



Minutes of
City of Creedmoor
BOARD OF COMMISSIONERS
Regular Meeting
January 24, 2012
7:00 p.m.

PRESENT

Mayor Darryl D. Moss, Mayor Pro-Tem John Stallings, Commissioner Jimmy Minor, Commissioner Otha Piper, Jr, Commissioner Herman Wilkerson, and Commissioner Larry Robinson. Also present were Mr. Tom Mercer, City Manager; Korena Weichel, City Clerk; and Attorney Tom Currin.

INVOCATION and PLEDGE OF ALLEGIANCE

Mayor Moss called the meeting to order and offered the invocation. Mayor Pro Tem Stallings led the Pledge of Allegiance.

STATE OF THE CITY ADDRESS

Mayor Darryl Moss presented his annual State of the City address, emphasizing Creedmoor's "can-do" attitude which promises to serve the community well in the future as we engage in environmental protection, grant pursuit and the introduction of a new Comprehensive Land Use Plan.

Mayor Moss reported on efforts to form partnerships with key agencies in order to foster municipal cooperation, policy promotion and citizen involvement.

Praising City Staff as a whole, the Mayor reported implementation of new programs in safety, personnel management, employment classification and pay. In addition, effective management of the USDA project, Pedestrian and Bike Plan completion, early satisfaction of bond payments coupled with financial reporting awards, and a significant decline in our crime rate has been achieved during growth in population and a weakening economy. Future assignments will be the City Plan 2030 and transportation projects, development ordinances, completion of the water and sewer infrastructure projects, storm water implementation, recreation ventures, event planning and the launch of a new website.

ADOPTION OF AGENDA

The Mayor called for the approval of the agenda. Moved by Commissioner Stallings to adopt the agenda; seconded by Commissioner Piper. The motion received a unanimous vote.

APPROVAL OF MINUTES

Moved by Commissioner Minor to approve the Minutes of the December 12, 2011 Board of Commissioner's Organizational Meeting, January 7, 2012 Board of Commissioner's Off-Site Meeting, and January 9, 2012 Board of Commissioner's Work Session; seconded by Commissioner Wilkerson. Motion received a unanimous vote.

PUBLIC HEARING

Special Use Permit Application #Z-11-74 (417 North Main Street)

Randy Cahoon, City Planner, presented an overview of the Special Use Permit Application process and the history of the petition which was considered at the December 8, 2011 Planning Board Meeting and recommended to the Board for approval. The petitioner wishes to lease the property to a tenant for a transmission repair shop. Mr. Cahoon recounted the specific requirements that the property lessee must meet to qualify for the Special Use Permit. He also stated that notices were mailed to all adjacent property owners per G.S. §160A-384(a) via registered mail.

Attorney Currin recounted that there is a single owner for the parcel, although some confusion may exist as to how the lot is shown on the current map. He recommended that, since the rear line abuts on the street instead of a rear residence, the possibility that screening may or may not be a requirement be considered.

Mayor Moss opened the public hearing for comment.

1. Petitioner, Johnny Jeffreys Jr, 4870 Mebane Rogers Road, Mebane, NC, spoke in favor of awarding the permit. He spoke favorably of the staff and that all were trying to do what was in the best interest of the community, although it had been a long process. He stated that they had already made contact with nearby property owner, Southern States, to work out an amicable agreement to satisfy screening requirements.

There being no one else to come before the board to speak, Mayor Moss closed the public hearing.

Moved by Commissioner Minor to add Special Use Permit Application #Z-11-74 (417 North Main Street) to the agenda as item 12c under "Old Business"; seconded by Commissioner Piper. The motion received a unanimous vote.

HEARING

Richard Clegg Property: Tax Refund Request

Attorney Currin reported that he had met with Mr. Clegg with recent findings regarding the property location within the city limits. He has asked that the matter be postponed to the first meeting in February.

Moved by Mayor Pro-Tem Stallings to postpone the Clegg Tax Refund request hearing until the Board's February 13th Work Session; seconded by Commissioner Wilkerson. The motion received a unanimous vote.

EMPLOYEE RECOGNITION

Mayor Moss recognized the City's Administrative Services Director, Korena Weichel, for recently receiving certification as a Senior Professional in Human Resources from the Human Resources Certification Institute.

REQUESTS TO ADDRESS THE BOARD

No requests to appear before the board.

PUBLIC COMMENTS

1. Mr. and Mrs. Pete Lynch, 208 West Dogwood Drive, approached the board to discuss a billing for under billed sewer services that they had received in December, 2011 for approximately \$2400. They stated that they were unaware that they were not paying the correct amount for services for the past 3 years. They felt that they had taken care of any discrepancies back in 2009 when they had went to City Hall to address it with staff present at the time. Mayor Moss informed the Lynch's that the City Manager would address this matter under his report.

CITY MANAGER'S REPORT

1. USDA Water/Sewer Projects Update

City Manager Tom Mercer reported on the following:

Water and Sewer Infrastructure: The mechanical installation of the booster pump station is in process, and the station should be up and running sometime in March. Electrical work is being performed on the Robertson Creek pump station.

Water Tank: Lifting of the tank has begun as painting commences. Finishing out work will follow bringing the tentative completion date up to June 15, 2012.

Amendment #2 Engineering Service Agreement PDR Amendment for \$45,400 to continue Phase II.

Moved by Commissioner Minor to approve Amendment #2 Engineering Service Agreement PDR Amendment; seconded by Commissioner Robinson. Motion received a unanimous vote.

2. Mortgage “Burning”

Board members and other staff took turns shredding copies of the “paid” documents for the recent City Hall mortgage payoff. Mayor Moss spoke to the results that the Board and staff have been able to achieve for the City.

3. Lynch Account Billing Issue

Ren Wiles addressed the board with comments regarding the under billing of the Lynch account as stated under public comments. He explained that the issue came to surface during a conversion to updated billing software. Manager Mercer recommended that, due to the complexity and convoluted billing issues, the City adjust the billing to the equivalent of approximately one year of service. General Statutes allow recouping back 3 years, however due to the uncertainty of how this issue occurred, Commissioners Minor and Robinson agreed with the recommendation, leaving the balance to be paid of \$804.33.

Commissioner Wilkerson moved to reduce the amount due from the under-billing issued associated with the Lynch account (208 West Dogwood Drive) to one-third of the original balance owed to be paid over the course of twelve months if needed; seconded by Commissioner Piper. The motion received a unanimous vote.

OLD BUSINESS

1. 4-Way Quick Stop Status Update

John Ganus, Code Enforcement officer, reported that very little to no progress had been made on the property since the last inspection. Some vandalism (breaking of windows) has occurred in the meantime. Another letter was sent today to remind him that his deadline of February 28th is looming.

2. Water & Sewer Permit Fee Schedule Recommended Revisions

Commissioner Robinson moved to adopt the revised *Water & Sewer Permit Fee Schedule*; seconded by Commissioner Stallings. The motion received a unanimous vote.

3. Special Use Permit Application #Z-11-74 (417 North Main Street)

City Attorney Tom Currin commented regarding property owner’s admission that an existing outside storage unit was non-essential and inquired if the owner would be held to further screening requirements.

Commissioner Wilkerson moved to approve the Special Use Permit Application #Z-11-74 with the condition that the existing temporary storage facility on the property be removed and to exempt the property from further greenery requirement to screen the property from the property facing on Elm Street; seconded by Commissioner Piper. Motion received a unanimous vote.

NEW BUSINESS

1. Resolution 2012-R-01: Resolution Adopting Safety and Loss Control Program

Korena Weichel, Administrative Services Director, presented the Board with an overview of the formal *Safety and Loss Control Program* drafted to document the City’s ongoing safety efforts.

Commissioner Stallings moved to adopt *Resolution 2012-R-01: Resolution Adopting Safety and Loss Control Program*; seconded by Commissioner Robinson. The motion received a unanimous vote.

2. Authorization to Apply for PARTF Grant

Commissioner Minor moved to authorize Mayor Moss to sign the PARTF grant application; seconded by Commissioner Piper. The motion received a unanimous vote.

MAYOR’S REPORT

Mayor Moss reported that he and City Planner Randy Cahoon visited the Fontaine project site with the Greater Triangle Stewardship Development Organization. Due to the restructuring of this project it is up for an environmental award and the City should hear award results sometime in the spring. Mayor Moss will be attending a series of “gas fracking” events at UNC on January 31 and in Raleigh hosted by the American Petroleum Institute.

COMMISSIONERS' COMMENTS

Commissioner Robinson

No report.

Commissioner Minor

The last SGWASA meeting approved the \$2.6 million project contract with CDM to begin upgrades to the wastewater plant. No increase in sewer bills is expected and a \$360,000 increase in limit to CDM's original proposal was obtained for work in preparation of meeting the Falls Lake Rules. Mayor Moss commented on costs related to Falls Lake Rules and financial impact on Creedmoor.

Commissioner Wilkerson

No report.

Mayor Pro-Tem Stallings

Mayor Pro-Tem Stallings inquired about the proposed inter-governmental board meeting to be scheduled to which Mayor Moss responded it is tentatively scheduled for February 8, 2012.

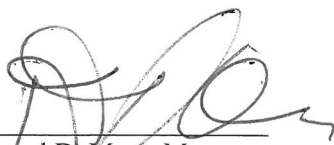
Commissioner Piper

Commissioner Piper recognized city staff for their efforts and the improvements over previous years.

Attorney Currin reported on the Golden Pond drainage issue progress by staff and announced a meeting is to be held Monday, January 30, 2012 for further discussion on this item.

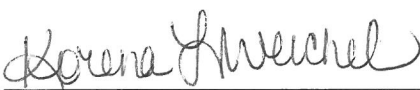
ADJOURNMENT

There being no further business before the board, Commissioner Piper moved to adjourn at approx 8:25 p.m.; seconded by Commissioner Robinson. The motion received a unanimous vote.



Darryl D. Moss, Mayor

ATTEST:



Korena L. Weichel, City Clerk