

Minutes of  
City of Creedmoor  
BOARD OF COMMISSIONERS  
**Annual Retreat**  
February 15, 2014  
8:30 A.M.

**PRESENT**

Mayor Darryl D. Moss, Mayor Pro-Tem Jimmy Minor, Commissioner Del Mims, Commissioner Herman Wilkerson, Commissioner Thomas Jackson and Commissioner Larry Robinson. Also present were Tom Mercer, City Manager; Korena Weichel, Assistant City Manager; and Robin Reif, City Clerk.

Mayor Moss provided opening comments and recognized members of the City's Planning Board and Board of Adjustment, as well as Granville County Commissioner Ed Mims and members of the press present.

City Manager Tom Mercer provided an overview of the meeting and presentations to come which included the following mission statement: *To efficiently provide local government services which support a safe, healthy, and economically viable community, having the flexibility to adapt to cultural, social, and economic change while effectively fostering growth.*

Mr. Mercer stressed that he has put together a strong, knowledgeable team of staff members that he trusts therefore the majority of the meeting's presentations would be coming from these personnel and asked that questions be held until the end of presentations in order to get through the meeting in a timely manner.

**PUBLIC SAFETY**

Interim Police Chief Ricky Cates provided the Public Safety Committee presentation, prefacing with an overview of the department's efforts to get in-service training and vehicle maintenance back on schedule. The Public Safety presentation covered new arrest tracking, training, staff accomplishments, community initiatives, and future planning. Interim Chief Cates fielded questions regarding personnel shortage.

Commissioner Mims stated that she had been approached by families attending the Explorer's Program and said that the accolades were very impressive. The Commissioner asked what the radar calibration plan is and if it is still going through Durham. Interim Chief Cates explained that the department uses Piedmont Communications in Durham.

Granville County Commissioner Ed Mims asked if females could participate in the Explorer's program to which was responded that the program is open to anyone ages 15-20 and that the group currently has several females participating.

Tom Mercer provided remarks how well Ricky Cate's stepped in as Interim Chief against his wishes.

**FINANCE, ADMINISTRATION AND INTERGOVERNMENTAL RELATIONS**

Assistant City Manager Korena Weichel presented an overview of Human Resource, IT, and Risk Management. Additionally, Ms. Weichel provided a timeline on the hiring of a new Police Chief.

Speaking on the Music Festival as part of her presentation, Ms. Weichel commended previous Commissioner Otha Piper on having been instrumental in raising sponsorship dollars and door prizes and that she hopes the City will experience the same level of support from the current board.

Mayor Moss asked what the City would do to prevent losing the IT data in the event of a disaster. Ms. Weichel explained how storage of data is kept offsite to prevent loss in the event of a disaster.



### *FINANCE*

Finance Director Ren Wiles provided an annual finance recap presentation showing improvements made in reducing cutoffs through customer support and communication. In addition, Mr. Wiles outlined how citizens pay zero tax dollars towards repayment of the City's debts.

### **TRANSPORTATION AND INFRASTRUCTURE**

Programs Director Scottie Cornett provided an overview of the Transportation projects current and future as well as provided information on plans and expectations of funding for Capital Area Metropolitan Planning Organization (CAMPO), NC Department of Transportation, and bicycle/pedestrian and cross-city trail projects.

In response to questions, Ms. Cornett spoke on NCDOT's decision regarding curb and gutter during the West Church Street improvement project (\$133,000 total cost to City), as well as on NC50/NC56 and US15 being the busiest roads in Southern Granville County, how they all intersect in Creedmoor and how safer access to the urban core is needed.

Speaking on the corridor, Mayor Pro Tem Minor stated that future planning on this provides an opportunity to design something that will protect the environment of Falls Lake by treating the stormwater runoff before it gets to Falls Lake.

### **COMMUNITY AND ECONOMIC DEVELOPMENT**

#### *MARKETING*

Ms. Cornett provided an overview of the marketing plan, new logo launch to come, and provided the information that the City will know in a couple of months if it has been designated a Playful City for 2014!

Planning, Zoning and Subdivision Administrator Mike Frangos presented on street improvement schedules, permitting, Creedmoor Development Ordinance Amendments, temporary fee reductions to spur development, stormwater compliance and regional Best Management Practices (BMPs). Mayor Pro Tem Minor stated that the turning radius and safety aspect of the W. Church Street project is a significant improvement.

Commissioner Jackson proposed paving of Chief Street which prompted discussion of it being private property maintained by the City only during exceptional situations in order to protect and repair its sewer lines, easements and public use. Mayor Pro Tem Minor expressed his concerns regarding a proposal that Chief Street be made an alleyway and asked that it be kept available for emergency vehicles.

Commissioner Del Mims asked how the proposed Main Street district BMP fits into the 2035 plan. Mr. Frangos explained that downtown will become a downtown stormwater district and it will become a City responsibility in order to facilitate growth in the downtown district through BMPs instead of it remaining a private responsibility. Mr. Frangos used Union Bank as an example, which has a very small runoff grate designed only to service the private parcel, and does not work very effectively, nor is it doing the job it was designed to do as it is too small. A regional BMP is proposed and will become a system that will be public therefore maintained by the City.

Mayor Moss asked why code enforcement was not in the presentation. Mike Frangos explained that staff is on top of it. The City has gained a reputation of not fooling around which has caused a decrease in violations.

Commissioner Mims asked how the 75 existing funded legacy lots fit into the BMP plan to which Mr. Frangos responded that those preliminary plats have already been planned for. Mayor Pro Tem Minor said there is little room for BMPs on lots with minimal square footage and improvements made will have to be about conveyance. The best solution would be regional BMPs.

At this time, City Manager Tom Mercer provided an update on the negotiations of sale of Creedmoor's water and sewer system to SGWASA and stated that he is tired of being misquoted in the press. Clarifying, Mr. Mercer stated he did not say he wanted to see a Walmart in every cornfield, rather you do not see a Walmart in

cornfields. Mr. Mercer also reiterated the need for an extended service area for Creedmoor and why it is so important.

In response to recent questions on the offer amount, Mr. Mercer explained that roughly \$250,000 of the price goes into water and sewer and would have to be allocated differently. Using his salary as an example, Mr. Mercer stated that half of his salary is in water and sewer and half is in the general fund. Other employees are funded the same way. Were the City not compensated for the allocation in the sale price, the City would have to find the funds elsewhere to make up the difference.

The engineering firm evaluating the system for life expectancy and depreciation put its worth at 9.4M not including what the City has put in to the system since the beginning of the project. SGWASA's team evaluated it the same way. All data has been retained and growth rates over a period of time have not been taken into consideration by some when evaluating SGWASA's offer.

Mayor Moss asked regarding the recent SGWASA meeting where Granville County Commissioners Dave Currin and Edgar Smoak backed away from the APA. The Mayor surmised that Butner Town Mayor and SGWASA Board Chairman Tom Lane puts a lot of stock in the opinion of these two gentlemen therefore, the Mayor said that that needs to be remembered and makes him wonder if it means SGWASA reports to Granville County. The Mayor asked if the train has really come off the track and if so, what can the City do in the short term to get things back on track? City Manager Tom Mercer replied that communication is key and will be calling a meeting with the negotiating committees to ensure everyone is back on the same page. If the change is due to a heated moment it may be beneficial to revisit after a short cooling off period.

When asked if he sees the need to re-evaluate the other options on the table The Mayor stated that, as much as the City would hate to, the answer is yes. The City has been approached regarding reopening negotiations of other options. The City was close to closing the deal with SGWASA but, based on understanding of the current situation; it has taken a major step back.

Commissioner Ed Mims, stating he was not present in his official capacity as Granville County Commissioner, said he was in attendance at the SGWASA meeting being spoken of and recalled SGWASA board members Smoak and Currin only asking a question or two. The opposition was said to have emanated from statements made by Stem Mayor Renee Green that Stem did not support the \$15.6M going to Creedmoor in the sale.

In closing, Mr. Mercer described the recent collaborative exercise during the plowing of NCDOT roads within the City's jurisdiction but not under the responsibility of the City. Praise was given upon the Public Works staff during the recent weather events.

After a brief lunch Mayor Moss transitioned to board discussion. Prior to this the Mayor asked County Commissioner Ed Mims to share some words on current county-level topics as well as what is coming up for the Granville County Board of Commissioners.

The Granville County Commissioner encouraged those present to take part in the Granville County Board of Commissioner's Retreat in order to see what the Granville County departments are facing and the impacts.

1. Calling it the elephant in the room, Commissioner Ed Mims stated that there has been no discussion amongst the Granville County Commissioners regarding the County's position on the SGWASA/Creedmoor merger. City of Creedmoor Commissioner Larry Robinson asked if Granville County Commissioners David Currin and Edgar Smoak report back to the Granville County Board of Commissioners after attending SGWASA board meetings and said if not, then there exists the problem that one or two people are making decisions for the County when reports of the SGWASA Board meetings should go back to the full Granville County Commissioners board. This is so that all are aware of what is going on. Commissioner Ed Mims responded that, as Vice-Chair of the Granville-Vance District Health Department he is never required to report back to the Granville County board nor does he ask permission to fulfill a need, adding that when a County Commissioner is designated as a liaison,



they are expected to go out and fulfill their duties. Commissioner Mims stated that Committees are given a list, the task of cleaning up roads being given to the EAC as an example and one reason not to report back to the full board is that a Commissioner takes a position on a committee then reports to the full board and the full board disagrees with the Commissioner's position which damages the Commissioner's credibility and he or she loses power of influence. Commissioner Robinson stated his position that the full board needs to be informed of what is going on as an elected representing the citizens of Creedmoor. Commissioner Ed Mims stated that every meeting should be an open meeting and when asked what he was implying said that in order for him to know what is going on, he should be able to sit in on the SGWASA meetings.

Commissioner Wilkerson interjected that Community Economic Development in Creedmoor depends on water and sewer. Speaking on the unfortunate comments made by electeds in Stem, Commissioner Wilkerson said that Stem had a grant for their water and sewer system and Granville County paid for the rest of it. The Commissioner added that the reason Stem is against Creedmoor is people providing inaccurate information which is bad for Creedmoor.

At this time, Granville County Commissioner Mims completed his District 5 report on timeline for application for certificates of need, school buses, health care, NCFast and NC Tracts

### **CITY COMMISSIONERS COMMITTEE REPORTS**

#### *Commissioner Jackson – Public Safety Committee*

Commissioner Jackson reported that the Creedmoor Police Department, Volunteer Fire Department and Public Works were doing well at pinch hitting and pulling together. The Commissioner stated the City needs to do whatever is on the Volunteer Fire Departments contract so that they do not have to always have their hand out.

Commissioner Jackson commended the City's Public Works Department for assisting an officer in performing his duties during a traffic accident by helping direct traffic. The Commissioner also commended them on recent snow removal.

#### *Commissioner Mims – Transportation Infrastructure*

Commissioner Mims began by reading the mission statement of the retreat twice. The Commissioner stated that it should be the mantra of each and every committee. We do not live nor operate in a vacuum and each committee interfaces with the other. Commissioner Mims stated she sees that we have a collaborative opportunity here and she was able to see witness how that takes place on Monday, February 10, 2014 at the community meeting on transportation planning. The meeting prompted discussion on the number one issue being that Paddington Subdivision needs speed bumps and speed humps as well as other areas of high density of children where there are narrow streets. As suggested, the Commissioner said she is not rushing in with emotions but is gathering facts.

Commissioner Mims noted that the spelling of Hillsboro Street had been rectified and has quickly learned that Planning was already on her Main Street parking concern and was taking care of things in a low funding way.

Commissioner Mims asked about the status of funding for sidewalks from Paddington to Mt. Energy, an area with a dangerous situation of citizens walking from Hidden Valley to Food Lion. The Commissioner was told that Program Director Scottie Cornett is handling supplying the data now available in order to justify the need. Commissioner Mims suggested lowering the speed limit in the area from Food Lion to the first Creedmoor City sign to 35 mph. It is currently 45. Ms. Cornett reported that the City is already requesting this and that, in order to get approval, it is best to bundle the request with the CMAQ project.

*Commissioner Robinson – Finance, Administration and Intergovernmental Relations*

Commissioner Robinson reported that the City is doing well financially and that he particularly appreciated the graph presented by Finance Director Ren Wiles this date depicting the timely financial reporting by the City. The Commissioner ended by stating that staff does a good job and things are going well.

*Mayor Pro Tem Minor – Energy, Environment and Natural Resources*

The Mayor Pro Tem commended the Public Works Department on taking care of the water and sewer needs over the past year. Mayor Pro Tem Minor noted that we have a staff in this department that is virtually the same people that were here 15 years ago.


The Mayor Pro Tem closed by saying he is excited about the idea of a downtown BMP system that could take some of the burden off the downtown merchants.

Mayor Moss thanked the staff and Commissioners. Citizens were thanked for being an integral part of the conversation. The Mayor stated his belief that we can all come together and said today we achieved that.

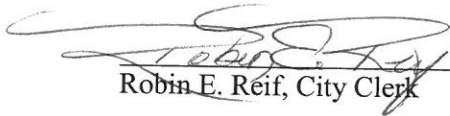
Continuing, the Mayor said that Creedmoor has been disrespected in the SGWASA negotiations and on many an occasion and he will not see it continue to be disrespected. It is important for citizens to understand that along Creedmoor's history it has come together and worked with whomever it has been asked to.

The Mayor recapped topics identified for future work by the Commissioner's presentation. The Mayor said he agrees that regionalism is important and would challenge anyone to point out a way in which Creedmoor has not been doing its all to take a regional approach. The Mayor provided a list of regional initiatives the City is involved in, saying he cannot think of a time when we said no as there hasn't been one, we have always said yes. In closing, the Mayor stated his hope that we continue to have dialogue amongst ourselves. "This is a great community and I will fight to the death for my community."

The Board of Commissioner's Annual Retreat then ended at 3:54 p.m.

  
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Darryl D. Moss, Mayor

ATTEST:

  
Robin E. Reif, City Clerk



