



CLOSED SESSION MINUTES OF  
CITY OF CREEDMOOR  
BOARD OF COMMISSIONERS MEETING  
**DECEMBER 11, 2019**  
6 P.M.

**Present**

Mayor Bobby Wheeler, Mayor Pro Tem Del Mims, Commissioner Neena Nowell, Commissioner Kechia Brustmeyer-Brown, Commissioner Georgana Kicinski, and Commissioner Ed Mims. Also present were City Manager Korena Weichel, City Clerk Terry Hobgood, and City Attorney T.C. Morphis, Jr.

**Absent**

None

**Closed Session // NC GS 143-318.11 (A) (3) & (5) Attorney Client Privilege & Property Acquisition**

Commissioner Kicinski moved to enter closed session at 7:53 p.m. pursuant to NC GS 143-318.11 (a) (3) & (5); seconded by Commissioner Ed Mims. Motion approved 5-0.

City Manager Weichel gave an update on a possible property acquisition for the lot at the corner of Sanderford and Elm Streets. The owners are anxious to expedite the process. The board briefly discussed the tax value of the home, and the timeline to complete the purchase.

Weichel also presented property adjacent to the recently acquired 122 Pecan Street for potential acquisition by the city. Granville County would like the city to purchase this parcel for \$1,000, since it adjoins 122 Pecan Street. The board discussed the history of the Pecan Street property, and the potential cost of mitigating the suspected environmental issues before demolition of the structure can occur. Weichel also reported that a resident has approached the city to purchase the Pecan Street property for \$8,000. The property is jointly owned with the County, so it would require the approval of both parties to approve a sale. Weichel urged the board to deal with outstanding demolition and environmental cleanup issues before determining how to dispose of the property.

Commissioner Del Mims moved to pursue purchase of the lot adjacent to 122 Pecan Street; seconded by Commissioner Kicinski. Motion approved 5-0.

City Attorney Morphis discussed the ongoing condemnation action/acquisition of the Johnny Peace property adjacent to Lake Rogers. Morphis gave an overview of the case to the newly elected officials, and updated the entire board on where the city and Mr. Peace now stand in the process. A condemnation complaint was filed in late 2018 after the City had attempted to purchase the property from Mr. Peace outright. When Mr. Peace did not respond to any offers, the City filed the condemnation. Mr. Peace has completed an appraisal of the property, and is now requesting that the City pay \$50,000 for an easement, a written statement that the 5-acre lot requirement will be waived so he may build a home, and allow driveway access since his property has no road frontage. The board discussed the merits of an easement versus owning the property.

Commissioner Nowell moved to grant the City Attorney authority to negotiate a purchase of the Johnny Peace property up to the appraised value submitted by Mr. Peace, and offer naming rights for the amphitheater in the Lake Rogers Master Plan, if built; seconded by Commissioner Ed Mims. Motion approved 5-0.

Commissioner Brustmeyer-Brown moved to leave closed session at 9:01 p.m.; seconded by Commissioner Ed Mims. Motion approved 5-0.

*Robert V. Wheeler*  
Robert V. Wheeler, Mayor

ATTEST:

*Terry A. Hobgood, Jr.*  
Terry A. Hobgood, Jr., City Clerk

