



Minutes of
City of Creedmoor
BOARD OF COMMISSIONERS
Regular Meeting
January 19, 2016
7:00 p.m.

PRESENT

Mayor Darryl D. Moss, Mayor Pro Tem Del Mims, Commissioner Ernie Anderson, Commissioner Thomas Jackson, and Commissioner Archer Wilkins. Also present were City Manager Michael P. Bonfield, Assistant City Manager/HR Director Korena Weichel, Finance Director Ren Wiles, Planning Director Mike Frangos, Stormwater Administrator/Senior Planner Randy Cahoon, Chief of Police Keith King, City Clerk Kathleen McCorkle, and Attorney Lori Dutra.

ABSENT

Commissioner Herman Wilkerson.

INVOCATION and PLEDGE OF ALLEGIANCE

Mayor Darryl Moss called the meeting to order at 7:00 p.m. and offered the invocation. Commissioner Wilkins led the Pledge of Allegiance.

10-YEAR SERVICE AWARD

Mayor Moss presented Sgt. Jonathan Smith with a pin and a certificate honoring his 10 years of service to the city. Sgt. Smith's parents, Tim and Bonnie Smith, and fiancée, Kara, were in attendance.

STATE OF THE CITY ADDRESS

Mayor Darryl Moss presented the 2016 State of the City Address, incorporated herein by reference.

APPROVAL OF AGENDA

Commissioner Jackson requested to table Item 10e. Adoption of Public Comments Policy to the February 2 work session. Commissioner Wilkins requested to add Item 8a. Preliminary Comments on CMAQ2. Mayor Pro Tem Mims requested adding Item 8b. Recreation Discussion; and requested to move Item 10d. FY16 Budget Amendment to Item 10a. Moved by Commissioner Anderson; seconded by Commissioner Wilkins to approve the agenda with changes requested. The motion received a unanimous vote.

APPROVAL OF MINUTES

Mayor Pro Tem Mims moved to approve the minutes of the December 14, 2015 Organizational Meeting, including corrections presented to city clerk prior to the meeting, and the January 5, 2016 Work Session; seconded by Commissioner Anderson. The motion received a unanimous vote.

PUBLIC COMMENTS

Amor Agdeppa, 815 N. Main St., Creedmoor

Mr. Agdeppa spoke in support of the newly elected officials, and he expressed appreciation for Commissioner Jackson's picking up his (Mr. Agdeppa's) campaign signs after the election.

Ed Gleason, 1973 Bowles Ave., Creedmoor

Mr. Gleason said the Golden Pond HOA is excited about the coming sidewalk and plans are in place to improve the appearance of the neighborhood's front entrance when the sidewalk is completed. He thanked City Manager Mike

Bonfield for introducing himself to the members of the HOA at the meeting earlier in the evening. Regarding the 10-year CIP, he stated while he cares about and supports the volunteer fire service provided to the City, he will not support building a public safety building combining police and fire services as Creedmoor receives only about a third of the fire services provided.

PRELIMINARY COMMENTS ON CMAQ 2

Commissioner Wilkins voiced his objections to the monolithic island planned in the center of the crosswalk to the Paddington neighborhood, which he stated is his sole objection to the project extending past Ferbow Street. He is concerned about the safety of pedestrians stopping in the middle of the road to wait for traffic to pass. He questioned the dimensions and necessity of the island, as he learned it was not required by NCDOT.

He also voiced displeasure about specific postings on social media regarding the CMAQ 2 project and board appointments.

Regarding the crosswalk concerns, Mr. Bonfield responded that although the plans have been communicated, perhaps even more communication was necessary; and there was no intent to deceive or create a hazard with the island.

Mayor Moss stated he will continue to do what he does to educate the citizens on issues facing Creedmoor. He also clarified his duties as mayor as stated in the city code of ordinances.

RECREATION UPDATE

Commissioner Wilkins moved to establish a sixth committee to be called the Recreation Committee; seconded by Commissioner Anderson.

After brief discussion, the motion received a unanimous vote.

Mayor Pro Tem Mims moved that Commissioner Wilkins be named chair and Commissioner Anderson be named vice-chair of the Recreation Committee; seconded by Commissioner Anderson.

Following clarification that the committee would not replace the Parks and Recreation advisory committee already in place, the motion received a unanimous vote.

FY15 AUDIT PRESENTATION

Finance Director Ren Wiles introduced Carleen Evans from Winston, Williams, Creech, Evans & Co., who reported regarding the FY15 Audit. The audit was "clean," with no findings reported.

"CREEDMOOR FORWARD" PROJECT UPDATE

Community Planner Alan Steinbeck, Renaissance Planning Group, recapped the work in progress toward the February 27 board retreat, at which more detailed information would be presented including recommendations and costs for the prioritized projects.

During discussion, objections to a public safety center were voiced, as well as the need to improve the aesthetics of older neighborhoods.

FY16 BUDGET AMENDMENT 3

As requested at the January 5, 2016, Work Session, a proposal from A. Morton Thomas (AMT) was presented for review. The proposal of approximately \$28,000 includes survey and planning work related to the addition of a sidewalk on the north side of NC 56 from the Southerby crosswalk to Westbourne at the Paddington entrance.

Commissioner Wilkins moved that the CMAQ 2 project is stopped at Ferbow Street, the greenway starting at the Whitfield property line be converted to an eight-foot concrete sidewalk stopping at Ferbow Street, and that the Board authorizes planning to release the bid package for the CMAQ 2 project; seconded by Commissioner Jackson.

After discussion regarding the inability to let the bid for the project until easement acquisition and other steps are taken, the motion received a unanimous vote.

Mayor Pro Tem Mims moved that the CMAQ 2 project extend from the Southerby crosswalk to Paddington on the north side; seconded by Commissioner Wilkins.

In discussion, AMT representative Mike Surasky noted that the design planning costs on the north side will not be included for reimbursement under CMAQ 2, and there's a possibility construction costs will not be included. He reiterated that the monolithic islands are not required, but NCDOT would like them added for safety purposes.

Further discussion revealed that an estimated construction cost is not yet known, and that any changes would cost money not included in the CMAQ program. The survey and planning would take four to six weeks to complete, and a decision to proceed would be needed by late March or early April. Prior to completion of construction documents, engineered drawings with a budget estimate and right-of-way acquisition would be needed.

Mayor Pro Tem Mims moved to adopt Budget Amendment 3 - FY16 as presented; seconded by Commissioner Wilkins. The motion received a unanimous vote.

CASE ZTA-2015-05 CREEDMOOR DEVELOPMENT ORDINANCE TEXT AMENDMENTS

Planning Director Mike Frangos noted that the requested text amendments originated with the Planning Board in response to a new development proposal; however, the amendments will meet future needs as well. The amendments of Articles 8 and 9 apply to urban style development in the MS and MSP districts; and the amendment to Article 3 applies to all future development.

Stormwater Administrator/Senior Planner Randy Cahoon detailed each of the amendments, which change requirements for development agreements to align with recent legislation, parking lot placement, 20-foot required building height, and brick building exteriors. The changes are necessary in order for the Dollar General project to proceed.

Mayor Moss opened the public hearing at 9:00 p.m.

George Barnes, 3825Barrett Drive, Raleigh

Mr. Barnes introduced himself as the developer for Dollar General stores. He said that after extensive research, Dollar General selected the location in Creedmoor, and he has worked with planning staff through the feasibility and due diligence phase. He stated he has been able to meet all of the city's requirements except the two-story requirement and placing the parking area in the rear of the building. Dollar General is asking for a decision from the Board by the end of January.

Ed Gleason, 1973 Bowles Avenue, Creedmoor

Mr. Gleason, speaking as a member of the Planning Board, states he and others were at first skeptical about a Dollar General store located at one of the main entrances into the city. He said the developer has made changes over and above what they would normally do to build a store and the drawings show that it's a beautiful building. He stated the Planning Board approved the text amendments by unanimous vote and he recommended that the Board vote favorably.

There being no others wishing to speak, the public hearing was closed at 9:05 p.m.

Mayor Pro Tem Mims moved to table Case ZTA-2015-05 Creedmoor Development Ordinance Text Amendments until the February 2, 2016, meeting; seconded by Commissioner Jackson.

In further discussion, Mayor Moss mentioned that the planned left-turn lane would mean widening Main Street in front of Commissioner Wilkerson's house affecting a wall and some trees. Mr. Barnes assured that while the property needed is within the right-of-way, the wall would be repaired or rebuilt if necessary.

Stating consideration of the fact the developers requested a decision by the end of the month, Commissioner Anderson proposed a substitute motion to approve Ordinance 2016-O-01, amending the text of the City of Creedmoor Development Ordinance Articles 3, 8, and 9; seconded by Commissioner Wilkins.

Following a brief discussion on storm water requirements, the substitute motion received a 2-2 vote.

Ayes: Wilkins, Anderson

Noes: Jackson, Mims

Mayor Moss voted aye to break the tie vote, and the motion passed 3-2.

Commissioner Wilkins then moved to adopt the Board of Commissioners Statement of Consistency for ZTA-2015-05, CDO updates to Articles 3, 8, and 9; seconded by Commissioner Anderson. The motion received a 3-1 vote.

Ayes: Wilkins, Anderson, Jackson
No: Mims

ORDINANCE 2016-O-02

Mayor Pro Tem Mims moved that the Board adopt Ordinance 2016-O-02 revising Chapter 30: City Government Meetings, to reflect the change of day and time of the Board's regular meetings to the third Tuesday of each month at 7:00 p.m.; seconded by Commissioner Jackson. The motion received a unanimous vote.

RESOLUTION 2016-R-01

Commissioner Anderson moved that the Board of Commissioners approve Resolution 2016-R-01: the release of the maintenance performance bond and accept the dedication of streets, public facilities including sidewalks, and drainage facilities associated therewith in the Davenport subdivision; seconded by Commissioner Wilkins. The motion received a unanimous vote.

It was confirmed that Public Works Director Steve Colenda had completed the necessary inspection.

CITY MANAGER'S REPORT

Mr. Bonfield discussed the Quarterly Investment Report and provided an update on the City Attorney RFQs, adding a discussion on the process would be included on the February 2 agenda.

COMMISSIONERS' REPORTS

Commissioner Jackson announced he will attend the Essentials of Municipal Government class, but will leave on the first day at 3 p.m. to attend the CAMPO meeting. He forwarded the agenda received from CAMPO to Commissioner Anderson and may forward to other commissioners as well. He also reported he was sworn in as a SGWASA board member.

Commissioner Anderson discussed the Parks and Recreation meeting he attended. He envisions making no changes other than offering some supervision and working to get information out to the public.

Commissioner Wilkins reported he has been approached by several citizens asking why crimes in the city are not published in the Butner-Creedmoor News. After meeting with Chief Keith King and Mr. Bonfield to discuss reasons behind the policy, they unanimously decided to maintain the department's current policy of reporting any major crimes in real time to keep citizens up to date, and not publishing other crimes.

Mayor Pro Tem Mims reported that the Granville County Economic Development committee recently met; and that she was sworn in to the SGWASA Board. She reported SGWASA was informed of a problem area in Paddington and repairs were started the next day. Barring a weather event, the Granville County Veterans would hold an event honoring all veterans January 23 at the Granville County Expo center. She responded to the earlier exchange of words, saying she doesn't believe those kinds of antics should be tolerated on the Board.

MAYOR'S REPORT

Mayor Moss elaborated on the earlier discussion about his role as mayor.

CLOSED SESSION

Commissioner Wilkins moved that the Board enter closed session as per N.C.G.S. 143-318.11(a)(3) Attorney/Client Privilege and (5) Property Acquisition. The motion received a unanimous vote and the Board entered into closed session at 9:43 p.m.

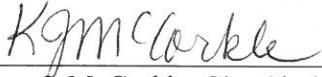
ADJOURNMENT

Upon return from closed session, there being no additional business before the Board, it was moved by Commissioner Anderson to adjourn the meeting; seconded by Mayor Pro Tem Mims. The motion received a unanimous vote and the meeting was adjourned at 10:06 p.m.



Darryl D. Moss, Mayor

ATTEST:



Kathleen J. McCorkle, City Clerk

