Commissioners Pat Ann McMurray and Walter Wright. Commissioners Jim Thomas and Alan Parker were not in attendance for the meeting. Staff members in attendance were Parks & Recreation Director Leigh Baggs, Town Manager Bill Zell, Senior Planner Pam Graham, and Town Clerk Regina Rosy. Others in attendance were Reporter for the Pilot Tom Embrey, Tommy Huntley, and Roy Harvel.

Mayor Mofield called the meeting to order at 5:30 p.m.

1. Ray's Mill Pond Park Committee Members.

Manager Zell stated he asked Parks & Recreation Director Baggs to work on putting a committee together for the Ray's Mill Pond project. Director Baggs stated she is asking for the Board to appoint the following members to the Ray's Mill Pond Park Committee: Elease Goodwin, Mona Kahl, Al McDonald, Robbie Farrell, and Leigh Baggs. Director Baggs stated if the Board will consider appointing those members to the committee then the committee will get started. Mayor Pro-tem Farrell asked about a term limit for these appointments. Director Baggs suggested a two-year term so there is plenty of time to complete the project, once a month meetings. Director Baggs stated a progress report will be brought to the Board after each of the meetings. A motion was made by Commissioner Wright, seconded by Commissioner McMurray, to appoint Elease Goodwin, Mona Kahl, Al McDonald, Robbie Farrell, and Leigh Baggs to the Ray's Mill Pond Park Committee. Motion unanimously carried.

Director Baggs stated Manager Zell forwarded an e-mail from Art Parker to her about the weeds at Aberdeen Lake Park. Director Baggs stated the area is very stagnant, and it is very difficult to get a boat in that particular area. Director Baggs stated the recommendation from Foster Lake and Pond Management is to drain and dredge the lake in order to kill the weeds in the lake. Director Baggs stated the draining and dredging would need to take place in the cold of the winter for a two-week period for best results to kill all of the weeds. Director Baggs stated the weeds appear to be around the edge of the lake. Director Baggs stated environmentalists

do not recommend aquacides, but 1,000 carp could be put in the lake to help with the weeds. Director Baggs stated the Division of Water Quality has agreed to give the Town 2 carp per acre which equals 80 carp for the Town. Director Baggs stated the carp put in a couple of years ago helped for a while, but additional carp are needed. Commissioner Wright asked how much it would cost to drain and dredge the lake. Director Baggs stated the last time it was done, the total cost was about \$30,000-\$35,000 to dredge and drain the lake. Director Baggs stated the carp cost about \$13 each, so it would cost approximately \$1,300 to buy 100 carp. Director Baggs stated Art Parker has agreed to pay for some carp to be added to the lake also. Mayor Mofield asked if the Town can pay for some carp as well. Mayor Mofield asked Director Baggs to contact Art Parker and see if he would be willing to buy some additional carp to be added to the 180 carp.

Mayor Mofield stated there is only one maintenance worker taking care of the trail at Aberdeen Lake Park, and she is wondering if Public Works could help with the maintenance on the trail. Director Baggs stated she would welcome any help she could get from any department. Director Baggs stated Joseph Keel helps Joe Thompson at least one day a week, sometimes two days a week to help clean up the parks and do maintenance work. Mayor Mofield thought a joint effort with Public Works would be very helpful for Parks & Recreation staff. Director Baggs stated the cross country team from Pinecrest High School run on the trail at Aberdeen Lake Park, and the seniors walk out there too. Mayor Pro-tem Farrell stated numerous people have told him that the trail is not the way it used to be and it needs attention because it is deteriorating. Commissioner Wright asked Manager Zell to work with Rickie on getting his staff to help maintain the parks. Mayor Mofield stated a lot has been done since 2003 when Manager Zell came to work for the Town, a lot of park areas have been added, and now it is just too much for the current Parks & Recreation staff.

2. Conditional Use Permit CU #12-02 for Retail Sales with High Volume Traffic Generation for an application filed by Moseley Real Estate Advisors affecting land currently owned by Huntley Family Limited Partnership and Bonnie McPeake.

Manager Zell stated this item will be held for public hearing on 6/11/12. Manager Zell stated because this item will be a quasi-judicial public hearing, there does not need to be any discussion at tonight's meeting. Manager Zell stated the Board has been given a great deal of information to review prior to the public hearing. Agenda Item scheduled for Public Hearing on 6/11/12.

3. UDO Amendment UDO #12-07 regarding Planning Board Representation.

Senior Planner Graham stated staff is trying to get an accurate representation on the Planning Board which is the reason for this proposed amendment. Agenda Item scheduled for Public Hearing and New Business on 6/11/12.

4. Proposed Fiscal Year 2012-2013 Budget and Budget Message.

Agenda Item scheduled for Public Hearing on 6/11/12.

5. Conditional Zoning CZ #12-01 as requested by Sheila Murphy representing Genesis Global, LLC for property located at 354 Parkway Drive to zone the property C-I-C and add child care center to the allowed uses.

Mayor Pro-tem Farrell asked if this is an existing building. Manager Zell stated Stafford used this space for his office space. Mayor Pro-tem Farrell stated he believes additional landscaping should be required for this site to make sure it meets the requirements of the UDO due to surrounding properties. Mayor Mofield asked staff to give some information to Ms. Murphy to help her with the startup of her child care center. Commissioner Wright also suggested letting Ms. Murphy know of the Head Start location. Commissioner McMurray stated she would like to wait and consider this item for approval on 6/11/12. Agenda Item scheduled as New Business on 6/11/12.

6. Non-Substantive Error Corrections to the UDO, Articles XII to XX.

Senior Planner Graham asked the Board for the authority for staff to improve the error corrections to the UDO. A motion was made by Commissioner McMurray, seconded by Mayor Pro-tem Farrell, to approve correcting the errors in the UDO, Articles XII to XX as presented. Motion unanimously carried.

7. Board Appointments.

- a. Planning Board.

Senior Planner Graham stated appointments to the Planning Board are needed based on consideration of approval of the ordinance amending the UDO to reestablish the correct in-town and ETJ ratios, resignations from the Board, and expiring terms. Senior Planner Graham stated Mr. Rigsby has respectively declined the opportunity to serve on the Planning Board for a second term. Senior Planner Graham stated Joe Dannelley is interested in serving another 2-year term. After discussion from the Board, Senior Planner Graham stated it appears that the Board may want to consider the following actions at the Board Meeting on 6/11/12:

- Consider reappointment of Joe Dannelley with a term expiration of June 2015.
- Consider moving Janet Peele from Alternate to Regular Board Member with term expiration of June 2014.
- Appoint an in-town member with a term expiration of June 2014.
- Appoint an in-town member with a term expiration of June 2015.
- Appoint an alternate member with a term expiration of June 2015.
- Appoint an alternate member with a term expiration of June 2014.

Commissioner McMurray stated she would recommend Mollie Wilson for the Planning Board, rather than another Board because of her past experience. Agenda Item scheduled for New Business on 6/11/12.

b. Historic Preservation Commission.

Senior Planner Graham stated there are two vacant positions for the Historic Preservation Commission that would need reappointments. Senior Planner Graham stated Joel Stancil has faithfully served on the Historic Preservation Commission since 2004 and now wishes to spend more time attending to family members. Senior Planner Graham stated Shirley Starkey has served on the Historic Preservation Commission since 2008, and is unfortunately leaving Aberdeen's jurisdiction, and she is no longer eligible to serve. Commissioner Wright asked if anything will be done for the members going off of these boards. Senior Planner Graham stated Jenni Secrist has ordered plaques for each of these outgoing members to be presented at the Board Meeting on 6/11/12. Mayor Mofield suggested a set of four Aberdeen coasters to give to those outgoing members. Commissioner McMurray suggested having extra coasters made for VIP visitors to Aberdeen too. Commissioner Wright stated he would also like for a gift certificate to a restaurant in Aberdeen be given to each of these outgoing members as well, for \$50 each. Agenda Item scheduled for New Business on 6/11/12.

Manager Zell stated the Appearance and Beautification Commission has been doing a great job putting five planters in the downtown area. Mayor Mofield stated the planters are lovely. Mayor Mofield stated the planter in front of the Coca Cola plant needs an appropriate base to be put in.

Mayor Mofield stated she would contact Alan Moon to see if he would be open to the possibility of the Town creating a base for the planter.

8. Modification of Site Plan for Woodlawn Apartments.

Senior Planner Graham stated there are major up-fits going on in the interior of the Woodlawn Apartments. Senior Planner Graham stated once she began the review of the site plan, there was some concern that too much renovation was being done since they are adding 600 square feet to a building that serves as an office, adding a playground, and minor modifications to sidewalks and parking. Senior Planner Graham stated this item was approved as a use by right in the 1970s. Senior Planner Graham stated there is no current conditional use permit for this project, so there is nothing to modify. Senior Planner Graham stated there is no change in use, and staff is asking the Town Board to grant authority to Town Staff to approve this modification of the site plan.

Mayor Pro-tem Farrell asked if there was a fence line behind the property. Senior Planner Graham stated she is not sure, because she did not get that far in the site plan review. Senior Planner Graham stated she will find out about the fence line. Mayor Pro-tem Farrell stated he thinks the fence is important because of safety for the children.

Senior Planner Graham asked for clarification on if the Board is supportive of staff making the approval of the modification of the site plan for Woodlawn Apartments. Mayor Mofield stated the Board is in support of staff approval of the modification of the site plan, but she would like Senior Planner Graham to follow-up on the fencing concern due to safety.

9. Memo of Understanding Relating to Attorney Services for Fiscal Year 2012-2013.

Manager Zell stated this is the proposed agreement for Attorney Services with The Brough Law Firm for Fiscal Year 2012-2013. Manager Zell stated the bulk of work with The Brough Law Firm is for planning related matters, and The Brough Law Firm is very educated in the planning field.

10. Other Business.

Manager Zell stated he and Commissioner McMurray attended the Bull's City Forward feasibility stakeholders meeting the other day, and Manager Zell provided an update to the Board on what transpired during the meeting.

Manager Zell showed the Board two possible ideas for revamping the Bon Accord newsletter. Manager Zell stated these designs were completed by Regina Rosy and Jamie Dockery. Manager Zell stated these designs are a starting point and any changes the Board would like could be made. The Board liked the design with green and brown the most, but just wanted to change the font size for the title. The Board agreed to do three of the six editions in 2012-2013 in color, with those being in July, November, and March. The Board also agreed to add the Town brand on the front page of the newsletter.

Commissioner Wright asked for a status update on the fence at Aberdeen Creek. Director Baggs stated she is meeting with a contractor tomorrow morning about the fence. Director Baggs stated she has received two quotes so far, and the fence will be either green or brown. Director Baggs stated she will make sure the fence is installed by June 30, 2012 so it can come out of this budget year.

11. Adjournment.

With no further items for discussion or review, a motion was made by Commissioner Wright, seconded Mayor Pro-tem Farrell, to adjourn the Work Session. Motion unanimously carried.

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Regina M. Rosy, Town Clerk

Minutes were completed in  
Draft form on May 31, 2012

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Elizabeth B. Mofield, Mayor

Minutes were adopted  
June 11, 2012