



Minutes of
City of Creedmoor
BOARD OF COMMISSIONERS
Work Session
November 2, 2015
5:30 p.m.

PRESENT

Mayor Darryl D. Moss, Mayor Pro Tem Herman Wilkerson, Commissioner Del Mims, Commissioner Jimmy Minor, Commissioner Thomas Jackson, and Commissioner Larry Robinson. Also present were City Manager Mike Bonfield, Administrative Services/ HR Director Korena Weichel, Finance Director Ren Wiles, Planning Director Mike Frangos, Public Works Director Steve Colenda, Chief of Police Keith King, City Clerk Kathi McCorkle, and Attorney Tom Currin.

INVOCATION and PLEDGE OF ALLEGIANCE

Mayor Darryl Moss called the meeting to order at 5:30 p.m. and offered the invocation. Commissioner Robinson led the Pledge of Allegiance.

APPROVAL OF AGENDA

Upon Mayor Moss's request for approval of the agenda, Commissioner Minor moved for approval; seconded by Commissioner Robinson. The motion received a unanimous vote.

INTRODUCTION AND APPRECIATION

Mayor Moss welcomed new City Manager Mike Bonfield; and thanked Korena Weichel on behalf of himself, the Board, and staff for her work performing the duties of Interim City Manager.

PROCLAMATION

A Veteran's Day Proclamation was read by the City Clerk.

TAR RIVER LAND CONSERVANCY

Derek Halberg, Executive Director of Tar River Land Conservancy (TRLC), requested the City's commitment to provide the final \$5,000 needed by TRLC to acquire and preserve the 155-acre Outparcels Tract, located on the north side of NC Highway 56 to the east of Creedmoor Commons Shopping Center. He stated portions of the property may be suitable for paved greenways connecting the property to other conservation properties and to nearby neighborhoods and business areas. After the purchase, TRLC intends to request that the Outparcels Tract be annexed into Creedmoor's city limits. TRLC has already secured \$220,900 -- \$107,500 from the NC Attorney General's Environmental Enhancement Grant Program and \$113,400 from the City of Raleigh's Watershed Protection Program. With the City's commitment of \$5,000, TRLC and the landowner intend to close the transaction in December.

Commissioner Minor moved that the City grant TRLC's request of \$5,000 with City's counsel to review the closing packet, and subsequent volunteer annexation of the property to the City; seconded by Commissioners Jackson and Wilkerson.

In further discussion, it was noted that the land would not be suitable for home building; discussions have taken place with planning staff, and Renaissance Planning and Stimmel Associates will be brought in at the appropriate time to discuss the long-term usage and preservation of the land.

The motion received a unanimous vote.

CITY MANAGER'S REPORT

City staff reported on the following items:

CHAPTER 51: GENERAL WATER AND SEWER PROVISIONS

Planning Director Mike Frangos presented an outline of general concepts to be addressed regarding the water and sewer provisions post-SGWASA. Staff is working on and will present amendments to the City's Code of Ordinances Chapter 51 for the Board's approval.

QUARTERLY NOTICE OF VIOLATIONS REPORT

Mr. Frangos reported that nuisance (tall grass) complaints have tapered off with the changing weather. Discussion turned to continuing minimum housing standard cases on the report, their effect on neighboring property values, and the City's options for remedy. It was reported that most of the owners have been cooperative and responsive to inquiries, but are not completing the work due to finances or other challenges. In the case of vacant properties, because the population of the county is less than 71,000, the City has no authority to enforce demolition, but may secure and board up the property. Inhabited dwellings on the list may need assistance from the court.

During the discussion regarding longtime minimum housing violations, the Mayor remarked that Commissioner Jackson is on the list, and that he is disappointed that three cases are more than two years old, which in his opinion has an effect on the neighbors' tax values. In response, Commissioner Jackson made a procedural point of order, called the Mayor out of order for attacking a member's motives (*Roberts Rules of Order* Page 392) and said he's been cooperating and adding to the list of things done.

Thereafter, it was discussed that solutions had been sought to help property owners who had no financial means to repair their properties.

COMMISSIONERS' REPORTS

Finance, Administration and Intergovernmental Relations

No report given.

Energy, Environment and Natural Resources

No report given.

Public Safety

Commissioner Jackson reported that Butner Public Safety employs 32 in its department, less six dedicated to state agencies, compared to Creedmoor's 19 (15 sworn officers), and thanked Chief Keith King for his leadership.

Transportation Infrastructure

Commissioner Mims reported attending several meetings and events, including the Legislative Update Webinars, which she thanked the Town of Butner for hosting; an Economic Development Advisory Committee meeting; and Tar River Elementary School's Spell-ebriation. She also reported she was asked to speak at a veterans appreciation program on November 8; and she attended a Granville County Veterans Affairs Committee meeting, at which the date of a veterans appreciation event has been set for January 23, 2016.

Community and Economic Development

No report given.

MAYOR'S REPORT

Mayor Moss thanked City staff and Chief King for their work on the successful Halloween event.

CLOSED SESSION

It was moved by Mayor Pro Tem Wilkerson; seconded by Commissioner Robinson for the Board to enter closed session as per N.C.G.S. 143-318.11(5) to discuss property acquisition. The motion received a unanimous vote and the Board entered closed session at 6:35 p.m.

Following the closed session discussion, it was moved by Commissioner Robinson; seconded by Mayor Pro Tem Wilkerson to return to regular session. The motion received a unanimous vote, and the Board returned to regular session at 6:59 p.m.

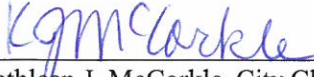
ADJOURNMENT

There being no additional business before the Board, it was moved by Commissioner Robinson; seconded by Commissioner Minor, to adjourn. The motion received a unanimous vote and the meeting was adjourned at 7 p.m.



Darrel D. Moss, Mayor

ATTEST:



Kathleen J. McCorkle, City Clerk

