



Minutes of
City of Creedmoor
BOARD OF COMMISSIONERS
Regular Meeting
April 19, 2016
7:00 p.m.

PRESENT

Mayor Darryl D. Moss, Mayor Pro Tem Del Mims, Commissioner Ernie Anderson, Commissioner Thomas Jackson, Commissioner Herman Wilkerson, and Commissioner Archer Wilkins. Also present were City Manager Michael P. Bonfield, Assistant City Manager/HR Director Korena Weichel, Planning Director Mike Frangos, Senior Planner/Stormwater Administrator Randy Cahoon, Public Works Director Steve Colenda, Chief of Police Keith King, City Clerk Kathleen McCorkle, and Attorney T.C. Morphis, Jr.

ABSENT

None.

INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Darryl Moss called the meeting to order at 7:00 p.m. and offered the invocation. Commissioner Anderson led the Pledge of Allegiance.

APRIL 5, 2016 COMMISSIONERS' REPORTS

Due to the April 5 meeting adjourning prior to their reports, Commissioners Wilkins and Wilkerson were invited to give those reports at this time. Both declined.

APPROVAL OF AGENDA

Moved by Commissioner Anderson to approve the agenda; seconded by Commissioner Wilkins.

Mayor Pro Tem Mims requested that discussion and approval of the amended April 5, 2016 work session minutes be placed on the agenda and include input from the city attorney. It was decided that the discussion would take place under the Approval of Minutes.

The motion received a 4-1 vote.

Ayes: Anderson, Jackson, Wilkerson, Wilkins

Noes: Mims

APPROVAL OF MINUTES

Commissioner Wilkerson moved to approve the minutes of the March 15, 2016 regular meeting; seconded by Commissioner Wilkins. The motion received a unanimous vote.

Commissioner Wilkins moved to approve the April 5, 2016 Work Session minutes as amended; seconded by Commissioner Anderson.

Discussion took place regarding the substitute motion made by Commissioner Wilkins to Mayor Pro Tem Mims' original motion during the meeting April 5; whether the substitute motion was germane to the original motion; the point of order made by Commissioner Jackson and whether a point of order was made by Mr. Morphis; and the disposition of the original motion. Attorney Morphis made clarifications from Robert's Rules of Order, and reiterated his decision not to reconsider the validity of the substitute motion. Aside from the point of order that was not addressed by the chair, there were no other objections from the board at the time.

Mr. Morphis noted his concerns of citizen boards using the large text Robert's Rules of Order and suggested that the board consider using the UNC School of Government's publication instead.

The motion to approve the April 5, 2016, minutes received a 3-2 vote.

Ayes: Anderson, Wilkerson, Wilkins

Noes: Jackson, Mims

PUBLIC COMMENT

Ms. Mandy Liesch, 215 Park Avenue, Creedmoor

Ms. Liesch voiced her disapproval of the proposed amendments to Chp. 97: Animals, especially concerning rabbits.

Mr. Warren Buff, 215 Park Avenue, Creedmoor

Mr. Buff presented an alternative proposal to the amendments to Chp. 97: Animals, copies of which were distributed by the clerk to the Board prior to the meeting. Mr. Buff would like the proposed ordinance amended to allow 10 birds per half acre, add turkeys, remove rabbits from the restricted livestock list, and permit more goats.

Mr. Ed Mims, 2204 Regent Court, Creedmoor

Mr. Mims spoke in opposition to the way some motions made at the previous meeting were handled by the Chair.

WATER TREATMENT PLANT DEMOLITION/RAW WATER INTAKE REPAIR BIDS

Mr. Bonfield reviewed the bids received for the water treatment plant demolition and raw water intake repair. The only bid received for the intake repair construction came in at \$34,825. The low bid received from the same company for the water treatment plant demolition totaled \$345,000, with the second bid coming in around \$11,000 higher. There was discussion that the two bids being so close together indicates this is the likely market for the project. Also, experience has shown rebidding generally does not lower costs, and risks bids may come in even higher. As a result, the city manager and project engineer recommended going forward with the demolition and paying in a way to take advantage of the 5 percent discount. The amount of \$140,000 has already been allocated, and another \$250,000 would come from general fund reserves. These monies come from the fund balance made available after the sale of the water and sewer system to SGWASA.

Discussion continued with Brian Johnson from The Wooten Company regarding the possibility of repurposing the site, which was determined to be unsafe for public use and cost-prohibitive as the structures will continue to degrade.

Mr. Bonfield requested and received a consensus of the Board to draft a budget amendment in order to proceed with demolition.

ORDINANCE 2016-O-06 AMENDING CHP. 97: ANIMALS

By consensus, the Board approved returning the alternative ordinance amendments submitted by Mr. Warren Buff to the planning board for recommendation. The topic will be included on the planning board's June 9, 2016 agenda.

RESOLUTION 2016-R-06: ACKNOWLEDGING RECEIPT OF OFFER TO PURCHASE CITY-OWNED LAND

Planning Director Mike Frangos reviewed an offer by Mr. Francisco Javier Toledo Garcia to purchase city-owned property at 104 Pecan Street. A deposit of \$1,000 is in escrow to secure an offer to purchase the lot for \$5,000. Mr. Frangos and Mr. Morphis explained the upset bid process noting that the City is not committed to accept any offer.

Moved by Commissioner Anderson to adopt the resolution; seconded by Commissioner Wilkins. The motion received a unanimous vote. Resolution 2016-R-06 incorporated by reference.

CITY MANAGER'S REPORT

Mr. Bonfield discussed and recommended repairs to several unfinished sidewalks within the Paddington subdivision. One home had no sidewalk constructed and needs approximately 120 feet installed. Also needed are two handicap ramps, crosswalk striping and two (2x5') returns. The installation estimate is \$9,100, which is available in the budget. An easement issue in the rear of the Paddington neighborhood was also discussed; however the property is private and the attorney recommends no City involvement.

Concerning the Dollar General update, Mr. Bonfield has met with NCDOT onsite, and road improvements in front of the site are scheduled be made April 25-27 between 9 a.m. and 4 p.m. Once improvements are completed NCDOT plans to schedule repaving of NC 50 from NC 56 south to the county line.

FAIR Committee meeting will take place Thursday, April 21 at 3:30 in the boardroom.

On the agenda for May 3, the mayor has asked that the code enforcement item be removed; public hearing dates will be scheduled for two rezoning cases and the shooting range ordinance recommendations will be returned by the planning board.

COMMISSIONERS' REPORTS

Commissioner Jackson reported he had been asked about the possibility of raising the commissioners' and mayor's pay by 19 percent (approximately \$1,000). He has researched the pay rates for similar-sized municipalities on the NCLM website, and concluded he could not justify the raise at this time.

Commissioner Wilkerson moved that mayor and commissioners do not get a raise in this budget year; seconded by Commissioner Wilkins. The motion received a unanimous vote.

Commissioner Wilkerson asked for and received confirmation that streets in Paddington are city streets.

Commissioner Wilkins had no report.

Mayor Pro Tem Mims reported her participation with County Commissioner Ed Mims during the county's litter sweep. The 13 participants covered 3.5 miles and collected 30 bags of litter.

She also reported on her attendance at the SGWASA meeting on April 12, and read a letter she read at that meeting.

Commissioner Anderson reminded everyone about the upcoming litter sweep on Saturday, April 23.

MAYOR'S REPORT

Mayor Moss announced several upcoming events:

- May 4 - 7 p.m. National Walk to School Day
- May 6 - Outdoor Movie Night at Battle Roberts Field
- May 7 - Employee Appreciation Day
- May 21 - National Day of Play

The mayor also reported seeing five or six cars parked at the Gauntlet and he's excited to hear it is getting a lot of use.

The Granville County Human Resources commission has requested a \$250 donation to the Dr. Martin Luther King breakfast which the mayor asked the Board to approve. Commissioner Wilkins moved to approve the \$250 contribution; seconded by Commissioner Wilkerson. The motion received a unanimous vote.

Town Hall Day is scheduled June 8.

Chief King is representing the City April 20 at a press conference in Oxford for the presentation of a proclamation in honor of Child Abuse Prevention Month.

Mayor Moss asked the Board if they would like to work with the city attorney in looking at the School of Government's meeting rules. Mr. Morphis confirmed a training session would take place at the next meeting.

CLOSED SESSION

Moved by Commissioner Wilkins; seconded by Commissioner Anderson, to enter closed session as per NCGS 143-318.11(4) to discuss economic development. The motion received a unanimous vote.

ADJOURNMENT

Upon return from closed session, there being no additional business before the Board, it was moved by Commissioner Wilkins to adjourn the meeting; seconded by Commissioner Anderson. The motion received a unanimous vote and the meeting was adjourned at 9:14 p.m.



Darryl D. Moss, Mayor

ATTEST:



Kathleen J. McCorkle, City Clerk

