



Minutes of
City of Creedmoor
BOARD OF COMMISSIONERS
Work Session
February 2, 2016
7:00 p.m.

PRESENT

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

INVOCATION and PLEDGE OF ALLEGIANCE

Mayor Darryl Moss called the meeting to order at 7:01 p.m. and offered the invocation. Commissioner Anderson led the Pledge of Allegiance.

APPROVAL OF AGENDA

It was moved by Commissioner Wilkerson to reverse items 5. Discussion Items and 6. Action Items, and adopt the agenda; seconded by Commissioner Anderson. During discussion, the Board requested the following additional changes: 1) move item 5a. City Attorney RFQs to 9a; and 2) add Item 5a. Travel Policy. The motion including the changes received a unanimous vote.

PUBLIC COMMENT

Ed Gleason, 1973 Bowles Ave., Creedmoor

Mr. Gleason spoke in support of the Dollar General project, stating the developer has met all of the requirements asked of him and the business would be an asset to the community and provide tax monies to Creedmoor. As representative of the Planning Board, he asked that the Board allow the project to move forward.

WATER ALLOCATION APPROVAL

City Manager Mike Bonfield and Planning Director Mike Frangos presented updates on the Dollar General project. Mr. Frangos stated that all revisions required by the text amendments, as well as storm water requirements, had been met by the developer, and the Board's approval of the water allocation was the last step to move the project forward. Once the package receives final planning department approval, it will be considered a binding agreement.

Mr. Frangos noted NCDOT has final approval of the required widening of NC 50.

Project developer George Barnes was present to offer personal and business background information, and he answered the Board's questions regarding the building budget and the NCDOT plan. Mr. Barnes reiterated his commitment to building trusting relationships with Creedmoor neighbors and asked for approval of the water allocation.

Further discussion took place regarding the site plan and street widening.

Commissioner Anderson moved that the Board authorize SGWASA to grant 200 gallons per day of the City of Creedmoor's water allocation to the development; seconded by Commissioner Wilkerson.

After brief discussion regarding traffic issues, the motion received a 4-1 vote.

Ayes: Wilkins, Anderson, Wilkerson, Jackson

No: Mims

PUBLIC COMMENT POLICY

Commissioner Jackson moved to approve the Public Comments Policy as amended, effective immediately; seconded by Commissioners Wilkins and Mims. The motion received a unanimous vote.

TRAVEL POLICY

A discussion took place regarding Board members' attendance at conferences such as the National League of Cities (NLC); and a request for the Commissioners' stipend to cover travel only within Granville County.

Mr. Bonfield noted the budget for FY16 was reduced from past budget amounts of \$1,500 per commissioner and \$4,500 for the mayor (total \$12,000). The FY16 budget includes \$4,800 total, which has largely been spent. For additional travel this fiscal year, funds may be reappropriated within the governing body budget and no formal action would be necessary.

He also stated that according to current policy, attendees at the NLC conference are required to be on the NLC board or a committee, and he encouraged the commissioners to take a look at conferences they would like to attend as it relates to FY17 budget appropriations.

Commissioner Wilkins moved that the city appropriate funds for travel to return from \$4,800 to the previous allocation of \$12,000; seconded by Commissioner Anderson.

Discussion took place regarding pooling the funds to allow reallocating from commissioners who don't need them to those who do. It was also recommended to amend the city's policy and remove the requirement to be on committee to be allowed to attend the NLC conference.

The motion received a 4-1 vote.

Ayes: Mims, Jackson, Anderson, Wilkins

No: Wilkerson

Further, Mayor Moss encouraged the FAIR committee to meet and review the travel policy and return to the Board with recommendations.

ESSENTIALS OF MUNICIPAL GOVERNMENT TRAINING

A discussion took place regarding the value of the training taken by the commissioners and city manager at the School of Government. Mr. Bonfield mentioned that over the next year staff will be aligning the city charter and code of ordinances where needed.

CITY MANAGER'S REPORT

Mr. Bonfield discussed the Rogers Pointe dam breach issue, mentioning the cost is \$40,000 to finish the breach and make the property safe. The city-owned property is surrounded by private property, and the biggest challenge is gaining access to the pond to grade down the bank. Staff will continue working on gaining access and further updates will be provided.

He then reported that the lagoon property has received final close-out approval from DEQ, pending removal of the test wells.

Later in the meeting, Mr. Bonfield outlined items scheduled to appear on the February 16 meeting agenda.

COMMISSIONERS' REPORTS

Commissioner Wilkerson advised that if any streets will be resurfaced this year, now is the time to get prices. He complimented the public works department for the job they did on snow and ice removal.

Commissioner Anderson praised the work being done with conservation properties around the city and said the residents will benefit. He also reported on his recent meeting with Derek Halberg and Mayor Moss with the Tar River Land Conservancy.

Commissioner Wilkins thanked staff for implementing the Safe Exchange program at City Hall; invited youths to attend open gym nights; and commended the team for their work putting together recreation programs.

Mayor Pro Tem Mims reported on her attendance at UNRBA and SGWASA meetings. She spoke regarding a special meeting of the Environmental Affairs Committee scheduled February 8 regarding the litter problem and HB765 (Environmental Regulatory Reform Act). She also agreed that the Essentials of Municipal Government training was time well spent.

During her report, Mayor Pro Tem Mims moved that the city begin taking formal steps toward establishing a conservation zoning district; seconded by Commissioner Anderson.

Following brief discussion, the motion received a unanimous vote.

Commissioner Jackson noted he was looking forward to the first FAIR committee meeting with Commissioner Wilkins and reported on his attendance at the CAMPO and SGWASA meetings. He stated it is not yet known if water and sewer rates would increase July 1, 2016.

MAYOR'S REPORT

Mayor Moss reported that he and Mr. Bonfield would be attending the Granville County retreat February 18.

The mayor then requested disposition of the following motion made by Mayor Pro Tem Mims and seconded by Commissioner Wilkins, but not voted on at the January 19 meeting: *"I move that the CMAQ 2 project extend from the Southerby crosswalk to Paddington on the north side."*

Following brief clarification, Mayor Pro Tem Mims withdrew her motion and Commissioner Wilkins withdrew his second.

CITY ATTORNEY RFQs

Mr. Bonfield requested the Board's direction on the RFQs received for the City Attorney position and stated interviews must occur in a public meeting. Potential interview questions would be discussed at the February 16 meeting. Tentative dates set for interviews were February 19 and 26, after 3 p.m.

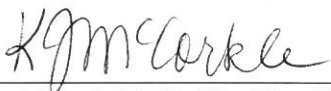
ADJOURNMENT

There being no additional business before the Board, it was moved by Commissioner Wilkins to adjourn the meeting; seconded by Commissioner Anderson. The motion received a unanimous vote and the meeting was adjourned at 9:13 p.m.



Darryl D. Moss, Mayor

ATTEST:



Kathleen J. McCorkle, City Clerk

