



MINUTES OF
CITY OF CREEDMOOR
BOARD OF COMMISSIONERS MEETING
JULY 5, 2022
6 P.M.

Present in Person at City Hall Boardroom

Mayor Pro Tem Emma Albright, Commissioner Georgana Kicinski, Commissioner Robert Way, Commissioner Ed Mims, and Commissioner Ed Gleason. Also present were Acting City Manager/Director of Community Development Michael Frangos, City Attorney Kevin Hornik, Recreation Director Christopher Horrgan, Police Chief Keith King, and City Clerk Barbara Rouse.

Absent

Mayor Bobby Wheeler

Call to Order

Mayor Pro Tem Emma Albright called the meeting to order at 6:00 p.m.

Invocation and Pledge of Allegiance | Mayor Pro Tem Albright 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.

Agenda Approval

Commissioner Mims asked the Board to allow him to leave the meeting not later than 9 pm. Commissioner Gleason made a motion to excuse Commissioner Mims from the meeting no later than 9 pm. The motion was approved by a vote of 5-0.

Commissioner Gleason made a motion to approve the agenda. The motion was approved by a vote of 5-0.

Consent Agenda

Commissioner Mims made a motion to move June 2, 2022, Meeting Minutes from the Consent Agenda to Item 8c. Commissioner Kicinski made a motion to approve the Consent Agenda with the June 2, 2022 minutes moved to Old Business item 8c. The motion was approved by a vote of 5-0.

Request to Address the Board | CPRC Applicant Kaitlyn King

Ms. Kaitlyn King introduced herself to the Board and shared her desire to serve on the CPRC Board. The Board thanked Ms. King for volunteering to serve on the CPRC Board. Commissioner Way made a motion to appoint Kaitlyn King as a member of the CPRC Board. The motion was approved by a vote of 5-0.

Public Comment |

Old Business | CVFD Agreement

Acting City Manager told the Board that the amended agreement was attached to their agenda packets and he had no further updates. City Attorney Hornik told the Board that City Attorney TC Morphis suggested that in paragraph 7 (funding section) they may want to consider adding a cap on the percentage increase that can be requested from year to year. Commissioner Kicinski said that because the Board wanted parody

with the county, she had no issue with the percentage calculations as presented in the contract which would mirror those of the County. Commissioner Kicinski then noted that there had been issues in the past year with the payments to the CVFD and that they needed to clarify the number and dates of the payments. After some Board discussion, it was decided that paragraph 7d of the CVFD contract should be amended to include a payment schedule of 2 equal payments, the first on July 15, 2022, and the second on December 15, 2022, and, to amend paragraph 11, whereas the CVFD would be obligated to provide their budget to City staff each year during the City's budget process no later than February 1st (City will notify the CVFD each year). After some additional discussion, Commissioner Kicinski made a motion to approve the CVFD contract with amendments. The motion was approved by a vote of 4-1.

Mayor Pro Tem Albright – Yes
Commissioner Kicinski – Yes
Commissioner Mims – No
Commissioner Way – Yes
Commissioner Gleason – Yes

Old Business | Sale of surplus City: 109 Park Avenue and 1129 Hester Road

Acting City Manager told the Board that the 109 Park Ave. property purchase price was \$270,000, the roof replacement cost was over \$78,000, utility costs were \$2,483.66 (last 12 months) with a total of \$374,483 and he recommended an asking price on the property of \$375,000. After a brief discussion, Commissioner Kicinski made a motion to sell the 109 Park Ave. property for \$375,000 in an upset bid process. The motion was approved by a vote of 5-0.

The Board then moved on to discuss the 1129 Hester Road property. Commissioner Kicinski said that she did not want to sell the Hester Road property. She explained that the property is of no cost to the City and in 3-5 years when the Sanitary Sewer project was completed, the property could be worth quite a bit more. After some more lengthy discussion, Commissioner Gleason made a motion to hold on to the Hester Road property. The motion was approved by a vote of 4-1.

Mayor Pro Tem Albright – Yes
Commissioner Kicinski – Yes
Commissioner Mims – No
Commissioner Way – Yes
Commissioner Gleason – Yes

Old Business | June 2, 2022, BOC Meeting Minutes | Commissioner Mims

Commissioner Mims presented a question about the meeting on June 2, 2022. He said that he thought the Economic Development and Retail Strategies were to originally be paid with ARPA funds. Acting City Manager explained that yes they could have been if the Board had decided to, but the Board choose not to include them in the FY23 budget. Commissioner Mims then moved that June 2, 2022, BOC Minutes be approved. The motion was approved by a vote of 5-0.

New Business | NCDOT Landscape Agreement (R-5707L) | City Engineer John Boyer

City Engineer, John Boyer presented the NCDOT Landscape Agreement (R-5707L) to the Board. After a brief discussion, Commissioner, Kicinski said that there needed to be a date certain for the project to be completed. Boyer and Acting City Manager said that in the emails the NCDOT stated that they wanted to complete the project this fall. Commissioner Gleason made a motion to approve the NCDOT Landscape Agreement, R-5707L, with the City's contribution not to exceed the amount of \$69,336. The motion was approved by a vote of 5-0.

New Business | Authorization to Proceed with GPRS | City Engineer John Boyer

City Engineer John Boyer presented the GPRS Proposal to address 2 sink holes in the City. Commissioner Mims made a motion to authorize the City to proceed with GPRS up to the amount of \$250. The motion was approved by a vote of 5-0.

Discussion Item | DEI /GARE – Racial Equity Toolkit | Mayor Pro Tem Emma Albright

Mayor Pro Tem Albright, acting as liaison to the DEI Advisory Board, told the Board that the DEI members would like to allow their members to use Zoom to attend the meetings virtually. After a brief discussion, Commissioner Kicinski suggested the Advisory Board decide how they will move forward with their meetings, possibly decreasing the number of meetings per year, and then see how that works before the Zoom access is addressed. Mayor Pro Tem explained the DEI/GARE Racial Equity Toolkit to the board. Commissioner said that the City needs to have an Equity/Equality policy drafted. No action was taken.

Discussion Item | Wooten Assessment of Creedmoor Community Center Retaining Wall | City Engineer John Boyer

Engineer John Boyer told the Board that Wooten had been out to examine and report on the retaining wall at the Community Center. He then presented the 3 recommendations that Wooten outlined to save the wall and 1 recommendation to remove the wall completely. Commissioner Gleason asked about the cost to correct the wall and Acting City Manager Frangos said that the project was not at that point yet. He reiterated that they had retained Wooten to give an analysis of the wall only. They will be looking forward, with the Boards guidance, to completing the necessary fixes to make the wall safe and come back with an exact price. Recreation Director Christopher Horrigan said that his main concern was to salvage the garden regardless of what happened to the wall itself. Commissioner Gleason suggested that the Acting City Manager and Recreation Director come up with a reasonable plan to make the necessary fixes and then bring them before the Board. Mayor Pro Tem Albright asked for a consensus from the Board to wait until there is a plan presented to further a vote on the matter. All were in agreement and no action was taken.

City Manager's Report | Acting City Manager Michael Frangos

Acting City Manager Frangos told the Board that the September 17th Music Festival preparations were well underway. He also told the Board that in light of Chief King's impending retirement, the City is in the process of getting proposals from executive search firms for his replacement and these will be bought before the Board at the July 18th work session.

SGWASA Report | Commissioner Way and Commissioner Kicinski

Commissioner Kicinski and Commissioner Way reported that SGWASA's Hydraulic Model had been pushed out to August.

Commissioner's Report

Commissioner Way said that he attended the fireworks on July 1st and that it there was a large crowd and everyone had a great time.

Commissioner Gleason told the Board that a family in Creedmoor lost their home to fire over the weekend and Mayor Pro Tem shared with everyone where to drop off donations to help the family.

Closed Session | NCGS 143-318.11(a)(6) Personnel Matters

Commissioner Way made a motion to go into Closed Session at 7:53 p.m. The motion was approved by a vote of 5-0.

Commissioner Gleason made a motion to leave Closed Session at 8:11 p.m. The motion was approved by a vote of 5-0.

A brief discussion was had during the closed session about Commissioner Kicinski and Commissioner Way's status with the fire department which City Attorney Hornik reminded the Board should have done in an open session. No substantive action was taken.

Commissioner Mims asked City Attorney to develop a policy regarding the roles and responsibilities of all liaisons.

Other Business | City Manager Job Applications

Commissioner Gleason made a recommendation to wait until after July 29th to make any decisions on the City Manager job position and then to maybe schedule a special meeting to go into Closed Session to discuss Personnel Matters but that no action would be taken. After a brief discussion, it was decided to put the City Manager Job Applicant's discussion on the August 1st meeting agenda and possibly make a decision at the August 15th meeting.

Adjourn

There being no further business to come before the Board, a motion was made by Commissioner Ed Gleason to adjourn the meeting at 8:19 p.m. The motion was approved by a vote of 5-0.


Robert V. Wheeler, Mayor

ATTEST:


Barbara Rouse, City Clerk

