

MINUTES OF
CITY OF CREEDMOOR
BOARD OF COMMISSIONERS MEETING
JUNE 2, 2020
6 P.M.

Present in Person at City Hall Boardroom

Mayor Bobby Wheeler, Commissioner Ed Mims, and Commissioner Neena Nowell. Also present were City Manager Korena Weichel, City Clerk Terry Hobgood, Community Development Director Michael Frangos, and Police Chief Keith King.

Present via Zoom Video-Conference

Mayor Pro Tem Del Mims, Commissioner Kechia Brustmeyer-Brown, Commissioner Georgana Kicinski, City Attorney Kevin Hornik, Finance Director Reuben Carden, and Public Works Director Steve Edwards.

Absent

None

Call to Order

Mayor Wheeler called the meeting to order at 6:00 p.m. Mayor Pro Tem Del Mims offered the invocation, and Commissioner Ed Mims led the Pledge of Allegiance.

Roll Call

Roll call by the City Clerk determined a quorum was present.

Approval of Agenda

The agenda was approved by unanimous consent with the following amendments: Vacation Policy During Coronavirus Pandemic and Resolution 2020-R-07 were added to Action Items.

Consent Agenda

Commissioner Ed Mims moved to approve the consent agenda: April 27, 2020 Meeting Minutes, May 11, 2020 Meeting Minutes, Ordinance 2020-O-09: Amend Community Center Project, and Ordinance 2020-O-10: Recognize Interest Earned by Capital Reserve Fund. Motion was approved by roll call vote 5-0.

Mayor Pro Tem Del Mims: Yes

Commissioner Brustmeyer-Brown: Yes

Commissioner Kicinski: Yes

Commissioner Ed Mims: Yes

Commissioner Nowell: Yes

Baker Roofing Proposal for 109 Park Avenue, Budget Amendment #6, and Ordinance 2020-O-08 were moved to Discussion Items.

Creedmoor Community Center Project Update // Bill McCaffrey, MHAworks

Bill McCaffrey, MHAworks, presented a construction update for the Community Center. Metal roof construction is complete and glass windows have been installed. The new door at the Senior Center has been cut, and construction continues on that area. Ductwork has been installed in the renovated section of complex, and is currently being installed in the gym. McCaffrey and City Manager Korena Weichel fielded questions from the board, and discussed the exercise equipment planned for the gym.

Public Comment

Due to restrictions on mass gatherings restricting public access to City Hall, the public was asked to submit comments in advance to the City Clerk via email. City Clerk Terry Hobgood reported that he received no comments from the public.

Creedmoor Community Center Sign Monument Design Selection

City Manager Korena Weichel presented four potential designs for a sign monument at the Creedmoor Community Center. Mayor Wheeler polled each of the board members as to which design they preferred, and the board discussed where the sign would be located.

Commissioner Kicinski moved to table this item until the July 7, 2020 meeting. Motion was approved by roll call vote 5-0.

Mayor Pro Tem Del Mims: Yes

Commissioner Brustmeyer-Brown: Yes

Commissioner Kicinski: Yes

Commissioner Ed Mims: Yes

Commissioner Nowell: Yes

Alternative Benefit for Emergency Responders

City Manager Korena Weichel presented possible alternative benefits for Police Department and Public Works Department employees who were determined to be “emergency responders” and who were excluded from the ten weeks of paid leave in the Expanded Family and Medical Leave Act portion (EFMLA) of the Families First Coronavirus Response Act (FFCRA). At the March 30, 2020 meeting the board had directed staff to draft a proposal for an alternative benefit.

Weichel asked the board to select one, or a combination of, three options: (1) hazard pay for a selection of time periods beginning on March 1, 2020 and calculated as a percentage of regular earnings on all physically-worked hours (not to include vacation, sick, or holiday hours); (2) payment of wages for confirmed workplace exposure if the claim were to be denied by worker’s compensation; and/or (3) additional time off after the crisis subsides. During discussion, Mayor Wheeler gained a general consensus of the board that all were in favor of approving hazard pay.

Commissioner Kicinski moved to approve providing hazard pay to Police and Public Works employees at a rate of 3% of regular earnings for wages paid March 2020 – August 2020. The motion was approved by roll call vote 5-0.

Mayor Pro Tem Del Mims: Yes

Commissioner Brustmeyer-Brown: Yes

Commissioner Kicinski: Yes

Commissioner Ed Mims: Yes

Commissioner Nowell: Yes

The board agreed to revisit this alternative benefit proposal at a future meeting to consider extending the hazard pay benefit beyond August 2020.

Baker Roofing Proposal

Public Works Director Steve Edwards fielded questions from the board about the price quoted in the proposal from Baker Roofing to replace the existing roof at 109 Park Avenue. Edwards stated that the quoted price was most likely a fixed cost, but could escalate if unforeseen issues emerge during the replacement. Edwards also reported that three quotes had been received after staff solicited quotes from four vendors, and Baker Roofing submitted the lowest bid. Some members of the board discussed the possibility of receiving all quotes in the agenda packet, but no action was taken to revise the current policy.

Commissioner Nowell moved to approve the Baker Roofing Proposal for 109 Park Avenue at a cost of \$45,000 to include a contingency allowance. Motion failed by roll call vote 2-3.

Mayor Pro Tem Del Mims: No
Commissioner Brustmeyer-Brown: Yes
Commissioner Kicinski: No
Commissioner Ed Mims: No
Commissioner Nowell: Yes

The board reached consensus to request a quote for roof repair, a quote for a metal roof, further information/clarification as to whether certain provisions of the Baker Roofing contract regarding the designation of a lien agent apply to municipal governments, and to include a contingency allowance in any Budget Amendment that would fund a roof replacement.

FY20 Budget Amendment #6

Finance Director Reuben Carden fielded questions related to the specified contractor, and the amount of funding allocated for hazardous materials remediation in Budget Amendment #6 as compared to Ordinance 2020-O-08.

Commissioner Ed Mims moved to approve the revised FY20 Budget Amendment #6 allocating \$10,000 to City Attorney and \$11,700 to the Capital Project for 109 Park Avenue. Motion approved by roll call vote 5-0.

Mayor Pro Tem Del Mims: Yes
Commissioner Brustmeyer-Brown: Yes
Commissioner Kicinski: Yes
Commissioner Ed Mims: Yes
Commissioner Nowell: Yes

Ordinance 2020-O-08 // Amend 109 Park Avenue Project

Commissioner Ed Mims moved to approve the revised Ordinance 2020-O-08: Amend 109 Park Avenue Project to allocate \$12,700 for hazardous materials remediation. Motion approved by roll call vote 5-0.

Mayor Pro Tem Del Mims: Yes
Commissioner Brustmeyer-Brown: Yes
Commissioner Kicinski: Yes
Commissioner Ed Mims: Yes
Commissioner Nowell: Yes

Mayor Wheeler recessed the meeting at 8:30 p.m. The meeting reconvened at 8:39 p.m.

FY21 Operating Budget

City Manager Korena Weichel presented the revised draft FY21 Operating Budget, which included feedback and input received at the April 27, May 11, and May 18 Board of Commissioners meetings. The proposed budget has lowered expenditures and accounted for the expected reduction in revenues that the city expects to receive due to the economic effects of COVID-19.

Mayor Wheeler opened the Public Hearing at 8:46 p.m.

City Clerk Terry Hobgood reported that no public comments were received prior to the meeting. Due to newly enacted rules regarding remote meetings of municipal governing boards, no action may be taken until at least twenty-four hours after the conclusion of the public hearing.

Mayor Wheeler closed the Public Hearing 8:46 p.m.

City Attorney Kevin Hornik and City Clerk Terry Hobgood provided further information regarding the rules pertaining to Public Hearings held remotely, and explained the process allowing the public to provide comments and view budget materials.

Resolution 2020-R-07 // Affirming the City of Creedmoor's Commitment that Violent and Disrespectful Treatment that Degrades Dignity and Disregards Human Life Will Not be Tolerated

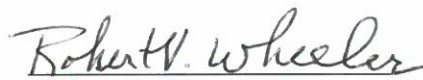
Mayor Pro Tem Del Mims read Resolution 2020-R-07, which was written after the death of George Floyd in Minneapolis, Minnesota on May 25, 2020. The board requested that this resolution be published on the city website, posted on all social media accounts, submitted to the local media, and that signature lines be added for all elected officials to sign.

Commissioner Brustmeyer-Brown moved to approve Resolution 2020-R-07. Motion approved by roll call vote 5-0.

- Mayor Pro Tem Del Mims: Yes
- Commissioner Brustmeyer-Brown: Yes
- Commissioner Kicinski: Yes
- Commissioner Ed Mims: Yes
- Commissioner Nowell: Yes

Recess Meeting to a Time and Place Certain

At 9:15 p.m., Mayor Wheeler recessed the meeting to Monday, June 8, 2020 at 6:00 p.m. Board and staff will meet at City Hall, and the public may attend via Zoom video-conference with proper notice issued by the City Clerk in advance of the meeting continuation.


Robert V. Wheeler, Mayor

ATTEST:


Terry A. Hobgood, Jr., City Clerk

