



Minutes of  
City of Creedmoor  
BOARD OF COMMISSIONERS  
**Regular Meeting**  
May 28, 2013  
7:00 p.m.

**PRESENT**

Mayor Darryl D. Moss, Mayor Pro-Tem Otha Piper, Jr., Commissioner Jimmy Minor, Commissioner John Stallings, Commissioner Herman Wilkerson, and Commissioner Larry Robinson. Also present were Mr. Tom Mercer, City Manager; Korena Weichel, City Clerk; Robin Reif, Deputy City Clerk; and Tom Currin, City Attorney.

**INVOCATION AND PLEDGE OF ALLEGIANCE**

Mayor Moss called the meeting to order and offered the invocation. Commissioner Stallings led the Pledge of Allegiance.

**ADOPTION OF AGENDA**

Moved by Commissioner Minor to adopt the agenda; seconded by Commissioner Piper. Motion received a unanimous vote.

**APPROVAL OF MINUTES**

Moved by Commissioner Minor to approve the April 23, 2013 Board of Commissioner's Regular Meeting Minutes, May 6, 2013 Board of Commissioner's Work Session Minutes, April 23, 2013 Continuation Meeting Minutes, and May 13, 2013 Board of Commissioner's Work Session Minutes; seconded by Commissioner Robinson. Motion received a unanimous vote.

**EMPLOYEE RECOGNITION**

*Public Works Supervisor, Ricky Watson – Five Year Service Recognition*

Mayor Moss presented Ricky Watson with a certificate and 5-year City pin in recognition of his years of dedication and service. The Mayor commended Ricky and spoke about how his is a necessary and difficult job that not many of us would ever wish to do.

**REQUESTS TO ADDRESS THE BOARD**

Randy Grosskopf, 2756 Clifton Avenue, Creedmoor: *Veterans Recognition Agenda*

Mr. Grosskopf is a Granville County Veterans Advisory Council appointee and Chapter President of Rolling Thunder, a non-profit veteran's service association dedicated to recognition of those missing in action. Mr. Grosskopf proposed that a memorial sign be placed atop the street signs at each end of Main Street to honor Cpl. Daniel O'Leary who was killed in Iraq in 2009 during Iraqi Freedom. Distributing an example rendering of the DOT proposed sign, Mr. Grosskopf added that Rolling Thunder is pledging to provide maintenance after installation should the City approve his request.. Mr. Grosskopf ended by requesting the Board of Commissioner's take the request under serious consideration.

Mayor Moss stated, as there is not a policy in place for this, the request will be considered by Commissioner Wilkerson of the Transportation Committee and Commissioner Stallings of the Economic Development Committee, along with staff. Those designated to further consider the request will contact Mr. Grosskopf in the near future.

*Susan Ball, Granville County Tourism Development Authority Director*



Mayor Moss had Eleanor Fowler, the Creedmoor representative on the Granville County Tourism Development Board introduce Susan Ball, new Director of the Tourism Development Authority for Granville County. Prior to the introduction, Ms. Fowler reported on funds provided to various tourism interests. This year 85K will be distributed between Oxford, Creedmoor, the Granville County Museum and the Town of Butner.

Ms. Ball spoke on the activities of the Tourism Development Authority and the 6% room occupancy tax proceeds that are split between capital funds and tourism development activities. A Visit Granville County website is being implemented to offset the lack of a virtual presence which will enable membership in promotion associations. Ms. Ball distributed a sample newsletter showing the new branding being pushed.

Mayor Moss commented on the fact that rentals and visits to Lake Rogers over the weekend more than doubled that of last years' usage for the same time period. Ms. Ball remarked that Scottie Cornett, Economic and Transportation Projects Manager for the City of Creedmoor has provided her with tremendous data on the usage of the Lake Rogers Park.

Ms. Cornett outlined a one-year Tourism Development project stating that Lake Rogers meets all requirements for candidacy. Ms. Cornett reported that the park has the greatest need for development and justification has been provided for a request for floating dock improvements complete with individual slips to better secure the pedal boats. Ms. Cornett reported the addition of a splash pad would improve usage quality of the park. Fencing repair needs, procurement of oars for the Jon boats and purchase of canoes and additional life vests is also being considered.

## **PUBLIC HEARING**

*ZTA-2013-02: Pawn Shops in Main Street District*

Mayor Moss opened the Public Hearing at 7:33 p.m.

Assistant Planning, Zoning and Subdivision Administrator Mike Frangos explained the nature of the petition prompting the public hearing. Mr. Frangos stated that Mr. Checkov had undergone background checks as is required for any pawn broker and precious metal dealer. Mr. Frangos added that there are currently rigorous standards at the state level regulating pawn shops.

Mr. Frangos reported that the City of Creedmoor's Planning Board saw fit to recommend the text amendment with the omission of the regulation of business hours. Planning staff has stated that the petition is consistent with the City of Creedmoor 2030 plan.

Mr. Graham Cawthorne, 6112 Crescent Knoll Drive. Raleigh, NC, owner of the building within which the proposed business is to be housed spoke regarding the application process followed by the proprietor of the proposed pawn shop. Mr. Cawthorne described the intended business as being an "upscale" pawn shop that would fall under the 2012 legislation which brought increased regulation of these businesses. Mr. Cawthorne closed his comments by emphasizing that no firearm sales would be conducted.

Mr. Checkov, business owner of G&H Trading, Inc. who is the applicant for the text amendment petition was present.

Mayor Moss closed the Public Hearing at 7:45 p.m.

## **PUBLIC COMMENT**

Jean Blaine, 3192 Cannady Mills Road, Franklinton, NC 27525. Ms. Blaine referenced Commissioner Wilkerson's coverage in the Butner-Creedmoor News as having said "We have all been working toward a new sewer plant and the city has spent a lot of money toward this project. Have you heard the Mayor say anything about what has been spent or have you only heard his side of the story?" At this time Ms. Blaine made a request for a full public accounting of all expenditures for the proposed wastewater treatment plant project. City Attorney Tom Currin stated that the request did not meet the requirements for an official public document request.

Mr. Thomas C. Jackson, 302-A Park Avenue, Creedmoor, NC. Mr. Jackson provided his estimation that were the City to fold its utility assets into the SGWASA system, the savings to its citizens would equal to about 14 percent of the City's entire annual operating budget.

Mr. Jackson stated that there is something just not right with the financial scenario surrounding the project and asked that the elected officials look out for the interest of the citizens of Creedmoor.

Mr. John Wilkerson, 308 S. Main Street, Creedmoor, NC Mr. Wilkerson spoke regarding Waste Industries leaving refuse cans in the middle of the sidewalks citizens enjoy walking on. Mr. Wilkerson referenced 724 S. Main Street's receptacle location which has been in the same spot for some time. Mr. Wilkerson asked the city to come up with a method to alleviate the eyesore and inconvenience of having the cans on the sidewalks.

Mr. Ed Gleason, 1974 Bowles Avenue, Creedmoor, NC Mr. Gleason stated he felt compelled to speak after hearing Mr. Randy Grosskopf's presentation on honoring the community's fallen soldiers. Mr. Gleason asked the board to give serious consideration to Mr. Grosskopf's proposal and to do so in time for Veterans Day on November 11th.

Alicia Hobson, 209 E. Lyon Street, Creedmoor, NC Ms. Hobson addressed the board requesting to be put on the June 25, 2013 Regular Meeting agenda with a topic of the abuse of power by the Creedmoor Police Department and Mayor Moss. Ms. Hobson will be placed on the June 25, 2013 Regular Meeting agenda.

#### **CITY MANAGER'S REPORT**

City Manager Mercer reported on the following:

- USDA Water/Sewer Projects
  - Josie Court construction has been delayed due to excessive standing water in the area due to rain.
  - Recovery Road construction is to begin next week.
- CMAQ
- - The Department of Transportation conducted a review of the project and made additions to the punch list which are to be addressed as the project nears completion.

#### **OLD BUSINESS**

- a. Ordinance 2013-O-06: *Amendments to the City Code Chapter 96.08: Health and Sanitation; Nuisances.* In a continued discussion from the May 13<sup>th</sup> meeting, Assistant Planning, Zoning and Subdivision Administrator Mike Frangos reported that the previously combined ordinances presented have now been split. Both relate to public nuisances on private property with Ordinance 2013-O-06 specifying a height of 12" to be the standard maximum for vegetation consistently throughout the document.

Commissioner Robinson asked about the definition of "vegetation". City Attorney Currin explained.

Moved by Commissioner Minor to adopt Ordinance 2013-O-06: ; seconded by Commissioner Piper. Motion received a unanimous vote.

- b. Ordinance 2013-O-07: *Amendments to City Code Chapter 156.24: Community Appearance* Assistant Planning, Zoning and Subdivision Administrator Mike Frangos read the standards requirements contained in the proposed ordinance.

Board discussion was held regarding owner rights-of-way and grass cutting responsibility, noting when property surveys are conducted they end at the right-of-way. The ordinance states that mowing would be required all the way to the edge of the street. Commissioner Minor asked Attorney Currin if the city could legally require someone to mow grass on property they do not own. Attorney Currin replied to the negative. The City is currently mowing the strip of grass between the new sidewalks and the edge of the pavement on NC56E and more mowing will be required when more sidewalks are installed on NC56E. Commissioner Minor brought up the subject of sidewalks that lay within the ETJ.



The board declined to take action on Ordinance 2013-O-07 to allow staff to conduct further research and provide additional clarification in the wording of the proposed ordinance.

## NEW BUSINESS

- a. Resolution 2013-R-11: *Resolution Adopting Statement of Consistency for ZTA-2013-02: Pawn Shops in Main Street District*

City Attorney Tom Currin reported that the proposed conditions of this text amendment meet the city plan 2030.

Mayor Moss requested that the Resolution include the condition of no pornographic sales. The Mayor referenced a report by the UNC School of Government which included data of the allowance of pawn shops and similar businesses in a town indicated its decline. The Mayor asked if this is the image we want for downtown Creedmoor?

Commissioner Minor stated that we must take the applicant on his word that the establishment will be "upscale".

Moved by Commissioner Stallings to adopt Resolution 2013-R-11: *Resolution Adopting Statement of Consistency for ZTA-2013-02: Pawn Shops in Main Street District*; seconded by Commissioner Minor. Motion received the following vote:

Yeas: Piper, Stallings, Wilkerson, Minor  
Noes: Robinson

Motion carried with a vote of 4-1.

- b. Ordinance 2013-O-08: *Amendment to CDO on Pawnshops.*

Moved by Commissioner Minor to adopt on staff's recommendation Ordinance 2013-O-08 with restriction to indicate no outdoor storage *or display* and the addition in #8 of *no pornographic or explicit materials sales on site*; seconded by Commissioner Wilkerson. Motion received the following vote:

Yays: Piper, Stallings, Wilkerson, Minor  
Noes: Robinson

Motion carried with a vote of 4-1.

- c. Budget Ordinance FY14.

Mayor Moss offered information on an audit request of his participation in the NCLM and NLC. The Mayor realized that he may not have fully reported his participation following the meetings in order to allow the board and citizens to appreciate the work that is being accomplished. Mayor Moss stated that the building of relationships in Washington and Raleigh have aided in the receipt of funding for the USDA Water and Sewer project as well as recognition as a Playful City. Gleaning education amongst competitive governments is a benefit the Mayor reports having received during his travels.

Commissioner Minor, on the subject of Budget Ordinance FY14, stated that the hydrant count needs to be confirmed (total amount of quick connects needed) prior to adopting the budget.

Moved by Commissioner Robinson to set a public hearing on the FY14 budget for the June 10, 2013 Work Session; seconded by Commissioner Piper. Motion received a unanimous vote.

## MAYOR'S REPORT

Mayor Moss reported that a CAMPO study is being conducted for a proposed I-85 DOT interchange in the vicinity of Hester, Sanders or Smith Roads, Hester Road being the most advantageous to Butner, Stem and Creedmoor. The plan is a projection to the year 2040.

## COMMISSIONERS COMMENTS

### Commissioner Wilkerson

Commissioner Wilkerson reported on the re-bid process for the W. Church Street improvements. Revisions under the re-bid may include allowing more days to complete construction providing it does not interfere with upcoming events. Technical reviews will be discussed in a meeting on May 29th.

### Commissioner Minor

Commissioner Minor announced SGWASA recently released a revised Sewer Use Ordinance which was last updated in 2007. Requested redline changes are to be sent from Lindsay Mize, Executive Director of SGWASA to the Commissioner for distribution to and consideration by the city's Board of Commissioners.

### Commissioner Robinson

None

### Commissioner Stallings

None

### Mayor Pro-Tem Piper

Chief Williams reported that the pharmaceutical disposal box is in place and awaiting decal application.

Chief Williams is now the Chairman of the Granville County Crime Prevention Organization, effective July 1<sup>st</sup>. Chief Williams will replace Xavier Wortham.

City Attorney Tom Currin reported Alltel requested a formal amendment to their lease to allow for the placement of an additional generator to be placed at the old tower site on a 10' x 16' riser/pad.

Moved by Commissioner Wilkerson to give the Mayor the authority to sign an amended lease for the purpose of allowing Alltel to place a generator on a riser at the site of the old water tower; seconded by Commissioner Robinson. Motion received a unanimous vote.

Formal request from Butner for voluntary annexation of Applewood Phase II is to be placed on June 10, 2013 Work Session agenda.

## ADJOURNMENT

There being no further business before the board, moved by Commissioner Robinson to adjourn; seconded by Commissioner Stallings. The motion received a unanimous vote. Meeting adjourned at 8:55 p.m.

ATTEST:

  
Robin E. Reif, Deputy City Clerk



  
Darryl D. Moss, Mayor