



MINUTES OF  
CITY OF CREEDMOOR  
BOARD OF COMMISSIONERS  
CLOSED SESSION DURING MEETING  
MAY 1, 2018  
7 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, City Clerk Kathleen McCorkle, and Attorney T.C. Morphis Jr.

**CLOSED SESSION PURSUANT TO NCGS 143-318.11(A)(3) ATTORNEY CLIENT PRIVILEGE AND  
(5) PROPERTY ACQUISITION**

Discussion took place regarding the Bible reading at the Christmas tree lighting event. City attorney Morphis' opinion is if the City continues with its current practice, it is very likely to get sued and insurance coverage is not guaranteed. The city attorney will check into existing insurance coverage and potential financial exposure. He advises not responding to the letter. He also advises that the safest course of action is to remove the reading of the Christmas story from the event.

Mr. Bonfield briefed the board on progress of the purchase of various properties needed for the Community Center and Lake Rogers Park Projects.

Mr. Peace, owner of property on the east side of the lake, has been difficult to communicate with. He was agreeable on the first phone call, but has since not returned phone calls. Without his property, the amphitheater in its planned location and parking lot paving would not be able to happen. County records show he owns the parcel, but title work shows lots 14a and 14b are owned by someone else. Mr. Peace claims to own it all. Mr. Bonfield proposes offering tax value, approximately \$20,000, plus \$5,000 for avoidance, after Mr. Peace proves he owns all the parcels in question. If he isn't responsive the Board will have to decide whether to exercise eminent domain. Mr. Morphis advised eminent domain would not be a quick-take like with the street projects and it would take six to nine months to get everything done. Mayor Pro Tem Wilkins moved to offer him a written contract; seconded by Commissioner Anderson. In discussion the Board concurred to deposit \$1,000 earnest money with the Brough Law Firm and give Mr. Peace 30 days to accept or reject. The motion received 5-0 vote.

Regarding the community center project, Mr. McGuinness has a loan on his property and the sale has to go through his bank. The grant application site plan has been modified to not include his property.

The Dudleys have not yet responded as to how much of their property they are willing to sell/trade. Discussion took place regarding easements.

Commissioner Anderson proposed taking a loan against the gym for the Community Center with a 10- or 20-year note, as he doesn't want to spend all of our reserve money. It would have to go through the LGC process. The manager will contact Bob Jessup regarding details and costs.

Commissioner Wilkerson moved that the minutes be closed for one year; seconded by Commissioner Wilkins. The motion received a 5-0 vote.

Commissioner Anderson moved to return to open session; seconded by Mayor Pro Tem Wilkins. The motion received a 5-0 vote.

  
Robert V. Wheeler, Mayor

ATTEST:

  
Terry A. Hobgood, Jr., City Clerk

