



Minutes of
City of Creedmoor
BOARD OF COMMISSIONERS
Work Session
March 1, 2016
5:30 p.m.

PRESENT

Mayor Darryl D. Moss, Mayor Pro Tem Del Mims, Commissioner Ernie Anderson, Commissioner Thomas Jackson, Commissioner Herman Wilkerson, and Commissioner Archer Wilkins. Also present were City Manager Michael P. Bonfield, Assistant City Manager/HR Director Korena Weichel, Planning Director Mike Frangos, Senior Planner/Stormwater Administrator Randy Cahoon, Public Works Director Steve Colenda, City Clerk Kathleen McCorkle, and Attorney Lori Dutra.

ABSENT

None.

INVOCATION and PLEDGE OF ALLEGIANCE

Mayor Darryl Moss called the meeting to order at 5:31 p.m. and offered the invocation. Commissioner Jackson led the Pledge of Allegiance.

APPROVAL OF AGENDA

Commissioner Anderson moved to approve the agenda; seconded by Commissioner Wilkins. The motion received a unanimous vote.

CLOSED SESSION

At 5:35 p.m., it was moved by Commissioner Wilkins; seconded by Mayor Pro Tem Mims, to move into closed session as per NCGS 143-318.11(4) regarding economic development and matters related to the location or expansion of industry or business. The motion received a unanimous vote.

At 6:01 p.m. Commissioner Wilkins moved to return to open session; seconded by Commissioner Anderson. The motion received a unanimous vote.

PUBLIC COMMENT

Mr. Ed Gleason, 1973 Bowles Avenue, Creedmoor

Mr. Gleason thanked Commissioner Jackson for attending the Golden Pond HOA meeting on short notice to speak about the water situation. He also asked about the status of the CMAQ sidewalk project, and requested that the Board revisit the firing range ordinance.

Mr. Warren Buff, 215 Park Avenue, Creedmoor

Mr. Buff spoke about the proposed revised animal ordinance, as his is the house with the ducks. He is not opposed to a change in regulations, but would like the interest of all parties taken into account, and he thinks what's being proposed is overly restrictive for a little town in the country, but the requirement of a privacy fence seems reasonable.

Ms. Amanda Liesch, 215 Park Avenue, Creedmoor

Ms. Liesch also commented regarding the animal ordinance as it relates to her property. She spoke of the growth of the local food movement, and she said they take care of themselves, produce their own food, and save money. Ms. Liesch shared her positive interaction with the community, and she wants to encourage knowledge of agriculture

while using their property as they would like without infringing on others in the neighborhood. She stated she is not opposed to reasonable restrictions.

PROPOSED REVISIONS TO CHP. 97: ANIMALS

Senior Planner/Stormwater administrator Randy Cahoon provided an overview of the amendments to Chapter 97: Animals, which are being proposed based on a number of complaints received. Invalid items would be removed from the current code, and additions to the ordinance include beekeeping, limits on backyard fowl keeping, and feces removal requirements. Upon request of Commissioner Mims, Mr. Cahoon agreed to check on the legality of pot-bellied pigs as pets.

The ordinance with suggested changes will return to the Planning Board and will be presented to the Board at a future meeting.

CITY ATTORNEY SELECTION

As chairperson of the FAIR Committee, Commissioner Jackson presented the recommended selection process between the three law firms which submitted RFQs – The Brough Law Firm; Cauley Pridgen; and Wyrick Robbins Yates & Ponton, partnering with Hopper, Hicks, & Wrenn.

Mayor Pro Tem Mims moved to engage The Brough Law Firm as general counsel to the City, while simultaneously releasing Currin & Dutra; seconded by Commissioner Wilkins.

Following brief discussion, Commissioner Wilkerson offered a substitute motion to hire Lori Dutra as city attorney including the CMAQ work. The motion died for lack of a second.

The original motion received a 4-1 vote.

Ayes: Anderson, Jackson, Mims, Wilkins

No: Wilkerson

Commissioner Mims moved to appoint Lori Dutra as legal consultant for the CMAQ project; seconded by Commissioner Wilkerson.

After further discussion on the easement acquisitions in progress, Commissioner Wilkins offered a substitute motion to retain Lori Dutra for the CMAQ, Chief Street, and Whitehall easement work; seconded by Commissioner Anderson.

The substitute motion received a unanimous vote.

Mr. Bonfield remarked regarding the process of attorney changeover. A negotiated contract from the Brough Law Firm will be presented at next meeting, and will be included in the next board packet. Upon request from the mayor, Mr. Bonfield agreed to communicate with the other two firms, as well as with Currin & Dutra.

CITY MANAGER'S REPORT

Mr. Bonfield reported on the following items:

- Creedmoor-Butner LAPP trail project is at the 25 percent drawing stage. West Lake Rogers acquisition is a key component.
- Invitations have been sent to 12 bidders for the raw water intake and water treatment plant demolition.
- Appointments are being scheduled starting March 18 for property owners to go over the CMAQ easements.
- Mike Surasky with AMT is scheduled to attend the March 15 meeting to review the proposed sidewalk project and cost estimates on the north side of NC 56. The entire draft design is in NCDOT right-of-way, and includes a six-foot sidewalk with curb and gutter. Retaining walls will be needed in a couple of areas. No permanent easements will be needed. In response to Commissioner Wilkins' inquiry regarding availability of budget information, Mr. Bonfield said it would be part of the March 15 presentation, but AMT has stated the sidewalk is approximately 2,000 feet in length and cost is estimated to be over \$200,000 for sidewalk, curb and gutter construction, not including grading, storm drains, engineering, or retaining wall.

- Wooten Co. is tentatively scheduled to be at the March 15 meeting to discuss roadway improvements, including a three-phased and one-time approach.
- Mr. Bonfield and staff have met with the property owner to the east of the Rogers Pointe dam regarding access to make repairs. The property owners are willing to allow access. The contractor met with Public Works Director Steve Colenda and was optimistic about his ability to get in and get the work done. Mr. Colenda is working with the contractor on a budget estimate. We will continue to explore other access options.
- Dollar General is working with NCDOT on improvements on NC50 and the building permit won't be issued until the plan is approved.

Mr. Bonfield then recognized the hard work of the public works crew. In February they cleared 2,560 feet of ditches, replaced several pipes in driveways, and worked with a contractor to install two large concrete pipe covers to repair sinkhole areas. More work remains to be done, but they did a lot in a wet month and will continue their efforts.

COMMISSIONERS' REPORTS

Commissioner Wilkins provided no report.

Mayor Pro Tem Mims reported on her recent attendance at the NACo Legislative Conference in Washington, DC, (at no cost to the City) at which 2,000 county officials met with key administration officials. She also reported she is receiving information regarding the SGWASA water/cancer issue, and she will report back to the Board after the next SGWASA meeting.

Commissioner Anderson provided no report.

Commissioner Wilkerson reported that the Dollar General plan was going back to NCDOT, and no decision had been made as of 3 p.m. March 1. He revisited his comments at the last meeting regarding the turnover of the lake water during the summer. The water turned over in February and got through the plant before it was detected.

Commissioner Jackson thanked Mr. Bonfield for helping the FAIR committee stay professional. He also reported on the CAMPO briefing and training he attended in the past week with Planning Director Mike Frangos.


MAYOR'S REPORT

Mayor Moss reminded all about the March Madness family event taking place March 4 at the gym.

ADJOURNMENT


There being no additional business before the Board, it was moved by Commissioner Anderson to adjourn the meeting; seconded by Commissioner Wilkins.

The motion received a unanimous vote and the meeting was adjourned at 7:13 p.m.



Darryl D. Moss, Mayor

ATTEST:



Kathleen J. McCorkle, City Clerk



