



MINUTES OF
CITY OF CREEDMOOR
BOARD OF COMMISSIONERS
MEETING
JULY 17, 2018
6 P.M.

PRESENT

Mayor Bobby Wheeler, Mayor Pro Tem Archer Wilkins, Commissioner Del Mims, Commissioner Herman Wilkerson, Commissioner Neena Nowell, Commissioner Ernie Anderson. Also present were City Manager Michael P. Bonfield, Assistant City Manager/HR Director Korena Weichel, Finance Director Jami Crampton, Public Works Director Daniel Snipes, Community Development Director Mike Frangos, Police Chief Keith King, City Clerk Kathleen McCorkle, and Attorney T.C. Morphis Jr.

ABSENT

None.

CALL TO ORDER

Mayor Bobby Wheeler called the meeting to order at 6:03 p.m. and Commissioner Wilkins offered the invocation. Commissioner Mims led the Pledge of Allegiance.

ROLL CALL

Roll call by the clerk determined a quorum was present.

APPROVAL OF AGENDA

Moved by Commissioner Anderson; seconded by Commissioner Nowell to approve the agenda. During discussion, Mayor Pro Tem Wilkins moved to move consent agenda item 5b to action items 8f; seconded by Commissioner Anderson. The motion to move the item to action items received a 5-0 vote. The motion to approve the agenda with the change received a 5-0 vote.

CONSENT AGENDA

- a. Approval of Minutes – June 5, 2018 and July 10, 2018 Special Meeting
- b. [Closed session minutes moved to Action Items]
- c. Resolution 2018-R-11 Ratifying City Manager Decision to Transfer Permitting and Inspection Authority to Granville County Effective June 18, 2018
- d. Resolution 2018-R-12 Approve Powell Bill Map

Moved by Mayor Pro Tem Wilkins to approve the consent agenda; seconded by Commissioner Nowell. The motion received a 5-0 vote.

PUBLIC COMMENT

Amor Agdeppa, 815 N. Main Street, Creedmoor

Mr. Agdeppa addressed several possible code violations, parking issues and campaign promises.

Ed Mims, 2204 Regent Court, Creedmoor

Mr. Mims shared information regarding school administration changes to be announced at the next Board of Education meeting July 19.

CAPITAL PROJECTS OVERVIEW

Finance Director Jami Crampton briefed the board on current fund balances and capital project financing options.

NLC SERVICE LINE PROGRAM PRESENTATION

Commissioner Mims introduced Ms. Emilie Zalfini with Utility Service Partners, Inc., who presented information regarding an insurance program endorsed by the National League of Cities, through which residents may purchase coverage for their water /sewer lines. The plan covers pipe breaks between the connection and the home, as well as indoor plumbing issues that are not covered by homeowners insurance. There is no cost to the City for this program, rather an endorsement that they may advertise to Creedmoor residents.

Mayor Pro Tem Wilkins moved to table this until the next meeting; seconded by Commissioner Wilkerson. During discussion it was determined that staff would contact the municipalities currently involved in the program. The motion received a 4-1 vote, with Commissioner Mims dissenting.

FY19 BUDGET AMENDMENT 1

The budget amendment covers open purchase order rollovers, a carryover of donations received for Shop with a Cop program last year, increase to Lake Rogers operating budget for disconnection of floating dock from existing dock, and relocation of funding in the inspections department to pay Granville County for permits they have taken over. Mayor Pro Tem Wilkins moved to approve; seconded by Commissioner Wilkerson. The motion received a 5-0 vote.

AUTHORIZATION TO SURPLUS EQUIPMENT

The Public Works Department has identified several items as surplus and is requesting the Board approve a plan to sell these items on GovDeals, an online auction site used by Local Governments to sell surplus equipment. The items include a 2003 Ford F-150 Pickup Truck (estimated value \$3,500), a 2005 John Deere 5105 Tractor (estimated value \$11,000), and a Hardee Side Mower DB4048 (estimated value \$4,000). The truck is no longer needed since the city stopped doing building inspections and the tractor and side mower are to be replaced in the FY19 budget.

Commissioner Anderson moved to approve the sale of the items listed above; seconded by Mayor Pro Tem Wilkins. The motion received a 5-0 vote.

NCDOT/CMAQ FUNDING EXTENSION AGREEMENTS

Community Development Director Mike Frangos presented supplemental agreements for the CMAQ projects phases 2, 3, and 4 of the Cross City Trail, which extends the deadline to complete all work to November 30, 2020. No additional funding is included in the agreements.

Commissioner Nowell moved that we approve the NCDOT Supplemental Agreements for CMAQ phases 2, 3, and 4 of the Cross City Trail; seconded by Commissioner Anderson. The motion received a 5-0 vote.

ZTA-2018-03 TRADITIONAL NEIGHBORHOOD DISTRICT – CONDITIONAL DISTRICT

Community Development Director Mike Frangos provided an overview of the need for revisions to the CDO. TND-CD zoning would allow residential lots for single-family detached, attached homes, townhouses, and apartments to be reduced from current lot size regulations in exchange for reservation of land and installation of public infrastructure for office, retail, and service uses compatible with neighborhoods.

The public hearing was opened by Mayor Wheeler at 7:57 p.m.

Mr. Ed Mims, 2204 Regent Court, Creedmoor

Mr. Mims asked if 2030 plan would be amended to include this change. Mr. Frangos responded that the 2030 plan mentions this use in downtown only, however the new 2040 plan will address this use.

There being no one else wishing to speak, the public hearing was closed at 7:59 p.m.

Commissioner Anderson moved to adopt Ordinance 2018-O-07 ZTA-2018-03 as presented; seconded by Commissioner Nowell. The motion received a 5-0 vote.

Commissioner Anderson moved to adopt Resolution 2018-R-13 [Statement of Consistency] as presented; seconded by Commissioner Wilkerson. The motion received a 5-0 vote.

APPROVAL OF SEALED CLOSED SESSION MINUTES FOR APRIL 4, 2017 AND MAY 2, 2017

Mayor Pro Tem Wilkins moved that the minutes of those two meetings continue to be sealed for another 18 months and would frustrate the purpose of those meeting minutes concerning city business; seconded by Commissioner Anderson. Following discussion regarding the reasoning behind keeping the minutes sealed, the motion received a 3-2 vote with Commissioners Mims and Nowell dissenting.

CITY MANAGER'S REPORT

Mr. Bonfield briefed the Board regarding the following topics: Holly Creek apartment developers expect to begin clearing the land soon. Mr. Bonfield recently met with developers of Amberleaf and SGWASA. They want to begin paving roads by December and home construction should begin in January, according to the developers. Two long-term code enforcement cases have been resolved (Pecan Street and NC Hwy 56 by the lake). The PARTF grant application review is August 24 and a decision is expected that day. Mr. Bonfield requested a special meeting in August to discuss community center project now that the design development stage is complete and cost estimates have been updated. Mayor Wheeler noted he would discuss meeting dates with Mr. Bonfield the next day.

COMMISSIONERS' REPORTS

Commissioner Wilkerson inquired as to the status of the Harris house on Pecan Street and mobile home on Hillsborough Street, and Mr. Bonfield provided an update. Commissioner Wilkerson mentioned Mr. Harris' brother in Durham holds power of attorney, and he would try to contact him. Mr. Frangos said the mobile home owners are within the deadline period to remove the trash.

Commissioner Nowell noted her attendance at the Planning Board meeting June 14 and Campo meeting June 20.

Mayor Pro Tem Wilkins provided no report.

Commissioner Anderson asked the city manager to have the code compliance officer look at issues raised by Mr. Agdeppa and discussed parking issues. He suggested that the city consider purchasing the lot where the old depot building is to provide additional parking. He mentioned representing Creedmoor at the 4th of July fireworks display.

Commissioner Mims noted that the Granville County Veterans Committee thanked the city for its donation; acknowledged the police department for the Lyons Street event on July 5; introduced Sandra Seagroves of Raleigh, who is working on a six-month photography project featuring Creedmoor; and she presented a slide show from the July 4 picnic supporting the need for Canada goose remediation at Lake Rogers and suggested the Parks and Recreation advisory committee discuss the matter and come up with a resolution.

Assistant City Manager Korena Weichel provided a history of efforts and future options to help mitigate the issue. The United States Fish and Wildlife Service suggested harassment at a cost of \$2,500 per month for the months of May through August. Immediate short-term solution includes hiring a private contractor to pick up droppings to support the work of public works and the weekend lake attendants. The cost is \$150 per week for service twice per week, plus \$199 for animal-safe goose deterrent spraying per month, for a total of \$799 per month. Mayor Pro Tem Wilkins moved to go ahead with the clean-up and spray for \$799 per month; seconded by Commissioner Wilkerson. The motion received a 5-0 vote.

The CPRC meets August 28 and will report to Board in October regarding a long term solution for next season.

MAYOR'S REPORT

Mayor Wheeler thanked Chief King and staff for their cookout on Lyon Street, which he attended along with several commissioners and the city manager. He also mentioned a fundraising banquet on August 6 at Shepherd Youth Ranch and encouraged attendance and support; and he noted Matt Harrison's pool was featured on the *Pool Kings* show.

CLOSED SESSION

Commissioner Wilkerson moved to enter closed session pursuant to NCGS 143-318.11(a)(5) Property Acquisition; (3) Attorney Client Privilege and (6) Personnel Matters; seconded by Mayor Pro Tem Wilkins. The motion received a 5-0 vote.

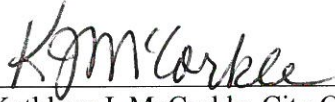
ADJOURNMENT

Upon return from closed session, there being no further business to come before the Board, Mayor Pro Tem Wilkins moved to adjourn the meeting; seconded by Commissioner Wilkerson. The motion received a 5-0 vote and the meeting was adjourned at 9:36 p.m.



Robert V. Wheeler, Mayor

ATTEST:



Kathleen J. McCorkle, City Clerk

