



Minutes of  
City of Creedmoor  
**BOARD OF COMMISSIONERS**  
**Regular Meeting**  
November 22, 2011  
7:00 p.m.

**PRESENT**

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

**INVOCATION and PLEDGE OF ALLEGIANCE**

Mayor Moss called the meeting to order and offered the invocation. Commissioner Seagroves led the Pledge of Allegiance.

**ADOPTION OF AGENDA**

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

**FY11 AUDIT PRESENTATION**

Carleen Evans of Winston, Williams, Creech, Evans, & Co., LLP gave a presentation of the results of this year's audit which showed actuals coming in higher than budgeted and decreased governmental expenditures.

**GFOA CERTIFICATE OF EXCELLENCE PRESENTATION**

Mayor Moss thanked the City's Staff, Commissioners, and auditors and reminded everyone that the City has made tremendous progress in financial reporting in recent years. The Mayor presented Ren Wiles, Finance Director, with a plaque commemorating the second consecutive year's receipt of the GFOA's *Certificate of Excellence in Financial Reporting* award.

**REQUESTS TO ADDRESS THE BOARD**

None

**ADOPTION OF MINUTES**

Moved by Commissioner Stallings to approve the Board Minutes of October 25, 2011 Regular Meeting and November 14, 2011 Work Session; seconded by Commissioner Piper. Motion received a unanimous vote.

**PUBLIC COMMENTS**

Anthony F. Santangelo, 307 S. Main Street, Creedmoor, NC congratulated elected-Commissioners. Mr. Santangelo said that he was disappointed in the board's treatment of the proposed Hazardous Industry Ordinance, stating that the City's staff has worked hard to prepare the HIO and it was not treated with respect. Mr. Santangelo wishes to go on record as still wanting the ordinance passed.

John Wilkerson 308 S. Main Street, Creedmoor, reported that he had attended the last County Commissioners Meeting in their new facility and that he hopes the City's Commissioners will get the opportunity to visit. Mr. Wilkerson thanked Commissioner Seagroves for finishing out Tim Karan's term as well as thanked all the Commissioners for all that they have done this year.

## **CITY MANAGER'S REPORT**

City Manager Tom Mercer gave a presentation on the City's fund balance and outlined ways to make it work in the City's favor. Mr. Mercer's plan included prepayments of BB&T City Hall and Bank of New York 1994 Sewer Bonds in order to avoid potential interest and debt service charges on these loans. The avoidance of the interest and service charges would provide significant savings for the City.

Moved by Commissioner Piper to adopt the pre-payment of the BB&T City Hall and Bank of New York 1994 Sewer Bonds as proposed by Manager Mercer; seconded by Commissioner Minor. The motion received a unanimous vote.

### USDA Water and Sewer Infrastructure Project

The water tank is to be hoisted around the end of February. The steel work should be completed in one to two weeks. Painting of the tank will then be performed on the ground prior to hoisting of the structure. Construction is on schedule and looking great with latest date for completion in June, 2012.

Rogers Ave is now open and pipeline installation is back on Elm Street and going extremely well and ahead of schedule.

Lake Rogers is being lowered to a point where the ramp is accessible for repairs which should commence in the next day or so.

## **OLD BUSINESS**

John Ganus, Chief Enforcement Officer reported on the following properties:

### Alamo

Case closed.

### 4-Way Quick Stop: Proposed Ordinance 2011-O-13 to Amend Ordinance 2011-O-10: Ordinance to Demolition 116 South Durham Avenue

The property owner is out of town. Glasswork is yet to be completed and remaining work performed has been cosmetic. The property still has a long way to go to be in compliance. Appropriate steps were not taken to gain permits. 12 out of 24 items have been completed and remaining items are major ones. Mr. Ganus stated that the work could be completed within the mandated timeframe but the owner does not appear compelled to meet the deadline based on his history.

Mayor Moss reminded Mr. Ganus that an Ordinance Amendment is on the floor from the November 14<sup>th</sup> Work Session. The ordinance did not receive the required 4/5ths vote during that meeting but could pass this evening by a majority vote.

Moved by Commissioner Seagroves to adopt *Ordinance 2011-O-13, an Ordinance to Amend by Extension 2011-O-10: Demolition of 116 South Durham Avenue by Changing its Effective Date to February 28, 2012*; seconded by Commissioner Stallings. Commissioner Minor stated that he would feel more comfortable with an extension to the first Work Session in January. The ordinance amendment passed on a 3-2 vote.

Aye – Piper, Stallings, Seagroves; Nay – Wilkerson, Minor

## **NEW BUSINESS**

### Voluntary Shared Leave Policy

Administrative Services Director/City Clerk Korena Weichel shared information on a revised version of the 2003 Voluntary Shared Leave policy. The new requirements and application process were outlined.

Moved by Commissioner Piper to adopt the new Voluntary Shared Leave Policy; seconded by Commissioner Minor. The motion received a unanimous vote.

Application for Appointment to Board of Adjustment: Bobby Wheeler

Moved by Commissioner Wilkerson to re-appoint Bobby Wheeler to the Board of Adjustment; seconded by Commissioner Stallings. The motion received a unanimous vote.

Off-Site Meeting

The Board of Commissioners off-site meeting is to be held at Vance-Granville Community College on Saturday, January 7, 2012.

**MAYOR'S REPORT**

Creedmoor Mayor Darryl Moss reported on the Government Forum the City hosted for the Granville County Chamber of Commerce at which Representative Jim Crawford and NC DOT COO Jim Trogdon spoke.

**COMMISSIONERS COMMENTS**

**Commissioner Piper**

None

**Commissioner Minor**

Greenway from Lyon Station to Lake Rogers was the approved at County Commissioners meeting.

**Commissioner Seagroves**

Commissioner Seagroves thanked the Board for the opportunity to serve the City he loves. Seagroves stated that he hopes that the HIO is eventually passed and that the police department holds his heart. Commenting on City staff, the Commissioner stated that he leaves satisfied that the City is in excellent hands.

Budget Amendment 4 FY12

Moved by Commissioner Seagroves to adopt budget amendment 4 FY12 giving salaried employees working full-time a \$200 Christmas bonus; seconded by Commissioner Minor. The motion received a unanimous vote.

**Commissioner Stallings**

Commissioner Stallings asked about attendance at the Anthony Greenup basketball camp. City Manager Tom Mercer reported a large attendance was achieved from a vast demographic.

**Mayor Pro-Tem Wilkerson**

Commissioner Wilkerson reported that sidewalk construction is to begin Monday and that research into moving the NC-56W City of Creedmoor sign continues. City Manager Tom Mercer stated that wayfinding signs should be considered and may be a better option.

Attorney Currin reported that the City may be able to close the Fontaine property the first week in December.

Closing needs to take place before expenditure funds reach levels higher than authorized by the BOC. Further discussion may be necessary to take action should this date not be achieved.

**ADJOURNMENT**

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

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Darryl D. Moss, Mayor

ATTEST:

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Robin E. Reif, Deputy City Clerk