



MINUTES OF
CITY OF CREEDMOOR
BOARD OF COMMISSIONERS
WORK SESSION
APRIL 5, 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, City Clerk Kathleen McCorkle, Chief of Police Keith King, and Attorney T.C. Morphis, Jr.

ABSENT

None.

INVOCATION AND PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

Mayor Pro Tem Mims moved to approve the agenda; seconded by Commissioner Wilkins. The motion received a unanimous vote.

PROCLAMATION

Mayor Moss presented Rico Ellis, appearing on behalf of his department, with a proclamation honoring Public Safety Telecommunicators Week April 10-16. Mr. Ellis' daughter Megan was also in attendance.

PUBLIC COMMENT

Mr. J. Don Gray, Jr., 708 Crescent Drive, Creedmoor

Mr. Gray wished to speak regarding the sidewalk project, and upon request from the Mayor, agreed to wait until later in the meeting when the project would be discussed.

Mr. Ed Gleason, 1973 Bowles Avenue, Creedmoor

Mr. Gleason advised the Board to consider carefully prior to spending large amounts of money on projects (buildings) that will end up costing the city to operate, and to consider additional ways to bring revenue to the community.

ENGINEERED STORMWATER STUDIES

Stormwater engineer Kelway Howard of Stimmel Associates provided a preliminary report with cost estimates of the top eight downtown locations in need of repair. Stimmel is developing a Stormwater Master Plan identifying opportunities to construct stormwater control measures that would treat the downtown district as required by the Falls Lake rules. The locations and construction cost estimates (if the work were done separately), taken from a list of runoff complaints and after site visits by the engineers, are: 505 Crescent Heights Drive (\$25,000); 328 Whitehall Drive (\$9,000); 302 Williamsburg Drive (\$29,000); 305 Watson Street (\$23,000); 410 Mayview Drive (\$16,000); Fleming Street (\$57,000); and Cozart Street (\$54,000), total \$213,000.

Mr. Howard stressed that the amount of repairs needed is not surprising considering the amount of development since initial installation. He also stated more repairs may be needed in locations not yet investigated.

Discussion centered around specific location repairs, causes of damage, and priority of repairs. Mayor Moss requested that the Cozart Street repair involving his property be removed from the list as the result may damage his neighbor's property downstream.

City Manager Mike Bonfield said the stormwater fund pays for lobbying, legal work, drainage maintenance, payroll, contracting, etc. The fund has \$109,000, of which \$70,000 was budgeted this year. Other funding will be required to make all repairs, which will be reflected in proposed FY17 budget. He recommended trying to repair Whitehall and Crescent Heights this year, and looking at the other projects next year. The projects will require a transfer of money from the general fund balance. Acquiring necessary permits will also take time.

He continued that repairs such as cleaning ditches and replacing driveway pipe will be made in house, although repairs may be limited due to lack of funding.

The board agreed that staff should begin negotiating with Stimmel for the design and engineering work.

CASE ZMA-2016-01 // PENCO

Senior Planner/Stormwater Administrator Randy Cahoon introduced the request for rezoning ZMA-2016-01 from Single Family Residential (SFR) to Residential/Main Street Transitional (R/MST), reviewing the additional types of buildings allowed under the proposed new zoning.

The Mayor opened the public hearing at 6:51 p.m.

Lee VanDeCarr

The Pendergraph Companies, 3924 Browning Place, Suite 1, Raleigh, NC 27609

Representing the originator of the rezoning request, Mr. VanDeCarr presented an overview of multi-family projects the company has completed in other communities, outlining the amenities the projects offer. The plan includes 68 one-, two- and three-bedroom income-restricted apartments in a combination of two- and three-story buildings on the 12-acre site. He reviewed the rent structure and assured stringent background checks of potential tenants. Typical tenants would likely include young professionals, small families, teachers, police and firemen, etc. The complex would have no pool or basketball courts, and the manager and maintenance person would be on site.

Ed Gleason

1973 Bowles Avenue, Creedmoor

Mr. Gleason spoke regarding the planning board's approval and recommendation of the rezoning. He said the project would generate population in the downtown area, residents will be able to walk downtown, and rents are affordable to working people. The planning board voted 5-1 to approve and he recommends a favorable vote by the Board.

There being no one else wishing to speak, the public hearing was closed at 7:03 p.m.

Mayor Pro Tem Mims moved that **Resolution 2016-R-05** Consistency Statement be approved as submitted; seconded by Commissioner Anderson. The motion received a unanimous vote.

Mayor Pro Tem Mims moved that **Ordinance 2016-O-03** be adopted as shown; seconded by Commissioner Anderson. The motion received a unanimous vote.

Resolution 2016-R-05 and Ordinance 2016-O-03 are incorporated herein by reference.

AUDITORS CONTRACT FY16

Following introduction by Mr. Bonfield, Commissioner Wilkerson moved to approve the auditors FY16 contract; seconded by Commissioner Wilkins. The motion received a unanimous vote.

At 7:08 p.m., Mayor Pro Tem Mims asked to be excused from the meeting briefly.

ORDINANCE 2016-O-04 CAPITAL PROJECT CITYWIDE STREET RESTORATION

Assistant City Manager Korena Weichel provided an overview of Ordinance 2016-O-04: Capital Project Ordinance for the City-Wide Street Restoration, Resolution 2016-R-04 Authorizing Appropriation from Capital Reserve Fund, and FY16 Budget Amendment 4.

Moved by Commissioner Anderson to adopt **Ordinance 2016-O-04**; seconded by Commissioner Wilkins
The motion received a 5-0 vote as Mayor Pro Tem Mims' vote was counted as affirmative.

Mayor Pro Tem Mims returned to the meeting at this time.

Commissioner Anderson moved to adopted **Resolution 2016-R-04**; seconded by Commissioner Wilkins. The motion received a unanimous vote.

FY16 BUDGET AMENDMENT 4

Commissioner Wilkins moved to approve **FY16 Budget Amendment 4**; seconded by Commissioner Anderson. The motion received a unanimous vote.

Ordinance 2016-O-04, Resolution 2016-O-04 and FY16 Budget Amendment 4 are incorporated herein by reference.

ORDINANCE 2016-O-05 ADOPT AND ENACT S-8 SUPPLEMENT

Moved by Commissioner Wilkins to approve **Ordinance 2016-O-05**; seconded by Commissioner Anderson. The motion received a unanimous vote. Ordinance is incorporated herein by reference.

CITY MANAGER'S REPORT

Mr. Bonfield offered that Attorney Lori Dutra requested to schedule a special closed session meeting at 6 p.m. April 19 prior to the regular meeting of the Board. The Board agreed to convene at that time.

CMAQ/LAPP UPDATE

Planning Director Mike Frangos reported that 37 easements have been signed for CMAQ2, 3 and US 15 projects. Ten are considered active negotiations and are being handled personally by Lori Dutra and/or Mike Surasky. Twenty-one are still outstanding. He provided specific numbers for each project, outlined deadline dates and the eminent domain process, and praised the work of Senior Planner Randy Cahoon in getting the agreements signed.

At this time, the Mayor invited Mr. Gray to offer his public comment.

Mr. Gray reported that he owns Dutchville Building Supply, and is in favor of the sidewalk project. His problem is with the design of the curb and gutter, which leaves him with a 30-foot wide driveway. He is concerned that 18-wheelers coming in will damage the concrete, and that his parking lot will be eliminated. He asked if curb might be moved to the west end of his parking area, or that the sidewalk be placed on the south side of the road for safety reasons.

Mike Frangos offered that the driveway design is NCDOT-approved and that Mike Surasky from AMT will be meeting with Mr. Gray. The sidewalk is placed on the north side as that is where the lake, or destination, lies.

In his LAPP update, Mr. Frangos reported the water treatment plant demolition at Lake Rogers is a catalytic project crucial to the sidewalk project between Lake Rogers and Pond Drive in Butner. Although previous correspondence with the engineer in consult with the demolition contractor states the estimated cost of demolition is \$100,000, current estimates are expected to be much higher, with all the costs borne by Creedmoor. Demolition bids will be opened Thursday, April 7, 2016 at 2 p.m.

Discussion continued regarding funding resources for the demolition and possible alternative routes for the sidewalk project.

Let the record reflect that Commissioner Wilkerson left the meeting at 7:43 p.m. and returned at 7:45 p.m.

Mr. Bonfield reported that engineering RFQs were due Friday, and announced that the Tar River Conservancy land purchase has closed. The FAIR committee will meet April 21 to review the FY17 Budget.

He then outlined items expected to appear on the April 19 meeting agenda.

Commissioner Wilkins reported that Mr. Ed Smith of the Paddington HOA would like to make a presentation to the board at the next meeting.

Mayor Moss requested a review of the code enforcement violation list and discussion on gentrification be added to the May 3, 2016 work session.

FUNDING REQUEST

Mr. Bonfield reported that the Granville County Historical Society has requested a \$200 donation.

Commissioner Wilkerson moved to support the museum with a \$200 per year donation; seconded by Commissioner Wilkins. The motion received a unanimous vote.

COMMISSIONERS' REPORTS

Mayor Pro Tem Mims reported that the Granville County Veterans Affairs Committee veterans appreciation event was held the previous Saturday. An official veterans stand-down is scheduled Sept. 17.

She then stressed the need to address the water issues, citing the large amount of correspondence she has received, and the number of people in attendance at the last SGWASA meeting. She stated the water quality is poor at best, and it did not just happen overnight. She asked if Mayor Moss or Commissioner Wilkerson recalled any previous attempts to fix the problem, and has there been any experience with manganese in the process. Mayor Moss responded that since he has been with the board quality drinking water has been the top priority, along with public safety. All reporting required by the state was done. On some occasions the numbers were over the limits and citizens were notified. Requirements were met most days and complaints were responded to.

Mayor Pro Tem Mims continued that the water problem threatens quality of life for Creedmoor citizens and issues haven't been addressed adequately in the past.

Mayor Pro Tem Mims then moved to transfer \$1.1 million of the restricted funds earmarked for capital projects to SGWASA in order to help find a solution to our water quality issues; and to offset this expense, we will publicly auction both properties associated with the proposed wastewater treatment plant facility; and we will place a moratorium on all City of Creedmoor pay raises and bonuses until this problem is solved; seconded by Commissioner Jackson.

Discussion followed regarding the history of manganese in the lake water and past reporting practices. Also mentioned was the recent cancer summit and possible misstatement of some of the numbers as they relate to the water being the cause of cancer, when tobacco and nutrition are thought to play a larger part.

Commissioner Wilkins offered a substitute motion to remove Mayor Pro Tem Mims from the SGWASA Board and reinstate Commissioner Herman Wilkerson to the SGWASA Board; seconded by Commissioner Anderson.

Commissioner Jackson called a parliamentary procedural point of order.

The substitute motion received 3-2 vote.

Ayes: Anderson, Wilkins, Wilkerson

Noes: Mims, Jackson

Mayor Pro Tem Mims proceeded with her report, citing an email she received from former city manager Tom Mercer about the Enterprise Fund and Sewer Operations fund balances. She pointed out the Enterprise fund, used for maintenance of the utility, did not convey with the sale to SGWASA; however, the County's enterprise fund did convey. She said we sold the utility but didn't provide the money to support the utility. The closed system and infrastructure problems need to be addressed.

Commissioner Anderson reported details of the spring litter sweep taking place April 23 at 9:30 at City Hall.

Commissioner Jackson reported that a FAIR committee meeting is scheduled April 21 with staff to go over the budget. He also suggested that prior to requesting from CAMPO the possibility of adding back a corridor study on

NC 56 East, he was advised by county officials to see what NCDOT comes up with for the county transportation plan.

Commissioner Jackson then moved the same motion previously made by Commissioner Mims verbatim but change the number from \$1.1 million to \$2.1 million; seconded by Mayor Pro Tem Mims.

Commissioner Wilkins offered a substitute motion to remove Commissioner Jackson as representative of Creedmoor on the SGWASA Board; seconded by Commissioner Wilkerson. The motion received a 3-2 vote.

Ayes: Anderson, Wilkins, Wilkerson

Noes: Mims, Jackson

Commissioner Anderson moved to appoint Commissioner Wilkins to fill the SGWASA Board vacancy; seconded by Commissioner Wilkerson. The motion received a 3-2 vote.

Ayes: Anderson, Wilkins, Wilkerson

Noes: Mims, Jackson

Commissioner Jackson moved that Commissioner Wilkins be removed as Mayor Pro Tem for calendar year 2017; seconded by Mayor Pro Tem Mims.

Following further discussion, no vote was taken as Commissioner Anderson moved to adjourn; seconded by Commissioner Wilkerson. The motion received a 4-1 vote.

Ayes: Anderson, Mims, Wilkerson, Wilkins

Noes: Jackson

The meeting was adjourned at 8:30 p.m.



Darryl D. Moss, Mayor

ATTEST:



Kathleen J. McCorkle, City Clerk

