



Minutes of  
City of Creedmoor  
BOARD OF COMMISSIONERS  
**Regular Meeting**  
May 25, 2010  
7:00 p.m.

**PRESENT**

Mayor Darryl D. Moss, Mayor Pro-Tem Jimmy Minor, Commissioner Tim Karan, Commissioner Otha Piper, Jr., Commissioner John Stallings and Commissioner Herman Wilkerson. Also present were Mr. Tom Mercer, City Manager, Ren Wiles, Finance Officer/City Clerk, Korena Weichel, Deputy City Clerk, and Attorney Tom Currin.

**INVOCATION & PLEDGE OF ALLEGIANCE**

Mayor Moss called the meeting to order and offered the invocation. Commissioner Stallings led the Pledge of Allegiance.

As part of his opening statements, Mayor Moss announced that the City had received a Bicycle and Pedestrian Planning Grant for \$24,000.

**ADOPTION OF AGENDA**

The Mayor called for the approval of the agenda. Moved by Commissioner Stallings to adopt the agenda. Seconded by Commissioner Piper. The motion received a unanimous vote.

**REQUESTS TO ADDRESS THE BOARD**

Commissioner Karan presented a resolution as part of the application for the fourth designation of Creedmoor as a Playful City. Moved by Commissioner Karan to adopt the resolution supporting play and designating August 3<sup>rd</sup> as Creedmoor's Day of Play. Seconded by Commissioner Minor. The motion received a unanimous vote.

**PUBLIC HEARINGS**

**a. Southern Creedmoor Small Area Plan and Mixed Use Zoning District**

Scottie Wilkins of the City of Creedmoor made a general presentation. She made the point that this is not an annexation. This is an additional zoning standard "overlaid" on the existing zoning. There is no tax effect to the citizens and gives them more options for uses of their land.

Seven citizens spoke, in summary:

- Rita Whitt, Dogwood Drive. Question on what type of businesses may be installed. What is meant by "mixed use?"
- Ms. Elliott, 1530 Beaver Dam Road. Question about the ETJ and if additional taxes would be assessed.
- Woodrow Wheeler, 14833 Creedmoor Rd, Wake Forest, expressed support.
- Sheila Rogers, Dogwood Drive. Question on control and approval of businesses allowed in such a district.
- Morris Jones, 1623 Highway 15. Technical question on Zones 1, 2 and 3 presented on the map.
- Mr. Brame 1685 Dove Road. Comments about Falls Lake water quality and taxation policy regarding farm land.

- David Forsythe, 115 Moss Road, from the Creedmoor Zoning Board, spoke to reiterate several points.

Staff member Scottie Wilkins ably answered all relevant questions.

The Mayor closed this public hearing. Comments from City Attorney Dutra. Adoption of the Plan is all that happens tonight. No rezoning happens. If adopted, then the Planning Board may determine what types of zoning are permissible in the overlay area. Commissioner Minor suggests deferral of action until the next board meeting. All agree. Mayor instructs Deputy Clerk to add the Small Area Plan back to the agenda in two weeks.

#### **b. Computer Gaming Ordinance**

City Attorney Dutra provided an overview of the proposed amendment to the City Zoning Ordinance before opening the public hearing. Four people spoke at the public hearing:

- David Forsythe, 115 Moss Road, spoke as a representative from the Planning Board.
- Jason Green, 609 N. Durham Ave, asked why the fees were so high.
- Ed Gleason, 1973 Bowles Ave, spoke in favor of the proposed 500 foot separation from schools and schools.
- Rev. Bernard Holliday, 1738 Lake Road, spoke to tell the board that he did not feel they had the moral authority to impose this on the City.

The Mayor closed the public hearing. A discussion followed among commissioners and the city attorney regarding technicalities of separation distance. The following modifications points were made:

- Privilege License fee will be \$2,000 + \$750/computer.
- Separation from schools and churches remains at 500 ft. Separation from residences is changed to 120 ft.
- Revenue will go to the General Fund
- Franchise right is removed. I.E. two competing businesses may be established side by side.

Motion by Commissioner Minor to adopt the modified Computer Gaming Ordinance. Seconded by Commissioner Karan. Motion received a unanimous vote.

#### **c. FY11 Budget Hearing**

Before the hearing, Town Manager Mercer made a presentation to bring all those in attendance up to date on the budget status. Three citizens made comments, in summary:

- Deuard Bowden, Bowden Drive. Mr. Bowden questioned how the tax rate was revenue neutral when his house went up in appraisal, thus his taxes will go up. Finance Officer Wiles explained that the rate was based on (i) the city-wide revaluation and (ii) an allowance for the average growth in the city. Mr. Bowden urged the management to focus on needs, not wants. He also requested a portion of recreation funds be spent at the senior center.
- Mildred Goss, 322 Aiken Avenue. Represented that her residence was revalued 68% higher and will cost her an additional \$216 in taxes. Because of contracted services, she suggested staff reductions.
- Bobby Wheeler, 607 Forest Lane/108 N. Main St. Admitted he did not understand the calculation of the revenue neutral rate. Finance Officer Wiles again attempted to explain. Mr. Wheeler called for a reduction in the tax rate to 69.5¢ or 70¢ per \$100.

The Mayor closed the public hearing. Board discussion of the budget was deferred to later in the evening.

Before moving on to the next item, the Mayor recognized the city employees who attended the meeting.

### **ADOPTION OF MINUTES**

Motion by Commissioner Minor to approve the Board Minutes of April 27, 2010 and May 10, 2010. Seconded by Commissioner Wilkerson. Motion received a unanimous vote.

### **PUBLIC COMMENTS**

Mildred Goss, 322 Aiken Avenue expressed concern over her water bill. One meter reading cycle was 23 days, the next was 35 days. Deputy Clerk noted that the period in question was February, a short month where the last day of the month fell on the weekend. Commissioner Karan explained that the situation would cause an unusually short reading cycle followed by an unusually long cycle and there wasn't anything that staff could do to prevent this from occasionally occurring.

### **CITY MANAGER'S REPORT**

City Manager Mercer provided an update on several Water/Sewer or Public Works issues. Several Commissioners asked follow up questions.

Action items from the Manager's Report.

- A question on sidewalk repairs (in front of Dr. Lewis' office) is to be referred to the Transportation Committee.
- Hearing on demolition of Alamo set for June 15<sup>th</sup>.

### **OLD BUSINESS**

Hazardous Industry Ordinance back for adoption. Motion by Commissioner Karan to adopt the ordinance as presented. Seconded by Commissioner Piper. Put to a vote. Commissioners Piper and Karan vote FOR. Commissioners Stallings, Minor and Wilkerson vote AGAINST. The motion fails. The ordinance will be returned to the Planning Board for further review. The Mayor asked Commissioner Minor to relay his input to the Planning Board on this issue.

### **NEW BUSINESS**

No new business.

### **MAYOR'S REPORT**

Mayor announced that he would forego his report time to return to the proposed budget. Mayor calls for "all cards on the table." Commissioners posed questions to City Manager Mercer and to Finance Officer Wiles. In summary:

- Commissioner Minor asked a question about salary step increases for some staff members. Mercer—an additional increase is there for the Administrative Services Director because of additional duties performed. Certain police officers are eligible for step increases in accordance with city policy.
- Commissioner Karan stated that he liked the budget as presented.
- Commissioner Wilkerson asked why staff recommended the purchase of a card swipe building entry system and a video surveillance system. Mercer – security for the building and security for the front desk staff. Video system is the higher priority.
- Commissioner Minor requests a projection on how the General Fund will end the year.
- Commissioner Wilkerson asked about the spending for the CMAQ Trail and Grant Matching. Wiles – that will be done as a project ordinance, separate from this annual budget. That will be presented separately in the near future.
- Commissioner Stallings questioned the appropriation for elections, temporary employees, and why materials and supplies appears in so many places. Mercer—Elections will be reviewed. Materials and supplies appears in each department so that each department stands on its own. Wiles – if materials and supplies were combined into one line item, useful information would be much

harder to get. E.G. The difference in materials and supplies in the Finance Dept vs. materials and supplies for the Public Services Department.

- Commissioner Stallings also asked about the expected cost to the City to begin accepting credit and debit cards. “Can we recoup some of that cost?” Mercer—not in a face to face transaction. If they are paying over the internet, yes. Wiles – Acceptance of the cards is a customer service issue (additional flexibility in payment, and cash flow options for some customers). An extensive discussion, involving staff and most board members followed.
- Mayor paused to recognize the work and the accomplishment of the staff. He expressed his appreciation for the work of the staff.
- Commissioner Wilkerson returns to the merchant card issue.
- Commissioner Piper expressed his support for recreation activities for Senior Citizens. He also inquired if the \$1,200 for the Creedmoor Cemetery was enough.
- Mayor stated that he wants the Board to reach a consensus so that staff may print the final budget and be ready for budget adoption.
- Commissioner Minor, points out that the swipe card access system and the video surveillance is approximately equal to 2¢ on the tax rate. He also requested staff to “run the numbers” for bonus scenarios for several payments to staff across the board. Commissioner Minor, Manager Mercer, and Mayor Moss continued to discuss the Council’s instructions to staff. Commissioner Minor requested a 2¢ reduction in the tax rate. The Mayor asked a clarifying question about what the “target” tax rate was to be; 70¢ or 70.5¢. Commissioner Wilkerson was heard to say, “69 and a half seems better than either one [of those]”
- Commissioner Karan expressed his wish that the FAIR Committee had been given a chance to work on a possible tax rate reduction. Commissioner Wilkerson expressed the view that it is “...best to get it [the budget work] out in the open.”

Mayor Moss suggests that this meeting be continued to Monday, June 7, 2010 at 7:00 pm. This will allow for committee briefings and to “get those issues in front of your manager.”

Mayor thanked Chief Benware and Captain Williams for the recent presentation on youth gangs at the Creedmoor town meeting.

### COMMISSIONERS’ REPORTS

The Mayor asked all Commissioners if there was anything else. Commissioner Wilkerson made the motion to go into closed session for economic development and land acquisition, per G.S. 143-318.11. Seconded by Commissioner Stallings. Motion received a unanimous vote. The Mayor called for a brief break before beginning the closed session, approximately 9:55 pm.

Commissioner Piper made the motion to come out of closed session. Seconded by Commissioner Wilkerson. The motion received a unanimous vote.

The Board exited closed session. Commissioner Piper made the motion to continue the current meeting until Monday, June 7, 2010 at 7:00 pm. Seconded by Commissioner Wilkerson. The motion received a unanimous vote.



Ren E. Wiles, Finance Officer/ City Clerk

  
Darryl D. Moss, Mayor