

MINUTES OF
CITY OF CREEDMOOR – BOARD OF COMMISSIONERS
REGULAR MEETING
OCTOBER 25, 2005
7:30 P.M.

PRESENT:

Mayor Darryl D. Moss, Mayor Pro-tem Tim Karan, Commissioner Angela Mangum, Commissioner Otha Piper, Jr., Commissioner Kent Ray and Commissioner Herman Wilkerson. 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 7:30 p.m. in the Commissioner's Room at City Hall.

INVOCATION:

Mayor Moss

PLEDGE OF ALLEGIANCE:

Commissioner Karan

MINUTES:

Moved by Commissioner Karan and seconded by Commissioner Piper approval of the September 27, 2005 minutes. The motion received a unanimous vote.

REQUESTS TO ADDRESS THE BOARD:

Ms. Phyllis Grubb, owner of Triangle Home Health Care addressed the Board and said that she had recently opened a fourth office in the Butner/Creedmoor area across from Bob's Bar-B-Q. She said that she was very familiar with this area because she retired from the ARC in 1994 after 25 years of service. Ms. Grubb noted that not only did she want to explore the home care aspect of this organization but that she had future plans to open a retirement village in this area. She said that it is important to get the word out that they are available and that it is much cheaper for the retirees and elderly citizens to have home care than to go into a nursing home. Ms. Grubb said that her request this evening was for the Mayor to proclaim November, 2005 as Home and Hospice Care Month.

Upon the reading of the Proclamation by Mayor Moss, moved by Commissioner Ray and seconded by Commissioner Karan to adopt the Proclamation proclaiming

November, 2005 as Home and Hospice Care Month. The motion received a unanimous vote.

APPROVAL/ADDITIONS TO AGENDA:

Moved by Commissioner Karan and seconded by Commissioner Wilkerson approval of the Agenda as written. The motion received a unanimous vote.

PUBLIC COMMENTS:

Ms. Dora Bullock, 102 Margaret Drive, Creedmoor addressed the Board and said that she wanted to talk with the Board about a public safety issue. She said that she lives in Fletchers Trace and that she has neighbors that have six (6) vicious dogs. She said that she had talked with Commissioner Mangum in the past about this matter. Ms. Bullock said that she had major concerns about her family and neighbor's safety. She noted that the neighbor had a breed of vicious dogs in the backyard from pit bulls to Doberman pinschers that were on chains and not contained properly. Ms. Bullock emphasized that if the dogs choose to break away they could seriously harm someone. She said that the dogs have gone after a neighbor watering his lawn but he managed to get into his house before serious injury. She said that Commissioner Piper stopped by and can witness that the dogs are a nuisance and bark continuously. Ms. Bullock said that she can't allow her Granddaughter to play in her yard when she visits because she is concerned for her safety. Ms. Bullock said that her plea this evening is that the Board take a look at this situation and please provide safety for her and her family and the other neighbors. She requested that the Board consider an ordinance that requires a fence with a locked door.

Commissioner Ray inquired about a fence. Ms. Bullock said that there is no fence and the dogs are on chains.

Commissioner Mangum inquired about a report to animal control. Ms. Bullock said that she had seen animal control a couple of months ago but nothing has changed.

Commissioner Piper said that he had talked with the City Manager and Chief Pollard about this situation. Commissioner Piper recommended that the City Attorney and City Manager work together to take action immediately. He said that he does not want the citizens of Creedmoor afraid to be in their own backyards.

Commissioner Mangum said that she had been very concerned about this issue and asked the County Board to act on this issue. She said the County was not interested and asked that the City hire an animal control.

Commissioner Wilkerson inquired about another incident where there was a vicious dog loose and attacking another neighbor's dog. He noted that the Police Department was to look into the situation and asked how it was handled. Commissioner Ray said that he believed that the owner of that vicious dog was actually turning his dog loose and the Police Department issued him a citation. Police Chief Pollard replied that they called animal control and they issued the citation.

Mayor Moss referred this issue to the Public Safety Committee.

Ms. Shirley Holliday addressed the Board to speak on the proposed annexation of Hwy. 56.

Mayor Moss informed Ms. Holliday that the Public Hearing on the proposed annexation of Hwy. 56 was not on the agenda this evening because it was to be rescheduled.

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

MANAGER'S REPORT:

Mr. Robert Schaumleffel, City Manger addressed the Board and referred to a letter from Mr. Billy Williams of Waste Industries. Mr. Williams was requesting a one time surcharge of \$2,310.23 to catch up the past increase in fuel since January, 2005. He also said that the letter noted that the number would change monthly until fuel prices are more stabilized. The October amount to be added to the November bill would be \$.32 cents per unit and the base count was 1,343 units; additional billing \$429.76. Mr. Schaumleffel had a concern that the County was only being charged \$.23 cents and the City was being charged a \$.32 cents surcharge.

Mr. Billy Williams, Waste Industries, Inc. addressed the Board and spoke of the letter to Mr. Schaumleffel dated October 17, 2005. Mr. Williams referred to item VI of the contract Compensation and Service Level number 6, fuel prices. He noted that in the contract there is a not to exceed \$1.40 per gallon. He said that in Mr. Schaumleffel's absence he met briefly with Mayor Moss and Eleanor Fowler, Finance Director and presented a fuel cost sheet. Mr. Williams said that he also forwarded a copy of the spreadsheet of the latest purchase schedule to the City Manager. Mr. Williams said that fuel has exceeded the \$1.40 per gallon. He said that they are only requesting to recover the additional costs that have been involved. He said that the average fuel per month was 311 gallons per month. Mr. Williams stated that Waste Industries spends 20 to 22 hours per week in the City of Creedmoor and uses 3½ gallons per hour. Mr. Williams explained that the County's price was a little lower because their base price per gallon was higher when they did the County contract but they did not have a fuel surcharge base in that contact and that it was an oversight. Mr. Williams said that it all depends on

fuel cost and he would be glad to sit down and negotiate with the City Manager as of January, 2006.

Commissioner Ray said that he preferred a flat fee verses a variable rate.

Commissioner Wilkerson said that the news was saying that gas prices would be approximately \$2.00 a gallon in a couple of weeks, which would make a big difference versus what had been spent this year. Commissioner Wilkerson said that he would like to only vote on the request from Mr. Williams for a one time adjustment this evening and wait until next month to amend the contract.

Upon discussion, Mayor Moss referred this issue to the City Manager and the Finance Committee.

Mr. Schaumleffel gave an update of the paving of Davenport Subdivision. He said that per his request they modified to put the base course down and after 70% of the homes are built they are to come back and put the final course. He advised that the City Attorney had been working on the bond.

Mr. Schaumleffel advised that last week he talked with another potential developer and he should be receiving additional information to forward to the Board.

Mr. Schaumleffel advised that he met with Commissioner Wilkerson, the Public Service Director and Building Inspector about the generator and rewiring at the gym. He noted that the generator would be moved to the north side of the building and a fence placed around it. Mr. Schaumleffel said that they are requesting three bids. He made reference to the surplus auction to take place on Saturday and said hopefully the City would acquire enough funds to pay for a generator at the water tower and the repairs at the City gym.

Mr. Schaumleffel said that they are still working with the Intern from NCCU and they would be submitting another grant in December.

Mr. Schaumleffel gave an update of the drought conditions. He said that irrigation users are being notified. He noted that an article was to be in the local newspaper last week but for some reason they did not print it. He said that he would place an advertisement in the local newspaper for conservation of water usage again this week.

Mr. Schaumleffel said that there is only a small fee for the purchase of bulk water and he would like to modify the fee schedule. He said that they would still secure domestic bulk water.

Mr. Schaumleffel gave an update on personnel. He noted that we are currently short two officers in the police Department. He said that one officer was promoted last week and they were in the process of hiring one officer, which would leave one

opening. He said that the Public Service Department was also short two staff persons.

Mr. Schaumleffel announced that the audit was completed last week but he has not received the results.

Mr. Schaumleffel announced that the City had submitted a 2005 Community Development Grant application for sewer in the amount of \$750,000.00

Mr. Schaumleffel said that he had received a proposal from a vendor for a debit card machine for easy access payments for water/sewer customers. He noted that there is a minimum fee of \$600.00 up front for equipment and a minimum administration fee.

Mr. Schaumleffel announced that he had recent conversations with a potential cellular company and also a radio station about additions to the water tower, which would generate additional money for capital needs. He said that approval was needed from Southern Corrosion and also a contract through the City Attorney.

Commissioner Karan said that on September, 2004 this Board voted to spend \$2,600.00 to buy an automated phone calling system that can reach 260 individuals per hour and he would like to see this system utilized. He said that this would be an excellent opportunity to utilize this system to notify the citizens with irrigation systems and notify all citizens that we are in the midst of a drought and put them on notice that there may be more information forthcoming. Commissioner Karan said that if there is a major emergency that the City should not depend on the once a week newspaper.

Mayor Moss referred this request to Ms. Eleanor Fowler, Finance Director.

Mayor Moss said that Sergeant Younts should be congratulated on his promotion with the Police Department.

OLD BUSINESS:

Provided in the Board packets were monthly reports from the Water Plant and Police Department.

NEW BUSINESS:

Chappell Point:

Mr. Schaumleffel, City Manager commented that he had met with the applicants several times and they discussed density and environmental concerns. He said that Commissioner Ray had some serious concerns in the past and he assured him that the developer had addressed those issues. Mr. Schaumleffel said that he felt this

project was above any development that we currently have. He noted that it was upper scale housing along with commercial retail and professional office buildings.

Mr. Patrick Maloney, City Planner addressed the Board and presented his staff analysis for Chappell Point Development as follows:

Requests: All improvement on this plan in the commercial areas highlighted will require a recommendation by the City of Creedmoor Board of Commissioners to be forwarded to the State of North Carolina for final review and decision in making revisions to the current WS-II to the WS-IV watershed boundary from its current location. All improvements on this plan in the commercial areas highlighted would also require conditional approval from the Board of Commissioners for a Special Intensity Bonus Density Allocation (SIBDA). The real property sought for consideration is located on the North side of NC 56 Hwy. West. (West Lake Road). The parcel information is Deed Book 875 at Page 273 in the Granville County Registry. Parcel Identification Number 0886598166. The total area consists of 145.073 acres. Planned area of Unified Business Development is 25.71 acres and the area of Unified Housing Development is 119.36 acres. Mr. Maloney said that the applicant was Michael Crowley, President of Crowley and Associates representing Den-Mark Construction, the owner and developer of the project. Mr. Maloney gave a thorough analysis of the following:

- On-Site Land Uses/Topography
- Soil Erosion And Sedimentation Control Plan
- Adjacent Land Uses
- Cluster Development
- Drainage
- Maximum Impervious
- Property Line Setbacks
- Transportation
- Public Utilities
- Watershed/Protection Area
- Land Use Plan
- Additional Notes/Submittal

Mr. Maloney, City Planner said that he believes the request is in compliance with adopted plans of the City and is compatible with existing and future adjacent/area land-uses. Crowley and Associates, Project Engineers for Chappell Point Development have conducted extensive field studies for the 145.073 acre site to determine the correct location of the WS-IV boundary in reference to the existing WS-II watershed line. Mr. Crowley has met on numerous occasions with State agencies and City staff to discuss the overall design of the site in order to create a high quality product and implementing the best management practices for storm water controls, as well as maintaining large vegetative buffers that exceeds the State and City requirements. Mr. Maloney said that he supports the findings and reports to be coordinated with State environmental review agencies concerning the

relocation of the water shed boundary from the WS-II to WS-IV classification, which covers approximately 25.71 acres fronting the roadway of NC 56 Hwy. West. Mr. Maloney said that the Special Intensity Bonus Density Allocation (SIBDA) request for conditional approval can be granted by City Officials pending the State's final review and decision for the WS-II and WS-IV reclassification.

Commissioner Mangum asked about having walking trails on the land dedicated to the City. Mr. Schaumleffel, City Manager said that this area would be left in its natural state because there should not be anything that close to the water's edge. Commissioner Ray said that a walking path with gravel would be appropriate. Commissioner Karan inquired about deeded access. He noted that the developer was kind enough to give us an extra 100' to make 400' but access is not shown on the plan for this strip of land other than through the water.

Mr. Matthew Winslow, Project Manager for Chappell Point addressed the Board and introduced Mike Crowley, Chief Engineer and Jeff Crisp, Project Engineer. Mr. Winslow said that the Site Plan includes 114 townhouses on the back side of the property and they want to make this a nice community. He said that this development would also include office buildings and commercial retail at the front of the property. Mr. Winslow said this proposed community would be in comparison to the Wakefield and Heritage townhouses that include one car/two car garages. He said that they were requesting this evening conditional approval for the moving of the WS-II/WS-IV watershed and the SIBDA application. He said that they would also have to receive conditional approval from the State. Mr. Winslow thanked Mr. Schaumleffel, City Manager and Patrick Maloney, City Planner for their help during the process to bring this project before this Board. He said that Mr. Mike Crowley would give more specific details.

Mr. Mike Crowley of Crowley and Associates addressed the Board and said that if the City of Creedmoor in their discretion wants to open walking trails in that 400' that they as the developers would strive to make this happen. He noted that there was a certain amount of impervious surface allowable on that section of the property. Perhaps through a combination of some hard surface trails and some not they could come to some type of consensus of design working with staff that would give the City the access they want to the recreational area. He noted that to be handicap accessible there would need to be some type of hard surface. Mr. Crowley said that there are other Municipalities that are using porous hard surface accessible trails and he would investigate this farther and report back to the City. Mr. Crowley said that it is a beautiful lake and a beautiful place to walk and should be enjoyed.

Commissioner Ray inquired about the residential storm water basins not shown on the plans. Mr. Crowley said that he was correct that they were not shown on this plan but they were shown on the Special Use Permit Plan. He said that they had several meetings over the past several months with staff and one of the things that the City Manager discussed was removing some of the development area along that

property line. He said that we were able to cluster the units on the high part of the site and plan a more centralized development at the center of the property having the least amount of impact on the storm water runoff.

Mr. Crowley referred to Commissioner Karan's question of accessibility and noted that coming in off Hwy. 56 would be a possibility. He said that there may be a way to have direct access and he would work with staff on this issue.

Commissioner Karan referred to the City's Ordinance of a 1/35th per lot for active recreational area requirement and at 114 units that is equal to 4.11 acres of active recreational. Commissioner Karan said that he realized they would have a pool and a clubhouse but it does not equal out to 4.11 acres. Mr. Crowley said that was correct but the request to get to the lake may be a combination to fulfill that goal.

Commissioner Wilkerson mentioned that some type of pier would be needed to get across the wetlands. Mr. Crowley said that designing boardwalks would be part of getting out there and walking it to see how it can be done.

Mayor Moss inquired about the two cemeteries on the property. Mr. Crowley said that the goal was to give access availability to the cemeteries.

Mr. Crowley said that they have the grading permit for this site. Commissioner Ray said that he had concerns of the grading and moving of the ridgeline for a second time. He asked about the topography being squared off and what the ridgeline would look like. Commissioner Ray had major concerns of adjoining property owners also asking an engineer to move the ridgeline on their property. Mr. Crowley said that the shape of the line would be dictated by the grades we were able to establish. He said that logically they grade where they feel they can create the contour lines and do that work. Mr. Crowley said that it was dictated by where we couldn't go instead of where we could go.

Commissioner Karan said to grade the 26 acres doesn't mean that you have to cover it back again. Mr. Crowley said that he understood that a permit to grade does not mean that we have permission to build. He noted that they are hesitant to grade until everyone is on the same page. Mr. Crowley said that as Engineers they are designing a good project but there are no long-term guarantees.

Commissioner Mangum said that they had mentioned the quality being in comparison to Wakefield but she would like more information about townhouses that they had actually built. He said that they build everything from starter homes of \$150,000.00 to three million dollar homes. He said that they have mostly built in South Carolina. Ms. Mangum asked that they give examples of their quality homes. Mr. Winslow said that he would oblige by having Mr. Dennis Cyrus produce information of previous developments.

Commissioner Wilkerson inquired about driveway space for parking of visitors. Commissioner Wilkerson said that he wanted to make sure there was enough space for emergency vehicles to get through the street. Mr. Winslow said that there would be parking space inside the garage and small additional parking across from each unit. Mr. Winslow said that there would not be blocking of emergency vehicles.

Commissioner Ray inquired about the flow of traffic anticipated. Mr. Crowley said that there would be two entrances off of Hwy. 56. He explained that there would be two paths and they would be private streets so that the City would not be responsible for maintenance. Mr. Crowley said that they are developing this project so that home owners will feel like they are home in a residential area once they are past the commercial area. Commissioner Ray said that he liked the way that they had limited it to two cuts and appreciated the fact that it has been made a neighborhood atmosphere past the commercial site. Commissioner Wilkerson said that when the project was first presented he requested a second entrance for emergency vehicle access and he appreciated the fact that the second drive was added.

Commissioner Mangum requested that this item be tabled until further plans reveal the public access area and the Board receives a portfolio of the developer's previous projects for their review. She expressed that she would not feel comfortable making a decision without this information.

Attorney Currin said that he had drafted two Resolutions for the Board to view. He said that the developer had been before several Boards and received certain approvals prior to this evening. He explained that in order to go ahead with the SIBDA approval they would have to complete all of the drawings for all that is to be constructed. Attorney Currin said that they are asking for a commitment from this Board that if they can receive State approval with your recommendation that you will save them the SIBDA allocation for a reasonable amount of time until they can get back before this Board to submit an SIBDA application that has all necessary assurances and designs. He said that as a legal matter he would not like them to commit to a SIBDA application at this time that requires action from the State that might not occur. Attorney Currin read the two draft Resolutions and gave an overview of both.

Commissioner Ray said that once the ridgeline is moved it can't be moved back after State's approval and he was not convinced that the movement of the ridgeline would be in the best interest of the City. He emphasized that he would prefer to delay this issue until next month to give him time to talk with other engineers.

Attorney Currin said that this piece of property was going to be developed like this or in another way. He said that if this property is developed into single detached dwellings it would not protect Lake Rogers.

Commissioner Ray asked Mr. Crowley for an example of another place in the State that a ridgeline has been moved so that he can do research to make sure that is viable. Mr. Crowley said that the two towns he knew of were Liberty and Raleigh but he did not have that information on hand. Mr. Crowley said that he would call him and give him the information needed. He mentioned that the Attorney that handled the Special Use Permit for Chappell Point was the same Attorney that handled the moving of Raleigh's ridgeline.

Commissioner Piper said that he understood Commissioner Mangum and Commissioner Ray's concerns but he agreed with Attorney Currin that this area will be developed one way or the other. He said that as a Board we need to work together on this situation and feel comfortable before we make a decision. He commended Mr. Crowley, Mr. Winslow and Mr. Crisp for an excellent job on this project and appreciated them working with the City on this project. Commissioner Piper said that he didn't mind waiting a few weeks to vote on this project but that the Board needs to react and not drag out this issue.

Commissioner Karan said that he did not believe that DENR would allow this City to pollute and destroy our water source. He said that he would feel comfortable sending this to DENR and letting them act first on this issue. He said that the City would still maintain control.

Commissioner Wilkerson said that he would agree to table this issue until next month providing that there be a decision made at that time. Commissioner Piper said that he agreed with Commissioner Wilkerson.

Mr. Winslow said that he would provide a list of previous developments to the Board and have them available at the next meeting. Commissioner Mangum asked that this list be sent to her via e-mail.

Mayor Moss inquired about the number of remaining SIBDA for the City. Attorney Currin said that he would provide the Mayor with that information.

There was no action taken and this issue was tabled until the November 22, 2005 meeting.

Preliminary Plat Approval for The Highlands at Paddington Phase II (NC Hwy. 56 E. and Moss Hayes Road):

Mr. Patrick Maloney, City Planner addressed the Board and said that he had reviewed and discussed the proposed Preliminary plans for the Preliminary Plat, The Highlands at Paddington, Phase II cluster development subdivision with Thomas Spaulding, Project Engineer for this project. This development conforms to the terms of this application and to the provisions of the Statutes and Ordinances regulating development in the City of Creedmoor. He said he forwarded the Preliminary to City departments for any comments or questions to be included with

this review. Additional environmental reviews have been conducted by State review agencies. He said that with the Planning Board's recommendation the applicant may proceed with the Board of Commissioner's final review and decision. This authorizes the applicant to proceed with construction of the required improvements and preparation of the Final Plat at a later date.

Mr. Maloney said that the Planning Board met and recommended additional notes beyond his notes and read the following:

CREEDMOOR PLANNING AGENCY RECOMMENDATION

The Creedmoor Planning Agency met on October 20, 2005 with all eight members present for review of the Preliminary Plat for The Highlands at Paddington, Phase II located on NC. Hwy. 56 East and Moss Hayes Road.

Motion was made that recommendation of approval of the Preliminary Plat be made to the Board of Commissioners with the following conditions:

1. Change the water line from 2" to 8"
2. Install five (5) hydrants instead of blow-off at the end
3. Give the City a list of street names to verify that there are no duplications.
4. Addition of an 8" line to loop from Hwy. 56 to Sam Moss Hayes Road and that the developer and future developers pay for the line.

The motion received a 6-2 vote.

Mr. Thomas Spaulding, Spaulding Engineering addressed the Board and said that he was representing the applicant. He said that this had been a long process and gave an overview of the status of this project. Mr. Spaulding said that he was confident in the detailed plans and that they meet all regulations.

Attorney Currin inquired about the Planning Board's request of placing hydrants as opposed to blow-offs at the ends of these water lines. He asked if Mr. Spaulding had looked at the distances from the ends of the water lines to the next closest hydrant. Mr. Spaulding replied that he placed his hydrants the same distance apart that the City of Raleigh requires. He said that they mostly go at intersections. Mr. Spaulding said that at the end of each water line where it terminates there is a

2" line and then a blow-off. He said that while he did not agree with the additional fire hydrants they would accommodate at the pleasure of this Board.

Mr. Jimmy Minor, Planning Board member and Assistant Fire Chief was present and spoke on behalf of the Planning Board's recommendation. He said that the City's Ordinance says that water lines must be at least 6" and the Planning Board requested 8" lines and a loop because this is the largest populated area of the City and it is served by one 8" water line. Mr. Minor said that certain times of day the water use increases such as between 6:30 a.m. and 7:30 a.m. when people are flushing toilets and taking showers to get ready for work. Attorney Currin advised that the City's long range plan is to build an elevated water tower at the school. Mr. Minor said that the feelings of the Planning Board was that it would not be feasible to move forward with this project without the loop or something being done immediately to supply more back up water and additional flow in this area.

Attorney Currin said that there was not a statutory provision or provisional ordinance that would require that the developer build something on Sam Moss Hayes Road. He said that once a developer comes to the City and requests to build a development on Sam Moss Hayes Road then they could be required to do so.

Mr. Schaumleffel, City Manager said that the City has long term plans and these needs are being addressed but funding is an issue.

Mr. Lynwood Hicks, Water Treatment Superintendent addressed the Board and said that he agreed with Mr. Minor. He said that there are two schools that we provide water on Hwy. 56 and there is only one line. He stressed that if there is a break these schools and subdivisions in this area will be without water.

Commissioner Wilkerson said that this problem had been addressed to the County about the loop so that the schools would have water in case of a break in the water line. He said that the County doesn't seem to think it is a problem. He said that this area is outside the City limits and we should not expect someone to put a line that is not inside the City limits. He said that he felt the County should be involved and looking towards putting in a loop to make sure that the schools are provided water in case of emergency.

Commissioner Karan inquired about a permit from the County for a pool. Mr. Spaulding said that he is not certain where it stands at this point. He said that he would call the County and give the Board an update. Mr. Rick Grote addressed the Board and said that the Health Department said that there was a 30 day time limit and they were on the 21st day.

Moved by Commissioner Karan and seconded by Commissioner Wilkerson approval of the Preliminary Plat with the condition of changing the 2" lines to 6" lines and on all cul-de-sacs hydrants to be located at water line ends and that they also provide street names. The motion received a unanimous vote.

Final Plat Approval for Davenport Subdivision, Phase I, Lots 1-7, Lots 30-60 & Lots 69-75 (S. Elm Street & Irving Place/Fillmore Drive)

Mr. Patrick Maloney, City Planner addressed the Board and said that a request for conditional approval for Final Plat had been made by Brad Mullins, developer/owner for this project which contains a total of forty-four (44) lots within Davenport Subdivision, Phase I. Edmund Davenport, Surveyor with the Consulting Engineers Group of Bass, Nixon and Kennedy prepared this Plat. He noted that enclosed in the Board packet was the application, surety completion/maintenance bond and Final Plat for review. Mr. Maloney said that he reviewed the proposed Final Plat and required certificates of notations and dimensional data as required by Statutes and Ordinances regulating the management of Plats in the City of Creedmoor. The Planning Board during its regular scheduled meeting held on Thursday, September 8, 2005 had discussed the projects quality assurance for items of concern associated with the conditional approval of the Final Plat. Mr. Mullins informed the Board that such items would be fully bonded. Based upon further reassurances of satisfaction and the developer's commitment to the project the Planning Board by unanimous vote has recommended to the Board of Commissioners conditional approval of the Final Plat, Davenport Subdivision, Phase I, Lots 1-7, Lots 30-60 & Lots 69-75. Mr. Maloney advised the Board that the surety bond estimate for required improvements for dedications are being reviewed by the City's consulting engineering firm, (The Wooten Company) for review of quantities and costs. He noted that copies of the surety will be provided to the City Manager and City Attorney with approval by the Board of Commissioners. The approved bond will be in effect for a duration of three (3) years as to guarantee the integrity of the improvements. Furthermore, that all on-site inspections will be coordinated with the City's Inspector and/or designated personnel. All areas of dedication will be completed or adequately dealt with before acceptance by the City.

Mr. Brad Mullins addressed the Board and said that they would not be posting bond for the Maintenance Bond in the amount of \$57,639.40 because the paving was done today. He said that they would be posting bond for the overlay and the sidewalks.

Moved by Commissioner Karan and seconded by Commissioner Piper approval of Final Plat Approval for Davenport Subdivision, Phase I, Lots 1-7, Lots 30-60 & Lots 69-75 (S. Elm Street & Irving Place/Fillmore Drive). The motion received a unanimous vote.

Cemetery Street – Name Change Request:

Mayor Moss said that Hiram Webb and Sandra Webb had filled out a Street Name Application requesting to change the name of Cemetery Street to Holly Creek Lane.

He noted that proper notification was given to all adjoining property owners and approval was given by Granville County E911.

Moved by Commissioner Wilkerson and seconded by Commissioner Piper to change the street name from Cemetery Street to Holly Creek Lane. The motion received a unanimous vote.

MAYOR'S REPORT:

Mayor Moss announced that he had received a letter from the Beautification Committee Chair and various organizations have volunteered to take care of the entrance signs in the City and to plant flowers for the various seasons.

Mayor Moss said that the City's Hazardous Mitigation Plan is still pending and referred this to the City Manager.

Mayor Moss said that the Oxford Housing Authority was having a Gang Awareness Workshop from 9:00 a.m. until 11:00 a.m. and asked Chief Pollard to attend.

Mayor Moss asked that the City Manager communicate with the Commissioners before each meeting to give them each updates in a timely manner.

Commissioner Mangum gave an update of communication with the local Katrina Hurricane victims. She said that she received positive feedback from some of the Counselors from the various Granville County Schools. She said that there were two families scheduled to move back home next week. Commissioner Mangum said that there are families that are in need of winter clothes and shoes. She said that they were looking for men's size 9½ and men's size 10 shoes and heavy coats in size medium, large and extra large. Commissioner Mangum said that one of the families said they were in need of housing and if someone could help please call City Hall and leave her a message. She said that anyone wanting to donate items can leave them at City Hall and they will be stored in the Mayor's office until she can distribute them to the appropriate School Counselors.

Commissioner Karan announced that the City of Creedmoor is now an official MPO member.

Commissioner Karan asked that the Zoning Enforcement Officer monitor the outdated signs in Creedmoor that need to be taken down. Commissioner Karan made reference to the billboard sign located at the corner of Hwy. 15 and Hwy. 56 that is advertising a two year old event. Mr. Patrick Maloney said that he had taken down several outdated temporary signs but as soon as he takes them down new ones go up.

Commissioner Karan said that the Finance Committee met and discussed the time that the developer pays the impact fee. He said that at this time the fee is due at

permit issuance and the City may want to consider as a good faith effort deferring payment until the CO's are issued.

Commissioner Wilkerson said that there was a concern about speeding in Whitehall Subdivision and inquired about putting up No Thru Street traffic signs. Mr. Schaumleffel, City Manager said that he had been approached about speed bumps in the subdivision and he was not certain that this would be effective and had concerns about liability. He said that it was a public street and was adjacent to Davenport Subdivision and was hoping that the City, Whitehall and Davenport could split the cost. He said on the other hand, how will the City handle enforcement. Commissioner Wilkerson said that he would not vote for speed bumps or barriers. Commissioner Wilkerson also noted that speed bumps would slow down emergency vehicles and would damage blades of scrapers when used in bad weather. Commissioner Mangum inquired about Children at Play signs. Mayor Moss referred this issue to the Street Committee.

Commissioner Wilkerson advised Commissioner Mangum that the Katrina victims could receive clothes, food and domestic furnishings from Community Christian Mission located in Oxford on Wednesdays.

Commissioner Piper said that Ms. Sheila Rogers, Dogwood Avenue talked with him about the community making sure that the elderly and people with health problems are taken care of during bad weather.

Moved by Commissioner Wilkerson and seconded by Commissioner Piper to go into Closed Session for Property Acquisition in accordance with NCGS 143-318.11.

Upon return to Regular Session, moved by Commissioner Piper and seconded by Commissioner Ray to adjourn. The motion received a unanimous vote.

Mayor Darryl D. Moss

City Clerk

