

MINUTES OF
CITY OF CREEDMOOR – BOARD OF COMMISSIONERS
REGULAR MEETING AND PUBLIC HEARINGS
OCTOBER 24, 2006
7:00 P.M.

PRESENT:

Mayor Darryl D. Moss, Mayor Pro-tem Tim Karan, Commissioner Angela Mangum, Commissioner Otha Piper, Jr., Commissioner Kent Ray and Commissioner Larry Robinson. Also present was Robert A. Schaumleffel, Jr., City Manager, Sandra Harper, City Clerk and Attorney Tom Currin.

QUORUM:

Mayor Moss called the meeting to order at 7:00 p.m. in the Commissioner's Room at City Hall.

INVOCATION:

Mayor Moss

PLEDGE OF ALLEGIANCE:

Commissioner Karan

Mayor Moss introduced and welcomed Ms. Lenessa Hawkins as the incoming Finance Director.

Mayor Moss announced that this morning Channel 17 News showed Creedmoor as one of the locations for hazardous waste. He emphasized that the facility is not located within the City limits or within the ETJ of Creedmoor but is located in Lyon Station. Mayor Moss asked that the City Manager contact Leon Turner, Director of Granville County Economic Development or Doug Logan, Emergency Services in reference to this news brief.

PUBLIC HEARINGS:

Mayor Moss said that both Public Hearings would be heard together because they pertain to the same property.

Petition to Change Zoning from R-5 to SUD-B-2:

Mr. Dave Roesler, Planning Director addressed the Board and said that at last month's meeting he informed the Board that the City received a petition to rezone 0.28 acres from Residential-5 to Special Use District – Business 2. The property is located at 106 North Durham Avenue; southeast side of North Durham Avenue (U.S. Hwy. 15) and the

applicants are Diane Walsh and Jayme Currin representing American Dream Homes. He gave a brief overview and noted that there were no changes since the last Board meeting.

Mr. Roesler advised that on September 14, 2006 the Planning Board met and voted unanimously to recommend to the Board of Commissioners to approve the petition to rezone the 0.28 acres from R-5 to SUD-B-2.

Application for Special Use Permit – Real Estate:

Mr. Dave Roesler, Planning Director said that at last month's meeting he advised that the City received an application requesting a Special Use Permit for a real estate office for the property located at 106 North Durham Avenue. The applicants are Diane Walsh and Jayme Currin representing American Dream Homes. He noted that the applicants propose to use the existing residential structure for a real estate office with no exterior changes to the structure. Mr. Roesler gave a brief overview and noted that there were no changes since the last Board meeting.

Mr. Roesler advised that on September 15, 2006, the Planning Board met and voted unanimously to recommend to the Board of Commissioners to approve the request for Special Use Permit with the following conditions:

1. That any exterior changes to the exterior structure be consistent with the current architectural character and scale of the structure; using like materials, colors, textures and techniques;
2. That the existing concrete driveway be extended to NC Highway 15;
3. That the Special Use Permit be recorded with the Granville County Register of Deeds within sixty (60) days of approval; and
4. That the City be notified of any future change of ownership of the property.

Mayor Moss opened the Public Hearings for the property located at 106 N. Durham Avenue for the Petition to Change Zoning from R-5 to SUD-B-2 and the Application for Special User Permit.

Ms. Jayme Currin of 1688 Sunset Road, Oxford, NC addressed the Board and said that she was one of the owners of American Dream Homes and expressed excitement because Creedmoor has allowed the business to grow and she was very thankful for that. She said that the property located at 106 N. Durham Avenue would be the home of their Real Estate business for a long time and their intention is to keep the residential look of the house. Ms. Currin said that they plan to have ferns hanging on the front porch along with rocking chairs for a comforting and welcoming environment.

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

REQUESTS TO ADDRESS THE BOARD:

Reverend Bernard Holliday, 1738 W. Lake Road addressed the Board representing the Center For Living. He emphasized that the City of Creedmoor is one of the fastest growing zones in the State of North Carolina. He noted that it is imperative that plans be

developed to provide expanded services for senior citizens. Mr. Holliday expressed that the Senior Citizens Center of Creedmoor has reached capacity in terms of accommodating senior citizen's daily activities. He noted that the largest room in the facility has limited seating for 40 people where nutritional meals are served daily. He added that there is a gym provided for various exercise programs offered to our senior citizens. Mr. Holliday said that the Center For Living envisions programs offered in a renovated facility that enriches the lives of senior citizens for the following:

- Expansion of the Computer Literacy Program
- Expansion of the Physical Exercise Classes
- Offer Health Care Prevention Classes
- Financial Planning – Budgets
- Emergency Crisis: Fire/First Aid
- Nutritional Food Classes
- Referral Services related to medical clinics & hospitals
- Book Club – Reading Literacy
- Field Trips
- Home Care Services

Mr. Holliday said that he would like to see a plan that involves two phases; Phase I for the years 2006 – 2007 and Phase Two for the years 2007 – 2008. He said that this proposal is based on the premise that a cooperative venture will be launched involving the City of Creedmoor and the Granville County Board of Commissioners for allocation of funds/grants for the purpose of a Feasibility Study focusing on the renovations needed for the Senior Citizen Facility in Creedmoor.

Commissioner Mangum referred to Mr. Mayo's presentation last month for a recreational facility for youth and senior citizens that is being proposed at the location of 308 Hillsboro Street. She noted that the building consists of 32,000 square feet and the purpose of renovations to this building is to offer this community services for all age groups. Commissioner Mangum said that there is the possibility of a library and computer center as part of the renovations and this would be beneficial to the senior citizens.

Mayor Moss advised that there was a grant available that would help with the brick/mortar and noted that there may be a possibility that Kerr-Tar Regional Council of Government could help with the grant writing.

MINUTES:

Moved by Commissioner Karan and seconded by Commissioner Ray to approve the minutes of September 26, 2006. The motion received a unanimous vote.

APPROVAL/ADDITIONS TO AGENDA:

Moved by Commissioner Karan and seconded by Commissioner Ray approval of the agenda with the additions of Item 11-d as Petition to Change Zoning from R-5 to SUD-B-

2 under New Business and Item 11-e as Application for Special Use Permit – Real Estate under New Business . The motion received a unanimous vote.

Moved by Commissioner Mangum and seconded by Commissioner Karan to add Item 10-c Mr. John Mayo under Old Business. The motion received a unanimous vote.

Moved by Commissioner Piper and seconded by Commissioner Mangum to adopt the agenda. The motion received a unanimous vote.

PUBLIC COMMENTS:

Mr. John Wilkerson, 308 S. Main Street addressed the Board and said that at last month’s meeting he commented about the taste and odor of the City’s water. He expressed that he was pleased that Mr. Mike Duke of the Water Treatment Plant came to check his water and the City is actively making progress. Mr. Wilkerson also commented that the Board made a good decision in the approval of the new location for Southern States. He noted that the building was appealing and they were doing good business at this location.

MANAGER’S REPORT:

Mr. Robert A. Schaumleffel, Jr., City Manager addressed the Board and gave the following reports:

1. Per the request of Mayor Pro Tempore Tim Karan, he gave an update of the street repair program for 2006-2007. He advised that he met with the contractor and the Public Service Director for a final walk through and the repair work will begin this week. Mr. Schaumleffel noted that there were seven jobs to be completed, total cost of \$87,995.19.

• Crescent Heights – Patch/Overlay	\$ 3,132.19
• Bridge/Mae Court – Patch/Overlay	7,638.00
• Lyons Street – Patch/Overlay	4,750.00
• Park Ave./Grey St. – Patch/Overlay	5,381.00
• Pine Street – Patch/Overlay	30,512.00
• Charles/Young St. – Reclaim/Grade/Pave	32,807.00
• Church St./Lake Rd./Woodland Church/Golden Pond	3,775.00

2. Mr. Robert A. Schaumleffel, Jr., City Manager referred to the copies of the lease agreement for the first phase of the internal space expansion. The trailer will sit on the vacant lot next to the municipal building and house the offices of the Building Inspector and Planning Director. The next phase will be the remodeling of the finance office and relocation of the Mayor’s Office, Finance Director, Clerk to Council, Assistant to the City Manager for Human Resources and file and storage of records room. He noted that without the trailer the total project will come to a halt. The up front costs will be \$3,225.00 plus the building of the deck and ramp for the facility by the Public Service Department. Mr. Schaumleffel added that there may be additional miscellaneous costs. He recommended that the Board approve the lease, the monies from the contingency account and the inside funds for the remodeling. Mr. Schaumleffel said that the office furnishings for the relocated departments have

already been budgeted. The monthly lease will be \$600.00 per month. He noted that once the water tower is constructed with office space, the trailer and lease will end. Mr. Schaumleffel said that the proposed construction time will be 12 to 18 months. He gave the Board a copy of this year's budget contingency account and also a copy of the proposal from Cade, Inc. General Contractors.

Moved by Commissioner Karan and seconded by Commissioner Mangum to approve the lease and expenditure for lease and construction. The motion received a unanimous vote.

3. Mr. Robert A. Schaumleffel, Jr. advised that he received information from Mr. Dave Roesler, Planning Director about a possible NCDOT Pedestrian/Bicycle grant.

Mr. Dave Roesler, City Planning Director addressed the Board and said that NCDOT offers a matching grant program that helps municipalities develop comprehensive pedestrian/bicycle plans. The needed requirements are 1) a completed application 2) Resolution from Board of Commissioners 3) Resolution from MPO – Tar River Council of Governments. The deadline is December 1, 2006. The Typical Plan Elements were provided in the handout from Mr. Schaumleffel, City Manager. The Typical Plan Funding from NCDOT is \$20,000.00 to \$25,000.00 and there is a local commitment requirement of \$4,000.00 to \$5,000.00. He noted that this plan would nicely complement the current county-wide pedestrian/bicycle element that is part of the Granville County Thoroughfare Plan Study. The study is a joint County/City CAMPO effort.

Mayor Moss requested that this item be placed on the November 28, 2006 agenda to give the City Planner time to present the grant.

4. Mr. Robert A. Schaumleffel, Jr. advised that he received a letter from Mr. Rick Seekins, Community and Economic Development Director of the Kerr-Tar Regional Council of Governments that made reference to the City/County Manager's meeting October 11, 2006. The letter stated that at that meeting the decision was made to identify each County/City's priority needs. Mr. Seekins requested that each unit of government prepare a prioritized listing of the top five (5) needs and that this list be forwarded to him by October 31, 2006. Mr. Seekins said that he would compile the results region-wide and analyze the commonalities and unique features of regional need. In this letter, Mr. Seekins said that the results of the survey would be discussed Tuesday, November 28, 2006 at the next City/County Manager's group meeting.

Mr. Robert A. Schaumleffel, Jr., City Manager requested that each Commissioner e-mail him by Friday, October 27, 2006 about their thoughts on this issue.

5. Mr. Schaumleffel, Jr., City Manager said that he received a letter from Granville County Schools asking for assistance from the City of Creedmoor and the NC Forestry Service to clean the trees and thick undergrowth along the western property line near a permanent creek, which is too large for the school district to clear and maintain by itself. The letter stated that this has been a problem because students like to hangout in this area instead of attending class.

Mayor Moss referred this issue to Commissioner Ray and Mr. Robert A. Schaumleffel, Jr., City Manager and asked that they attend the meeting with Granville County Schools.

6. Mr. Robert A. Schaumleffel, Jr. advised that Mr. Barry Dunn, Pesticide Inspector for the NCDOACS stopped by to give notification that the City has to stop using round-up for weed control until there is a certified employee for pest control. He said that Mr. Dunn informed him that Herman Wilkerson was the last employee that had certification, which was approximately 10 years ago. He advised that as a private citizen you have the right to use such products but as local government it is prohibited without proper certification. Mr. Schaumleffel advised the Board that Mr. Bob Jones, Public Service Director would be attending class for certification of pest control.
7. Mr. Robert A. Schaumleffel, Jr. City Manager said that as a follow-up to his last two Manager Reports, the Board needs to address the GO Bond Issue for water/sewer improvements. He said that the Local Government Commission will need the appropriate paper work by January, 2007 to make the May Ballot.

Mayor Moss inquired about a package to be provided to the Board for review with pertinent information pertaining to the GO Bond.

Mr. Schaumleffel advised that there was no package other than the information he provided.

Mayor Moss said that he was referring to a one page document that would explain what the City is going to do, why it is going to be done and how it will be done. He said that this information needs to be readily available to citizens.

Mr. Schaumleffel said that Mr. Dan Boone of the Wooten Company gave a presentation for the capital needs and he could make arrangements for Mr. Boone to give another presentation at next month's meeting.

Mayor Moss said that he felt that another presentation was needed to accurately articulate information.

Mr. Schaumleffel, Jr., City Manager to place this item on next month's agenda.

8. Mr. Schaumleffel, Jr., City Manager advised that Steve Colenda, City Inspector has been out sick and the County provided help with inspections. He noted that Mr. Donnie Boyd, Fire Marshall and Mr. Dale Evans, Inspector has done a wonderful job and the City's inspections are up to date as of 5:00 p.m. this afternoon. Mr. Schaumleffel said that he wants to hire help for Steve and send them to school for certification.

Mayor Moss inquired about the date for the dredging of Lake Rogers.

Mr. Schaumleffel, Jr. said that a date has not been scheduled for the dredging of Lake Rogers. He said that they were in the process of finding a location for the placement of the material.

Attorney Currin said that he had spoken with Hannah Binson last week about this issue and the proposal is currently to take the scrub pines out entirely to avoid using limited space. Economically this will be beneficial to the project for expansion of this area. Attorney Currin noted that there is an option to have grass and replant pines. He said that there is the question of whether you want all pines or part open grass. He noted that it would be fabulous to have a conservation area.

OLD BUSINESS:

Department Head Reports:

Provided in the Board packets were monthly reports from the Water Treatment Plant, Public Service Department and Police Department.

Mayor Moss announced that there would be Trick-Or-Treat downtown this year from 5:30 p.m. until 8:00 p.m. and asked that Chief Pollard coordinate his staff for this event.

Petition for Voluntary Annexation – 211 Acres on Brassfield Road:

Attorney Currin advised that the City is unable to certify the parcels as they appear on the petition this evening so no action needs to be taken. He expressed that this can be corrected and he has already spoken with the owners and the developers and they will take care of this. Attorney Currin suggested that this item be placed on the December, 2006 agenda.

Mayor Moss asked the City Clerk to place this item under Old Business on the November 28, 2006 agenda to schedule the Public Hearing for December.

Mr. John Mayo – Recreation Project:

Commissioner Mangum said that she had a chance to go look at the building on Hillsboro Street that is proposed for a recreational facility and she emphasized that she is very excited about Mr. Mayo's proposal.

Mr. John C. Mayo of 3147 Brogden Road, Stem addressed the Board and presented a Lease Agreement Proposal for the 32,000 square foot building on Hillsboro Street. He noted that to receive a Park and Recreation Trust Fund Grant the lease agreement must be approved. He said that they are willing to obtain the services of Ms. Doris Williams as an outside consultant to help receive a CDBG grant. He said that her normal fee is \$1,500 per day and she has agreed to do this for \$650.00 per day.

Commissioner Mangum said that there was a possibility for consideration of exempt property tax.

Attorney Currin said that the County makes this determination and if so, the City does not get their taxes.

Mayor Moss said that he felt this was a great opportunity and he would help with the communication of getting the grants started.

NEW BUSINESS:

Application for Zoning Atlas Amendment – R-2 to R-4 & R-4 to R-2:

Moved by Commissioner Karan and seconded by Commissioner Robinson to schedule the Public Hearing for November 28, 2006 at 7:00 p.m. to amend the Zoning Atlas to change the zoning of a tract of land located on the north side of Brassfield Road from R-2 to R-4 and a tract of land on the south side of Brassfield Road from R-4 to R-2. The motion received a unanimous vote.

Resolution to Approve The Granville County Solid Waste Plan:

RESOLUTION
TO APPROVE THE GRANVILLE COUNTY SOLID WASTE PLAN

WHEREAS, better planning for solid waste will help protect public health and the environment, provide for an improved solid waste management system, better utilize our natural resources, control the cost of solid waste management; and

WHEREAS, North Carolina General Statute 130-A-309.09A(b) requires each unit of local government, either individually or in cooperation with other units of local government, to develop a ten-year comprehensive solid waste management plan including the required 3-year updates; and

WHEREAS, Granville County was adequately represented by County staff in the planning process;

NOW, THEREFORE, BE IT RESOLVED that the City of Creedmoor Board of Commissioners hereby approve the Granville County Comprehensive Solid Waste Management Plan.

Adopted this the 24th day of October, 2006

Moved by Commissioner Karan and seconded by Commissioner Robinson to adopt The Granville County Solid Waste Plan. The motion received a unanimous vote.

Schedule Regular Meeting Date for December:

Moved by Commissioner Piper and seconded by Commissioner Robinson to schedule the December meeting for Tuesday, December 19, 2006 at 7:00 p.m. The motion received a unanimous vote.

Petition to Change Zoning from R-5 to SUD-B-2:

Moved by Commissioner Karan and seconded by Commissioner Robinson to approve the Petition to Change Zoning from R-5 to Special Use District B-2 (SUD-B-2) for the property located at 106 North Durham Avenue. The motion received a unanimous vote.

Application for Special Use Permit – Real Estate:

Moved by Commissioner Piper and seconded by Commissioner Karan to approve the Application for a permanent Special Use Permit for the use of a Real Estate Office at the location of 106 North Durham Avenue. The motion received a unanimous vote.

MAYOR'S REPORT:

Mayor Moss announced that he has scheduled a Youth Council meeting for Saturday, November 18, 2006. He noted that he would e-mail the Board with more details once a location has been determined.

Mayor Moss announced that the ETJ meeting has been rescheduled for Thursday, November 9, 2006. He noted that the City would be drafting a plan for Creedmoor.

Mayor Moss announced that he attended the Butner Incorporation meeting two weeks ago and he is supportive but the City is keeping a close watch to protect the interest of the citizens of Creedmoor. He said that he has a copy of the 1998 study for Butner and the cost of this study was \$780,000.00.

Mayor Moss inquired about the status of a second monthly meeting.

Commissioner Ray said that there was not an agreeable date with everyone's schedule and he suggested that the Board schedule quarterly work sessions.

Mayor Moss said that the Board would give more thought to this matter before making a decision.

Mayor Moss advised that he represented Creedmoor at the Clean Water Initiative meeting that was held yesterday.

Mayor Moss announced that the National and Bio Agro Facility briefing was scheduled for October 30, 2006 at NC State and he encouraged everyone to attend.

Mayor Moss announced that Williamsburg Park has scheduled a Block Party for November 4, 2006 starting at 12:00 noon.

Mayor Moss announced that Mr. Carl Lupe of the Cooperative Extension Service has scheduled a meeting for November 16, 2006 to discuss plans to start a Farmer's Market in Creedmoor.

Commissioner Reports:

Commissioner Ray said that he also attended the Clean Water Initiative meeting and the main objective is to encourage lands that are currently held within a critical water basin to be turned over to conservations and trust to avoid over development of these lands.

Commissioner Mangum encouraged the Board to talk with citizens about their thoughts of what types of activities are needed at the community center. She noted that she had spoken with a class at Mt. Energy School and they would like to have a safe place to ride their bicycles. She said the class also mentioned that they would like a local library area and a computer center.

Commissioner Mangum inquired about the street light she had requested by the new Food Lion on Hwy. 56 East.

Mr. Robert A. Schaumleffel, Jr., City Manager said that he would speak with Mr. Bob Jones, Public Service Director to inquire about the status of the street light.

Commissioner Karan asked about the survey for the Congestion Mediation funding.

Mr. Robert A. Schaumleffel, Jr. City Manager said that he would correspond with Mr. Joey Kapherr, Surveyor about the status.

Commissioner Robinson advised that he also attended the Butner Incorporation meeting two weeks ago.

Commissioner Robinson said that as a business owner on Main Street he participates in the annual Trick-Or-Treat night downtown and was looking forward to seeing everyone share the fun.

Commissioner Robinson said that he attended the Granville County meeting this month. He commended the Butner Creedmoor News for their report on the first meeting of the month. He said that the County approved the rezoning of the property behind the McDonalds on Highway 56 West & I-85. Commissioner Robinson said that the applicants were represented by architects and engineers to answer any questions. He noted that they were representing a large developer and no names were mentioned. Commissioner Robinson said that they would not say what store was to be located on this site and commented that if it is to be a Wal-Mart that local businesses will be hurt.

Commissioner Piper said that he attended the Human Relations Banquet along with Mayor Moss and Commissioner Karan. He expressed that he felt very privileged to serve on the Human Relations Board and was happy to say that there was good attendance at the banquet.

Mayor Moss said that he received letters from kids at Mt. Energy School about what they would like to see in Creedmoor and read a few of the comments as follows:

- More restaurants
- More Cops to take care of criminals
- Chuckie Cheese Restaurant
- Paving of pot holes in the roads

Mayor Moss said he appreciated the letters and would be visiting Mt. Energy School to respond to each suggestion.

Mayor Moss said that on behalf of the Board and the citizens of Creedmoor he wished Commissioner Karan good luck on his upcoming election for County Commissioner.

Ms. Mildred Goss invited everyone to attend the Bowlingwood Chapter of UDC Veteran's Day Ceremony scheduled for November 11, 2006 at 7:00 p.m. at the First Baptist Church Family Life Center. She added that Mr. Robert A. Schaumleffel, Jr. City Manager and Mr. Bob Jones, Public Service Director would be receiving a plaque.

Mr. James Moore, 509 E. Church Street addressed the Board and said that kids ride their bicycles on Church Street and he is concerned for their safety because he almost hit one with his car. He emphasized that you can't see the kids on their bicycles as you come around the curve by Hunters Ridge Subdivision.

Moved by Commissioner Piper and seconded by Commissioner Robinson to adjourn. The motion received a unanimous vote.

Mayor

City Clerk