



MINUTES OF
CITY OF CREEDMOOR
BOARD OF COMMISSIONERS
CLOSED SESSION
JULY 26, 2016
5:30 P.M.

PRESENT

Mayor Darryl D. Moss, Commissioner Ernie Anderson, Commissioner Thomas Jackson, Commissioner Herman Wilkerson, and Commissioner Archer Wilkins. Also present were City Manager Michael P. Bonfield, Planning Director Mike Frangos, City Clerk Kathleen McCorkle, and Attorney T.C. Morphis, Jr.

ABSENT

Mayor Pro Tem Del Mims.

The mayor requested a motion to move into closed session as per GS 143-318-11(a) (3) to preserve attorney client privilege. Commissioner Wilkins moved to enter closed session; seconded by Commissioner Anderson. The motion received a 4-0 vote.

Planning Director Mike Frangos provided a history of the Pine Valley Subdivision and continuing issues with the streets. An overlay bond is in force in the amount of \$108,000, due to be renewed in August.

He summarized the steps laid out in the agreement: 1.) Hold lawfully noticed public hearing, Board ratifies agreement and "overlay" performance bond; 2.) Initial release of lots 30-36 for building permit applications; 3.) Developer Gary Felton provides "repair" performance bond for all roadway and infrastructure repairs; 4.) Secondary release of lots 25A-29; 5.) All sub-base and infrastructure repair work done; 6.) "Repair" performance bond released upon satisfactory inspection by Public Works Director; 7.) All remaining lots released and entire road open; 8.) All lots built out; 9.) Installation of final asphalt lift; 10.) Release of "overlay performance bond upon satisfactory inspection by Public Works Director.

Attorney T.C. Morphis, Jr. clarified the development agreement gives the City more standing as to withholding certificates of occupancy due to streets not being completed.

Commissioner Anderson moved to leave closed session; seconded by Commissioner Wilkins. The Board returned to open session at 5:55 p.m.

Darryl D. Moss, Mayor

ATTEST:

Kathleen J. McCorkle, City Clerk

