

MINUTES OF
CITY OF CREEDMOOR – BOARD OF COMMISSIONERS
REGULAR MEETING
NOVEMBER 25, 2008
7:00 P.M.

PRESENT:

Mayor Darryl D. Moss, Mayor Pro-tem Tim Karan, Commissioner Jimmy Minor, Commissioner Otha Piper, Jr., and Commissioner Larry Robinson. Also present was Sandra Harper, City Clerk and Attorney Tom Currin. Absent was Commissioner Wilkerson and Tom Mercer, City Manager.

Mayor Moss called the meeting to order at 7:00 p.m. in the Commissioner's Room at City Hall. He advised that Tom Mercer, City Manager was out of town; however he was on line via conference call.

INVOCATION:

Mayor Moss

PLEDGE OF ALLEGIANCE:

Commissioner Minor

PUBLIC HEARINGS:

Zoning for Gerald Whitfield Property - Walters Road:

Mr. Dave Roesler, Planning Director addressed the Board and said that the property was the Gerald Whitfield property located on the east side of Walters Road, SR1704, approximately 1,600 feet south of the intersection of Walters Road and Highway 56. He expressed that the property was recently annexed into the City of Creedmoor as a voluntary satellite annexation to become effective January 1, 2009. Prior to the satellite annexation, the property in question was not within the City of Creedmoor's ETJ; therefore, the property needs City zoning. Staff recommends that the subject property be zoned R-3 Residential Watershed District. The R-3 zoning would be consistent with the zoning classifications of adjoining and nearby properties. The R-3 zoning allows single family homes and accessory type uses. The Planning Board met on October 9, 2008 and by a 7-0 vote recommended that the Board of Commissioners approve the Residential-3 Watershed District zoning.

Attorney Currin advised that the R-3 is an area that requires a Special Use Permit for single dwelling houses and Town Houses. The lot size varies from 20,000 sq. ft down to 14,520 sq. ft. depending on whether there is curb and gutter.

Mayor Moss opened the Public Hearing.

Mr. Brian Whitfield, 200 N. Hardee Street, Greenville North Carolina was sworn in by Mayor Moss. Mr. Whitfield thanked the Board for being patient and supportive. Mr. Whitfield said that as promised, he talked with the neighbors and no one seemed to have any objections.

No one else wished to speak so Mayor Moss closed the Public Hearing.

Lake Glad Road Commercial, LLC – Hwy. 56:

Mr. Dave Roesler, Planning Director addressed the Board and said that the City received a petition to amend the Official Zoning Map for a 2.03 acre parcel from Residential-2 (R-2) to Special Use District Business-2 and to also zone a 25.55 acre parcel that is currently in the County's jurisdiction. The Board of Commissioners adopted a Resolution approving contiguous annexation for Tract 1 and Tract 2 of the property in question to become effective January 1, 2009. Staff recommends that Tract 2 be changed from Residential-2 and Residential-3 to Special Use District Business-2 and to zone Tract 1 Special Use District Business-2. The Planning Board met on October 9, 2008 to review the zoning application and concluded that the proposed zoning would allow the flexibility to create a well planned commercial area along NC Highway 56. By a 7-0 vote, the Planning Board recommended that the Board of Commissioners approve the rezoning requests to change the Official Zoning Map for Tract 1 and Tract 2 to Special Use District Business-2.

Attorney Currin expressed that based upon the recommendation of the Planning Board the biggest considerations are 1) to take advantage of Special Use District zoning by agreements with regards to specific projects and specific developments and 2) the project is a proposed mixed use and would be a gateway into the residential zoned area behind it. Attorney Currin expressed that the proposed zoning appears to be the appropriate use for the thoroughfare that is being developed and to carefully coordinate the necessary infrastructure/roadway improvements.

Mayor Moss opened the Public Hearing.

Mr. Joe Lyle, 818 S. White Street, Wake Forest was sworn in by Mayor Moss. Mr. Lyle Board expressed that this project is a continuation of what was already in progress and they are trying to be consistent and zone it as one tract.

No one else wished to speak so Mayor Moss closed the Public Hearing.

REQUESTS TO ADDRESS THE BOARD:

Granville County Tourism Development Authority Committee:

Mayor Moss apologized and said that there had been a misunderstanding and Ms. Eleanor Fowler was here this evening to speak on the Granville County Tourism Development Committee and not the Granville County Parks and Recreation.

Ms. Eleanor Fowler was previously appointed by the Board of Commissioners to represent the City of Creedmoor. She advised that on September 18, 2007 the Granville County Commissioners adopted a resolution establishing the Granville County Tourism Development Authority consisting of five members. Ms. Fowler expressed that as of June, 2008 they added two members to include Butner making this a seven (7) member Board. She presented the Board with a handout and gave an overview of the Granville County Tourism Development Authority Fiscal Year 2009 Financial Review as of November 20, 2009 and also a copy of the Fiscal Year 2008-2009 Budget with a five (5) year Forecast. Ms. Fowler advised that the meetings are held quarterly, advertised and open to the public. She encouraged that the Board lobby on behalf of Creedmoor.

Mayor Moss thanked Ms. Fowler for her representing Creedmoor on this Board.

MINUTES:

Moved by Commissioner Karan and seconded by Commissioner Piper to approve the minutes of October 28, 2008 and November 12, 2008. The motion received a unanimous vote.

APPROVAL/ADDITIONS TO AGENDA:

Moved by Commissioner Karan and seconded by Commissioner Piper to add item number 11-c as Zoning for Gerald Whitfield Property and item #11-d as Rezoning for Lake Glad Road Commercial, LLC. The motion received a unanimous vote.

Moved by Commissioner Robinson and seconded by Commissioner Karan to approve the agenda. The motion received a unanimous vote.

PUBLIC COMMENTS:

Ms. Lila Matessino, 310 Bridget Way addressed the Board and expressed her concern of the junk cars located at 205 Cathy Court in the Cristina Crossings Subdivision. She expressed that the owner has been fined several times; however these fines have not been paid, which currently totals \$1,900. Ms. Matessino asked that the Board please have the junk cars removed.

Mr. Dave Roesler, Planning Director said that he had been working with the property owner for approximately one-year. He said that he was gathering information to forward to Attorney Dutra.

Ms. Mildred Goss, 322 Aiken Avenue addressed the Board and thanked the Board for their hospitality of the One-Stop Voting. She also made reference to the parking problem.

Ms. Mildred Goss announced that the Tree Lighting was scheduled for Friday, December 5th, 2008 at 7:00 p.m. and the Christmas Parade was scheduled for Saturday, December 6th

at 11:00 a.m. The Mt. Energy Mustang Melodies would be singing and the Promise Land Church would be serving hot chocolate. Ms. Goss also inquired about parking for the buses.

Mayor Moss said that staff would review the bus parking issue.

MANAGER'S REPORT:

Mr. Tom Mercer gave his Manager's Report via conference call. Mr. Mercer gave an update on important events, water, sewer, refuse collection, Lake Rogers dredging, roads and miscellaneous.

Mr. Tom Mercer advised that great progress had been made as of date and he plans to have all bank reconciliations completed and up to current month by December 10, 2008. Based upon this information the City auditors will have a team at City Hall in January to audit 2007-2008. Mr. Mercer said that a letter was received from LGC regarding audit findings. A rough draft response letter has been forwarded to the LGC for comments.

Mr. Tom Mercer announced that he along with staff traveled to Mt. Olive, North Carolina to review their Hersey Hot Rod AMR system and they were very impressed. Hersey will install 20-30 meters for a pilot demo on December 5, 8, and 9, 2008. Mr. Mercer requested that the Board of Commissioners participate. Upon completion of a successful test the City will award the contract with a start date beginning the second week of January. The goal is to install 200 meters per week with an estimated completion date of March 15, 2009. Mr. Tom Mercer, City Manager said that the City is encouraging citizens to contact City Hall to participate in the pilot demo.

OLD BUSINESS:

Tax Resolution Update:

Mayor Moss said that the Tax Audit Update has been renamed Tax Resolution Update because the City is in the final stages of the resolution. Mayor Moss advised that the IRS Appeal had been forwarded to the Appeals Division; however the person handling the City's case was on vacation. Mayor Moss said that the Finance Committee was working diligently to verify the City's financial numbers. He expressed that the City has had difficulties; nevertheless, the City has done well. Mayor Moss said that he forwarded an e-mail from the League of Municipalities to the Finance Committee and City Manager today for their review in reference to the effect of the current economic situation on North Carolina municipalities. Mayor Moss read various questions of concern listed by the NCLM.

Department Head Reports:

Commissioner Karan inquired about the recreational area for Paddington Subdivision and the possibility of halting any further building until they are in compliance.

Mr. Dave Roesler, Planning Director advised that the City Attorney was to prepare a letter of response to their attorney.

Commissioner Karan said that Paddington has property for sale on Hwy. 56 by the BP station and asked about Preliminary Plat Approval and water/sewer allocation.

Mr. Dave Roesler, Planning Director said that he researched this and did not find a time limit. He said that Paddington had three phases and the property that Commissioner Karan was asking about was Phase III. Mr. Roesler expressed that they have asked for a continuation of their water/sewer allocation and the City Manager was reviewing the issue.

Mayor Moss said that due to the Thanksgiving schedule Waste Industries would be picking up the Friday customer garbage on Saturday. He noted that there was a technical problem on message voice mail system; therefore, all customers would be receiving the announcement of schedule change. This schedule change was listed on the City's website and there was to be an announcement in the Butner-Creedmoor News.

NEW BUSINESS:

SGWASA Representative:

Mayor Moss said that this was an election for the SGWASA representative.

Commissioner Piper expressed appreciation for the opportunity to sit on the SGWASA Board as a Creedmoor representative since December, 2007. He communicated that Commissioner Minor had knowledge and experience in the area of water/sewer and he felt that Commissioner Minor would be a great benefit to the citizens of Creedmoor on the SGWASA Board.

Moved by Commissioner Piper and seconded by Commissioner Robinson to appoint Commissioner Minor as the SGWASA representative. The motion received a unanimous vote.

Commissioner Karan expressed that Commissioner Piper's service to the City as a SGWASA representative and also as a City Commissioner is outstanding and he commended him for the very difficult decision of appointing Commissioner Minor to the SGWASA position.

Schedule January Retreat (January 10, 2009):

Mayor Moss said that he was announcing January 10, 2008 as the date of the upcoming Board of Commissioner's Retreat and wanted everyone to save that date. He said that he would announce the details at the December 16, 2008 meeting.

Zoning for Gerald Whitfield Property - Walters Road:

Moved by Commissioner Karan and seconded by Commissioner Piper to adopt the Ordinance Amending The Creedmoor Zoning Atlas For The Gerald Whitfield Property to zone the property Residential-3 (R-3). The motion received a unanimous vote.

Lake Glad Road Commercial, LLC – Hwy. 56:

Moved by Commissioner Minor and seconded by Commissioner Karan to adopt the Ordinance Amending The Creedmoor Zoning Atlas For The Lake Glad Property rezoning Tract 1 and Tract 2 to Special Use District Business-2. The motion received a unanimous vote.

MAYOR’S REPORT:

Mayor Moss reiterated what Ms. Mildred Goss had said earlier that the Christmas Tree Lighting was scheduled for Friday, December 5, 2008 at 7:00 p.m. and the Creedmoor Christmas Parade was scheduled for Saturday, December 6, 2008 at 11:00 a.m.

Mayor Moss announced that the Board received an invitation to participate in the Stem Christmas Parade and he would e-mail the information to the Commissioners.

Mayor Moss said that The Creedmoor Collaborative Committee met for the second time and focused on infrastructure for streets; sidewalks and water/sewer. At the next meeting Mr. Dave Roesler, Planning Director and Mr. Tom Mercer, City Manager will be presenting a sample plan from Johnston County.

Mayor Moss said that he would be asking Mr. Deuard Bowden of the Creedmoor Business Advisory Council to attend the December meeting to give an update of activities for this committee.

Mayor Moss announced that there would only be one meeting in December and it was scheduled for Tuesday, December 16, 2008 at 7:00 p.m.

Mayor Moss announced that the staff Christmas luncheon was scheduled for Thursday, December 18, 2008 at 11:30 a.m.

Mayor Moss congratulated Commissioner Karan on the outstanding work last Saturday for the playground build.

COMMISSIONER REPORTS:

Commissioner Piper expressed excitement about the new businesses that are being built on Main Street. He said he felt the Cardinal State Bank and the CVS would be great assets to downtown Creedmoor. Commissioner Piper said that he was thankful for the grant that the City recently received from the Clean Water Management Trust Fund and expressed that he was energetic about the future of Creedmoor.

Commissioner Robinson said that Commissioner Karan did a great job on the recruitment of volunteers for the playground build. He said that everyone worked very hard and got the job accomplished.

Commissioner Karan expressed that he appreciated everyone that helped with the City of Creedmoor playground equipment build. He said the volunteers could be spotted by their lime green t-shirts that says "Playful City USA – I helped build a play space in Creedmoor". He said that they also cleaned the boats. Commissioner Karan noted that Mayor Moss cooked hotdogs for the volunteers. Commissioner Karan thanked the Board for their support on the purchase of the playground equipment.

Commissioner Karan announced that the City purchased mountain climbing/slide playground equipment through a grant. He said that the City paid \$9,000 for a \$14,000 piece of equipment. The location for the equipment has not been determined. Commissioner Karan said that he was working on a larger grant for \$20,000 to hopefully compensate some of the expense.

Commissioner Karan announced that the City has an opportunity to purchase pickle barrels from Mt. Olive Pickle Company at the price of \$5.00 each. The City would give citizens the opportunity to purchase these 50 gallon barrels at approximately \$6.00 each to cover the transportation costs for pickup. He said that these barrels could be used for compost and rain barrels.

Commissioner Karan said that he would like to see the City adopt an Equestrian Ordinance stating that horses are welcome; however they would be required to have cleanup behind them. He said that it was doubtful that this could be possible by the December 6, 2008 Christmas Parade.

Chief Tim Benware said that other jurisdictions require that they cleanup behind the horses. He said that they had a four- wheel gator with a truck bed in the back and volunteers scraped up behind the horses.

Commissioner Minor said that in the past, the City had a street sweeper to clean the streets after each parade.

Commissioner Karan expressed that the City has a great website; however citizens have to search and he suggested utilizing face-book, which is a proactive tool.

Commissioner Minor asked that an actual picture of Lake Rogers be placed on the website. Commissioner Minor commented that the City has had two days of snow flurries and asked if the City was prepared for snow accumulation.

Mr. Steve Colenda replied that they were prepared. They have the salt, and the appropriate equipment.

Commissioner Minor expressed that he attended the two Granville County Board meetings this month and at the first monthly meeting they met for fifteen minutes and adjourned. He said that at the second meeting they talked about tax collection and expressed that revenues are up. Commissioner Minor reported that the Mary Potter Shaw property was given to the museum foundation. He also reported that they approved rezoning to allow ethanol production of up to 10,000 gallons per year.

Commissioner Minor said that he has talked with a couple of companies in reference to the design of a public safety building. He said that he recently sent Commissioner Karan an e-mail in reference to grants. Commissioner Minor advised that the Fire Department has a new fire truck.

Commissioner Minor asked about the marking of the curbing for parking by the old bank building and Mr. Steve Colenda replied that it had not been repainted because they plan to tear out that curbing. Commissioner Minor also inquired about the sidewalk repair and Mr. Steve Colenda replied that this area of sidewalk is to be dropped down to Main Street level and there will be permanent access.

Mayor Moss asked Chief Benware about the parking violation issues.

Chief Benware replied that for thirty-days they gave approximately 300 courtesy warning tickets and they are now writing citations.

Mayor Moss gave an update on the stoplight at South Granville High School. They are currently trying to review how much property is needed for the turn lanes. Mayor Moss said that the construction will begin in the February/March timeframe. He anticipates the stoplight will be completed before the next school year begins.

Moved by Commissioner Minor and seconded by Commissioner Karan to go into Closed Session on the matter of Attorney/Client Privilege in accordance with GS 143-318.11. The motion received a unanimous vote.

Upon return to regular session, moved by Commissioner Robinson and seconded by Commissioner Piper to adjourn. The motion received a unanimous vote.

Mayor

City Clerk