



Minutes of  
City of Creedmoor  
BOARD OF COMMISSIONERS  
Work Session  
November 14, 2011  
5:30 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**

Moved by Commissioner Stallings to adopt the meeting agenda; seconded by Commissioner Minor. The motion received a unanimous vote.

**APPROVAL OF OCTOBER 10, 2011 BOC WORK SESSION MEETING MINUTES**

Moved by Commissioner Wilkerson to adopt the meeting minutes of the October 10, 2011 Work Session; seconded by Commissioner Seagroves. The motion received a unanimous vote.

**FIVE-YEAR EMPLOYEE SERVICE RECOGNITION**

Mayor Moss presented Jay Jacobs, Police Telecommunicator with a plaque and 5-year pin in recognition of his service.

**RESOLUTIONS**

1. Economic and Transportation Projects Manager Scottie Wilkins recognized those who worked on both the Pedestrian and Transportation Plans. A brief review was given along with updated summaries of each.

Commissioner Wilkerson asked that the Pedestrian Transportation plan be revised to show Lyon Street sidewalks extending to North Street and Commissioner Minor recommended the use of alternate colors to distinguish existing and proposed sidewalks on the plan.

Moved by Commissioner Wilkerson to adopt Resolution 2011-R-20: *Resolution to Adopt Pedestrian Transportation Plan* with the above changes; seconded by Commissioner Stallings. The motion received a unanimous vote.

2. Moved by Commissioner Stallings to adopt Resolution 2011-R-21: *Resolution to Adopt Bicycle Transportation Plan*; seconded by Commissioner Piper. The motion received a unanimous vote.

It was noted that the above plans will be incorporated as Appendices to the City Plan (Land Use and Comprehensive Master Plan) and Ordinance process.

3. City Planner Randy Cahoon provided a brief explanation of Resolution 2011-R-22: *Resolution to Adopt Consistency Statement in Reference to Amendments to §154.066 and §154.067 of the Zoning Ordinance*.

Moved by Commissioner Stallings to adopt Resolution 2011-R-22: *Resolution Adopting Consistency Statement in Reference to Amendments to §154.066 and §154.067 of the Zoning Code*; seconded by Commissioner Minor. The motion received a unanimous vote.

## STATUS UPDATES

City Planner Randy Cahoon reported on the following:

### Alamo

The property is now under a two-year lease and the case is being prepared for closure.

### 4-Way Quick Stop

Work progresses on this property. Mr. Thakur, owner of the property located at 116 South Durham Avenue, provided a progress update on work being performed. Commissioner Seagroves moved to adopt an ordinance amending Ordinance 2011-O-10: *An Ordinance Directing the Code Administrator to Remove or Demolish the Property Herein Described as Unfit for Human Habitation and Directing that a Notice Be Placed Thereon that the Same May not Be Occupied*. The proposed ordinance to read: *Be it ordained, that the effective date of Creedmoor Ordinance 2011-O-10 Adopted October 10, 2011 is hereby amended from December 1, 2011 to February 28, 2012. Except as herein amended, Ordinance 2011-O-10 shall remain in full force and effect. This the 14<sup>th</sup> day of November 2011* received a second from Commissioner Stallings. Commissioner Wilkerson made a motion to amend the ordinance to contain the stipulation that a demolition crew be onsite on the deadline date ready to begin destruction should the work not be completed. Commissioner Wilkerson's motion received no second. The original motion made by Commissioner Seagroves and seconded by Commissioner Stallings received the following vote:

Piper – Aye  
Stallings – Aye  
Seagroves - Aye  
Wilkerson – Nay  
Minor – Nay

The vote being insufficient to pass, the proposed Ordinance amendment shall be put to a revote at the November 22, 2011 Board of Commissioners Regular Meeting.

### Burned-down house in Golden Pond

Notice of violation was issued on November 8, 2011 with demolition to follow.

### USDA Water/Sewer Projects

City Manager Tom Mercer reported that the USDA project is on target and proceeding well. West Lyon Street and Hawley School Road to receive water line installation. After Thanksgiving a bore is planned under Douglas Drive.

Robertson Creek interceptor sewer line installation pictures show a depth of 35 to 40 feet. The water booster pump station to receive underground electric then concrete slab and framing.

The water tower bowl is taking shape and providing an indication of its future size.

### **ORDINANCE 2011-O-09: 154.045 Hazardous Industry Overlay District**

Community Development Administrator Rick Flowe provided an overview of the preparation of the ordinance by the Planning Board, briefly describing its future implementation into the Comprehensive Development Plan.

City Manager Tom Mercer asked how the review process of the development plan by the Planning Board can be expedited. Planning and Zoning Administrator Rick Flowe recommended separate work sessions in addition to the monthly planning board meetings. This suggestion has been met with reservation by the Planning Board and Administrator Flowe stated that, with the recommended review process, the Planning Board could take up to one year for review. The Finance and Administration Committee, Mayor Moss and City Manager Mercer pledged to schedule a meeting with the Planning Board to facilitate their work schedule to better review the proposed development ordinance.

City Attorney Tom Currin suggested treating natural gas collection companies in like form to the petroleum collection facilities, thus requiring the same compliance with regard to hazardous industries.

No motion was made to adopt Ordinance 2011-009: *154.045 Hazardous Industry Overlay District*.

**CITY MANAGER'S COMMENTS**

City Manager Tom Mercer outlined the span of the Time Warner Cable increases which are to take effect December 2011.

**COMMITTEE REPORTS**

**Finance, Administration, & Intergovernmental**

Commissioner Piper reported that the City's financial packet was delivered to the local government commission for review on November 8<sup>th</sup>. No comments on the packet have been received.

**Energy, Environment, & Natural Resource**

None

**Public Safety**

None

**Transportation Infrastructure**

Commissioner Wilkerson reported on a drainage pipe under Ferbow St. and its adjacent catch basin which need to be addressed. Public Works Director Brian Wilson stated that the storm drainage infrastructure has been studied and no link to the sink hole on the nearby property has been found. Commissioner Wilkerson and Mr. Wilson to meet at the property on November 16<sup>th</sup> at 9:00 a.m.

**Community & Economic Development**

None

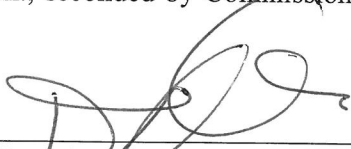
**MAYOR'S COMMENTS**

None

**ADJOURNMENT**

Moved by Commissioner Stallings to go into closed session (per G.S. 143-318.11 (5)) to discuss property acquisition and (per G.S.143-318.11 (6)) personnel issues; seconded by Commissioner Wilkerson. The motion received a unanimous vote.

Upon returning from closed session, there being no further business before the Board, Commissioner Wilkerson moved to adjourn the meeting at approximately 7:30 p.m.; seconded by Commissioner Stallings. The motion received a unanimous vote.

  
\_\_\_\_\_  
Darryl D. Moss, Mayor

ATTEST:

  
\_\_\_\_\_  
Robin E. Reif, Deputy City Clerk



