

MINUTES OF
CITY OF CREEDMOOR – BOARD OF COMMISSIONERS
PUBLIC INFORMATIONAL MEETING
JANUARY 12, 2006
7:00 P.M.

PRESENT:

Mayor Darryl D. Moss, Mayor Pro-tem Tim Karan, Commissioner Angela Mangum, Commissioner Otha Piper, Jr., Commissioner Kent Ray and Commissioner Larry Robinson. Also present was Mr. Robert A. Schaumleffel, Jr., City Manager, Sandra Harper, City Clerk, Attorney Tom Currin and Attorney Lori Dutra.

INVOCATION:

Mayor Darryl D. Moss

PLEDGE OF ALLEGIANCE:

Commissioner Larry Robinson

OPENING REMARKS:

Mayor Moss welcomed everyone. He announced that our City Inspector would help people find a seat. Mayor Moss said that once full capacity is met where all seats are taken we will have a second session and repeat the presentation for those waiting outside. Mayor Moss said that General Statute 160A-81 clearly anticipates that sometimes the City Council will have a Public Hearing that is too large for a meeting room and it expressly permits a Council to establish rules under which groups of people for and against the proposal send delegates into the meeting room so that there is some sort of system for making sure that both the pros and cons are represented in this room and the statute overrides any argument that the hearing was improper.

Mayor Moss announced that this evening's meeting was not the Public Hearing but was the Public Information Meeting, which gives the City an opportunity to present the plan of services and also allows affected property owners the opportunity to ask questions. He also announced that the Public Hearing is scheduled for January 31, 2006. He said that the Board would stay as long as it takes to allow everyone to speak. He encouraged that once people speak and get their questions answered to step outside and allow their neighbors a chance to speak.

Mayor Moss recognized the City Board members, Creedmoor staff, Attorney Currin and Attorney Dutra, Buddy Blackburn and Dan Boone of the Wooten Company, Representative Jim Crawford, County Commissioner Zelodis Jay, County Commissioner Ron Alligood and Ms. Carlene Fletcher, Mr. Edgar Smoak and Mr. Tom Lane from the Butner Advisory Board that were in attendance this evening.

Mayor Moss reiterated that the Public Hearing was scheduled for January 31, 2006 at 7:00 p.m. at this same location. He announced that the Wooten Company would do a presentation and afterwards there would be a presentation from the City of Creedmoor Voluntary Fire Department. Mayor Moss said that following those presentations, he would open up the floor to questions. He noted that there was a signup sheet outside the door and he would start with questions from that sheet.

Mayor Moss said that on November 22, 2005, the City of Creedmoor Board of Commissioners enacted a Resolution of Intent to consider the annexation of two areas:

- West Lake Road (Hwy. 56) Corridor
- Kayser Roth Tract

The Resolution of Intent does the following:

1. Describes the boundaries of the areas under consideration for annexation.
2. Fixed Thursday, January 12, 2006 for a Public Informational meeting. Tonight's PIM requires that the City 1) explain the Annexation Report and allow affected property owners an opportunity to ask questions. This meeting must take place no fewer than 45 days and no more than 55 days after passage of the Resolution of Intent.
3. Scheduled Tuesday, January 31, 2006 for a Public Hearing on the annexation. The Public Hearing must take place no fewer than 60 days and no more than 90 days after the passage of the Resolution of Intent.

Mayor Moss emphasized that the Annexation Report was approved on November 22, 2005 and has been available to the public for view in the office of the City Clerk.

The Annexation Report includes:

1. A map of Creedmoor and adjacent territory showing the following information.
 - The present and proposed boundaries of Creedmoor; and
 - The proposed extensions of water mains and sewer outfalls to serve the annexed area.
2. A statement that the annexation meets the requirements of NC GS 160-A-36 (regarding the area to be annexed).
3. A statement setting forth Creedmoor's plan for extending municipal services to the area. These plans shall:
 - Provide for extending police and fire protection, solid waste collection and street maintenance services to the annexed area on the date of the annexation in substantially the same manner as provided to the rest of Creedmoor.
 - Provide for the extension of water mains and sewer lines to the area to be annexed.

- Set forth the method under which Creedmoor intends to finance the extension of these services.
4. State the impact of the annexations on any rural fire department, fire protection and fire insurance rates in the annexed area.
 5. State how the proposed annexation will affect the municipality's finances and services.

The purpose of this Public Information Meeting is two-fold: 1) the annexation report shall be explained and 2) property owners in the areas to be annexed and all residents of Creedmoor can ask questions and receive answers about the proposed annexation.

In North Carolina, municipalities can expand their boundaries (corporate limits) through annexation, a legal procedure by which land outside a city or town become part of the municipality.

The NC General Assembly has delegated this authority to municipalities. The Legislature sets out what responsibilities and authorities that municipalities have, and the ability to annex is one of the authorities granted.

There are two main kinds of annexation; citizen requested and city initiated annexation.

Citizen requested (voluntary) annexations occur when 100 percent of the property owners petition for their property to be taken into the municipality. The governing board then evaluates the situation and votes on whether to annex the property.

Under City initiated (involuntary) annexations, a municipality can annex an area, if it is developed to certain levels (specified by state law) and if the city can show that it can provide municipal services to the property owners in the area. If the property meets the urban standards and the city follows a lengthy process spelled out in the State statutes, the annexation can be done.

Cities and towns cannot arbitrarily annex a persons land. The General Assembly set up strict standards for what areas can be annexed. If the land is not developed to those standards, it cannot be annexed. Also, the municipality must be able to provide municipal services to the area within two years of the date of annexation.

The area to be annexed must meet the requirements of NC GS 160A-36. This statute requires that the total area to be annexed meet the following standards:

1. The area must be adjacent or contiguous to the City of Creedmoor's boundaries at the time the annexation proceeding is begun.
2. At least one-eighth of the aggregate external boundaries must coincide with the City of Creedmoor's boundary.

3. No part of any area shall be included with the boundary of another incorporated municipality.
4. The entire area must be developed for “urban purposes” at the time of approval of the annexation report.

- Urban purposes mean any one of the following:

- The use and subdivision test are met:

Use test – 60% of the lots and tracts are in the area at the time of annexation are used for “residential, commercial, industrial, institutional or governmental purpose.” This means no less than less than 60% of the lots/tracts must have an actual use. Other than for agriculture; and

Subdivision Test – not less than 60% of the acreage which is not being used for commercial, industrial, institutional or governmental purposes (and consequently is being used for residential purposes) and is vacant must be subdivided into lots/tracts of 3 acres or less in size.

- All tracts in the area to be annexed are used for commercial, industrial or governmental purposes.
- The entire area consists of certain county water and sewer districts.

- The acreage used for commercial, industrial, and governmental purposes shall include acreage actually occupied by buildings and other man-made structures plus other necessary and appurtenant areas (e.g. for ingress, egress, parking, utilities, etc.). Streets and street right-of-ways shall not be used to determine area.

5. In fixing new municipal boundaries, recorded property lines and streets shall be used as boundaries.

Area 1 – West Lake Road (Hwy. 56) corridor and Area 2 – Kayser Roth Tract meet the requirements of NC GS 160A-36.

Once tonight’s informational meeting is over, we expect to refine the annexation report.

Mayor Moss said that he committed to Edgar Smoak of the Butner Advisory Board that we would acknowledge for the record that on January 5, 2006 the Butner Advisory Council adopted a Resolution to explore Incorporation. We will ask our staff to evaluate what affect, if any, that action may have on our plan.

The next step in the process will be the Public Hearing on Tuesday, January 31, 2006 at 7:00 p.m. here at City Hall.

The law states that all property owners in the areas to be annexed and all residents of the Creedmoor “shall be given an opportunity to be heard.”

After this, the Creedmoor Board of Commissioners may choose to reduce the area proposed for annexation and change the report. It may decide not to annex. If the Board decides to move ahead, it adopts an annexation ordinance that sets the effective date of the annexation, specifies the area to be annexed and how this area meets the standards spelled out in the state statutes.

Mayor Moss repeated that the process this evening was to give everyone a chance to speak and to please sign in on the sheet outside the conference room doors. He said that the Board would stay this evening for as long as it takes to give everyone a chance to speak to ask questions.

Mayor Moss introduced Mr. Dan Boone and Mr. Buddy Blackburn of the Wooten Company.

Mr. Buddy Blackburn addressed the Board and gave a PowerPoint presentation as follows:

Annexation Report and Plan of Services for the City of Creedmoor

Purpose of the Annexation Report and Plan of Services

- Demonstrate compliance with statutory requirements
- Identify major city services that will be provided
- Describe method to finance the extension of services
- Provide a statement of the annexation’s impact on volunteer fire departments and private solid waste collectors.

Areas Proposed for Annexation

- Area 1, West Lake Road Corridor area is located along both sides of NC 56 West southeast of the I-85 interchange
- Area 1 includes 16 residential, 8 institutional, 34 commercial, 1 industrial, and 16 vacant properties
- Area 1 includes 276 dwelling units and an estimated population 659

Areas Proposed for Annexation

- Area 2, Kayser Roth Tract is located in east central Creedmoor on the south side of NC 56 east of the Bowman Road intersection
- Area 2 includes 3 industrially-used parcels

General Criteria for Involuntary Annexation

- Be adjacent to and contiguous with the current corporate limits
- Have at least one-eighth (12.5%) of the total boundary contiguous to the current corporate limits
- Not be located within another incorporated municipality
- Be developed for urban purposes

Developed for Urban Purposes Tests

- All or part of proposed annexation area must be developed for urban purposes
- Use and subdivision test
 - At least 60% of lots are used for commercial, industrial, governmental, or institutional purposes
 - At least 60% of the vacant and residential acreage is subdivided into lots 3 acres or less in size.
- Nonresidential use test
 - All parcels are used for commercial, industrial, governmental, or institutional purposes.

Area 1 Statutory Compliance

- Contiguous boundary: 15.25%
- Use and subdivision test
 - 78.67% of all lots are used
 - 78.89% of the vacant and residential acreage is subdivided into lots 3 acres or less in size

Area 2 Statutory Compliance

- Contiguous boundary: 100%
- Nonresidential test
 - All of the lots within the proposed annexation area are used for industrial purposes

Municipal Services Evaluated in the Annexation Report include:

- Police Protection
- Fire Protection
- Emergency Medical
- Solid Waste Collection
- Street Maintenance
- Street Lighting
- Water and Sewer
- Planning, Zoning, and Inspections

Police Protection

- Creedmoor Police Department will provide police protection services following annexation
- Employment of one additional patrol officer is proposed

Fire Protection

- Creedmoor VFD currently provides fire protection services to a portion of Area 1 and to all of Area 2
- Butner Public Safety Division provides services to the remainder of Area 1
- Following annexation, the Creedmoor VFD will serve both areas

Fire Protection

- Butner Public Safety Division will continue to serve a portion of Area 1 until the General Assembly takes action to remove properties from the Butner Fire District
- After General Assembly action, property owners will no longer pay the Butner Fire District tax of 25 cents per \$100 assessed value

Emergency Medical

- Granville County Emergency Medical Service will continue to provide services following annexation
- Annexation will not affect the provision of this service

Solid Waste Collection and Disposal

- City to provide weekly curbside garbage service to all residential dwellings
- Residential homeowners will pay a monthly garbage fee of \$11.00
- Nonresidential customers will continue to contract with private firms

Street Maintenance

- City maintenance of Aerial Avenue and Capital Drive proposed
- Repaving and maintenance of these streets will be per adopted City policies
- All major thoroughfare streets will continue to be maintained by NCDOT

Street Lighting

- 16 new streetlights proposed in Area 1 and 2 streetlights in Area 2
- Location of new street lights are based upon City policy
- Costs for the installation and operation of streetlights are paid by the City

Water and Sewer Service Area 1

- Existing Lyon Station Water and Sewer District customers will continue receiving service from the utility district
- Properties outside of the utility district service area will be provided utility service by the City of Creedmoor
- 4,500 ft. of gravity sewer line proposed
- 5 additional fire hydrants proposed

Water and Sewer Service Area 2

- 450 ft. of gravity line, a pumping station, and 1,000 ft. of 4-inch force main proposed
- 3 additional fire hydrants proposed

Water and Sewer Service

- Construction of necessary utilities will be initiated within 1 year following the effective date of annexation
- Current City of Creedmoor utility customers will no longer pay outside rates
- Extensions of city-owned water and sewer lines will be made per existing city extension policies
- Extensions of utility district lines will be made per the utility district's current extension policies

Planning, Zoning, and Inspections

- Many of the properties are currently within the City's ETJ
- Granville County zoning on properties not currently within the City's ETJ will remain in effect until the City adopts zoning or 60 days after the effective date of annexation, whichever occurs first

Method of Financing City Services

- The majority of city services will be financed through the City's General Fund
- General Fund financed services include police, fire, solid waste collection and disposal, street maintenance, street lighting, and general City services
- Necessary water and sewer system improvements will be financed through the City's Water and Sewer Capital Fund

Summary of Annual Operating Costs

\$ 60,000.00	Police
\$ 23,000.00	Fire
\$ 2,112.00	Garbage Collection
\$ 15,903.00	Street Maintenance
\$ 1,777.00	Street Lighting
\$ 2,800.00	Utility Systems O&M
\$105,592.00	Total

Summary of Capital Costs

\$ 32,000.00	Water System Improvements
<u>\$432,750.00</u>	Sewer System Improvements
\$464,750.00	Total

Projected Revenues

- Major sources of revenue include:
 - Real and personal property tax
 - Sales and use tax
 - Beer and wine tax
 - Water and sewer user fees
 - Utility connection and capacity fees
 - Powell Bill funds

- Garbage collection fees
- Vehicle license fees

Summary of Annual General Fund Revenues

\$366,673.00	Property Tax
\$110,659.00	Sales and Use Tax
\$ 2,917.00	Beer and Wine Tax
\$ 15,903.00	Powell Bill Funds
\$ 2,112.00	Garbage Funds
<u>\$ 5,520.00</u>	Vehicle License Fees
\$503,784.00	Total Annual General Fund Revenues

Summary of Utility Fund Revenues

\$ 7,380.00	Water and Sewer User Fees
\$<4,710.00>	User Fee Loss
\$ 6,375.00	Connection Fees
<u>\$67,500.00</u>	Capacity Fees
\$76,545.00	Total Utility Fund Revenues

Benefit to Owners

- Fire protection services from the City of Creedmoor
- No \$0.25 fire district tax after General Assembly takes action to remove properties from the Butner Fire District
- Possible reduction of fire insurance premiums for some homeowners
- Police protection services from the City of Creedmoor

Benefits to Owners

- Weekly curbside garbage collection
- Curbside brush and yard waste collection
- Street lights

Cost to Owners

- City property tax – Current rate is \$0.69 per \$100.00 assessed value
- Monthly garbage fee of \$11.00 for residential users
- Annual vehicle license fee of \$10.00 per vehicle
- Utility connection and capacity fees for those making new connections

Remaining Steps in The Annexation Process

- Public Hearing on January 31, 2006
- Action on annexation ordinance scheduled for the February 28th, 2006 City Board meeting
- Proposed effective date of annexation is June 30, 2006.

Mayor Moss announced that Mr. Jimmy Minor would give a presentation on the Creedmoor Voluntary Fire Department.

Mr. Jimmy Minor, Assistant Fire Chief for the Voluntary Fire Department addressed the Board and gave a history of the Creedmoor Voluntary Fire Department. He advised that the Creedmoor Voluntary Fire Department was established in 1939 after the City's water system was built. The department has remained a Voluntary Fire Department for 67 years. During this time the department has served the areas from the Tar River to the cross road of Hwy. 98 and Hwy. 50 to the Durham County line. Over the last decades other departments have been formed and they include Stem Fire Department, Brassfield Fire Department, Stony Hill Fire Department, Corinth Fire Department, Butner Public Safety and Redwood Fire Departments. He noted that these were all areas previously served by the CVFD.

Mr. Minor said that the CVFD has the following

- One class "a" engine
- Three class "a" pumper tankers
- One brush truck
- One class "a" rescue engine with a full compliment of Hurst tools (Jaws of life, Rams, Air bags)
- FFF foam for petroleum fires
- Swift water life jackets and ropes for water rescue
- One 12,000 lb wench for secured vehicles at accident scenes
- Four SCBAS
- One 6Kw generator for light at scenes

He also advised that the truck has a 1,250 Gpm pump and 500 gallons of water with a 1,000 Gpm deluge gun for large fires.

The Creedmoor Voluntary Fire Department had a total of 3,407 man hours training in 2005. The department trains in the following areas through VGCC, which is standardized through the Department of Insurance:

- Personal Protection Equipment
- Emergency Medical Care
- Fire control
- Hose stream and appliance
- Live fire training
- Fire safety
- Forcible entry
- Ventilation
- Water supply
- Alarms communication
- Emergency Vehicle Driver
- Thermal imaging
- Ropes

- RIT Training
- Wildfire Fighting
- Fire pumps
- National incident management system
- Fire ground operations
- LP gas emergency
- LP gas bulk tank controls
- Hose procedures
- Intro to disasters
- Hazmat operations level 2
- Terrorism training
- Four gas air monitoring
- Fire Inspections
- Confined Space
- CPR
- Blood born pathogens
- Rescue training
- Vehicle extraction
- Life flight operations

Mr. Minor said that the above were just to name a few of the man hour training classes. He noted that each new Fire Fighter is required to attend a 48 hour rookie class that teaches the basics of fire training. The State of North Carolina Department of Insurance requires that every Fire Fighter must train for a minimum of 36 hours per year to maintain his/her certification. He said that presently the department has one paramedic, eight EMT, and the other members are either First Respondent Fire Fighters 2 certified, Fire Fighter 1 certified or rookies that will become certified.

Mr. Minor said that the CVFD has a fire and rescue protection area with a radius of approximately six miles that includes 6,500 people in Southern Granville and North Wake Counties. The CVFD also provides rescue services for Butner Public Safety including Interstate I-85 from Falls Lake to the Tar River. The CVFD ran 243 calls in 2005, which consisted of 56 working fires, 74 vehicle accidents, 86 alarm calls, 9 gas spills/hazmat and 19 service calls.

Mr. Minor said that the CVFD ran the following mutual aid calls:

- 45 mutual aid calls to Butner Public Safety and received 2 mutual calls from Butner Public Safety
- 5 mutual aid calls to Brassfield Fire Department and received 6
- 8 mutual aid calls to Stem Fire Department and received 5
- 2 mutual aid calls to Redwood Fire Department and received 0
- 2 mutual aid calls to Stoney Hill Fire Department and received 2

Mr. Minor said that for the proposed annexation area, Butner Public Safety ran approximately 100 calls in 2005.

Mr. Minor said that from the Creedmoor Voluntary Fire Department to the closest area to the proposed annexation area is 1.2 miles and the furthest boundary is 3.1 miles. He noted that from Butner Public Safety it is 3.1 miles to the proposed annexation area and the furthest is 4.0 miles. The CVFD has a fire protection rating of a class 6, while Butner Public Safety has a class 5 rating. He said that there would be no change in property owner's fire insurance premium according to the Department of Insurance. He explained that the insurance companies classify the different categories as follows:

- Class 10 is not a rated department,
- Class 9S to 7
- Class 6 to 1 (with 1 being the best rating)

Mr. Minor said that a rating of class 6 to a class 1 pay the same insurance premium. He noted that the Department of Insurance said by State law an insurance company can not charge more than 10% from a class 9S to a class 1 rated department on a home owner policy. However, CVFD believes with the proposed improvements to the department it would be reclassified to a class 5.

Mr. Minor ended his presentation by saying that to meet future demands for annexation of Hwy. 56 West and Kayser Roth the CVFD will need to staff the department with two fire fighters Monday through Friday from 7:00 a.m. – 6:00 p.m. and purchase a ladder truck to provide the required level of protection. He said this would be beneficial not only in the proposed annexation areas but also citywide.

Mayor Moss thanked everyone in advance for respectful behavior this evening. He said that this is a question/ answer session and the Board would do their best to take care of everyone this evening. Mayor Moss said that he would take the sign in sheet and go down the list in numerical order. He reiterated that the Board would stay here this evening as long as it takes to give everyone a chance to ask questions.

Mr. Ken Pelton of Rogers Point addressed the Board to ask why the City of Creedmoor and the State District of Butner do not combine. He said that he lived in Rogers Point and would be affected.

Mayor Moss said that Rogers Point is not part of this annexation.

Mr. Randy Perry of Randy's Cue & Sports Bar addressed the Board and said that the annexation would cause an additional strain on water/sewer. He asked how they planned to handle this issue. He added that every time a toilet is flushed it would go to Butner.

Mayor Moss referred this issue to Mr. Robert A. Schaumleffel, Jr., City Manager.

Mr. Schaumleffel, City Manager said that as the report stated the City will provide the same level of service to the proposed annexation area. He said as identified in the annexation reports there are capital projects that need to be addressed and there is a time frame according to the NC General Statutes that they must be completed.

Mr. Tom Taft, Associate Owner of Granville Oak Apartments said that with the annexation he will be to paying over \$100,000 in taxes per year and asked what additional services would be offered at that rate. He said that he currently has Police protection, Fire protection with a full time Fire Department and a ladder truck, water/sewer and street lights. He noted that he pays for private garbage collection and he pays for the street repairs.

Mayor Moss said that the General Statutes do not say that they have to offer additional services but as he understands that the statutes according to community growth, the area as stated does meet the developmental requirements. He said that the residents in that area will have a chance to vote in decision making as it relates to their community if the annexation takes place. He said that at this time the residents do not have this option because the decisions are primarily made in Raleigh. He said that one of the benefits as an American is to have a say in local decisions.

Mr. Taft said that the Commission would concede that there are no economic benefits on the foreseeable horizon for his \$100,000.

Mayor Moss said that there would be because the City of Creedmoor would be able to help Granville County to continue its economic development for all of us. He said that the Board strongly believes that a strong Creedmoor is extremely important, not only to Granville County but to our region and also to our State and our nation.

Mr. Taft said that the Butner Fire Department has a ladder truck and the City of Creedmoor does not. He said that he felt that there would be a reduction of fire protection with the Volunteer Fire Department with no ladder truck.

Mayor Moss said that was incorrect because they have mutual aid agreements and they make those calls everyday with Butner Public Safety and all the other departments in our area.

Mr. Taft asked what happens if the General Assembly does not agree to abolish the additional tax that we now pay for the fire/police protection that they receive from Butner.

Mayor Moss said that there have been discussions on this matter because they agree that this would not be a fair thing to do. He said that they are depending on the Legislature to make sure that they are not double taxed.

Mr. Taft asked Mayor Moss to explain how they will provide water and sewer to the apartment complex when they do not own the lines or the system.

Mr. Robert Schaumleffel, City Manager said that the City of Creedmoor was part of the South Granville Water and Sewer Authority and two of the Creedmoor Board members sit on the SGWASA Board. He said that there was equal representation with all the entities. He noted that as of January 1, 2006 SGWASA started full operation. He said that the Legislature was in the process of distributing assets.

Mr. Taft asked if there is a possibility that they would not be able to provide the water and sewer.

Mr. Schaumleffel said that they would be able to provide adequate water and sewer.

Mr. Dan Boone said that the current service is adequate and should not change.

Mr. Taft asked if the Board is aware and have they considered that there may be a conflict with the Legislation that extended the Authority of the Butner Fire and Police Department and there may be a gray zone that may become a bar to the annexation.

Mayor Moss said that they have taken this into consideration.

Mr. Taft asked if they are aware that is an issue that has not been clarified and the City may lose in that litigation.

Mayor Moss said that they are aware of this.

Mr. Taft said that he had left three messages for the City Manager and asked that in all due respect of him to call him. He said that if you annex his property can he be assured that the City Manager will return his calls.

Mr. Taft said that he hoped that the Commissioners will think about fairness and equity in making this decision. He said that in his case they receive nothing from this other than the benefit that the Mayor described. He said that he had been annexed 27 times in properties that he owns and never in opposition because they have all been fair annexations and they made sense but he felt that this one does not.

Mr. Joe Bryant, 1619 Hwy. 56 West said that he is an active farmer and home owner and said that he also has farmland next to his property. He said that his understanding is that he can grandfather his home into his farmland.

Mayor Moss said that there is a provision in law that would allow you to continue and not be taxed under the annexation law.

Mr. Bryant said that he has a cattle barn, work pen and fenced pasture that is included in the property and asked if cattle is allowed within the City limits of Creedmoor.

Mayor Moss said that under certain circumstances farmland can be annexed but there is a provision that a property owner will not have to pay municipal taxes on the farm so long as it is being used as a farm and receiving a tax evaluation as such.

Mr. Bryant asked if it was fair to the older people that have lived here for years.

Attorney Currin said that in response to the question of farming, if the land is presently subject to present use valuation and qualifies as a bonafide farm and the County certifies that to the City as a bonafide farm it is exempt from being a part of the City for all except two purposes; 1) for the purpose of being part of the City for any further extension from annexation as officially part of the City limit; 2) Under Section 19, Chapter 160-A,

Planning and Zoning. He said that what it is basically saying is that it would have to be a bonafide farm and continuously in use.

Ms. Lydia D. Bryant, 1619 W. Hwy. 56 addressed the Board and asked what tax fees or impact fees would be assessed to the property owners.

Mr. Robert Schaumleffel, City Manager said that presently there was a connection charge of \$733.50 for water/sewer.

Ms. Bryant asked if these fees would be mandatory and also inquired about impact fees.

Mr. Schaumleffel said that water/sewer connection would be mandatory but impact fees were associated with developments and would not affect her property.

Mr. David Hockaday, 1600 Hwy. 56 West addressed the Board and inquired about how many sanitation/street workers would be added and also asked if they anticipated new equipment to handle the streets.

Mr. Schaumleffel, City Manager replied that the sanitation was contracted out and that the City recently hired a new Public Service Director for the Maintenance Department and Water Treatment Plant.

Mr. Harold Jenkins, 403 Fleming Street addressed the Board and asked if all people wishing to speak at the Public Hearing are to be sworn in under oath before speaking.

Mayor Moss said that he had not thought about it and was not sure that it had ever been done for a Public Hearing in Creedmoor.

Mr. Jenkins said that he and his wife own two pieces of property in the proposed annexation and asked what good would come of the annexation.

Mayor Moss said that the General Assembly has set forth the mechanism that they think about how Cities should grow when areas around them have developed to a certain level. He said that the City feels that area meets those requirements and are using the laws set forth to accomplish that. He said that Creedmoor has an opportunity as well as Butner, Stem, Stovall, Oxford and Wilton to enhance the quality of life not only for our County but for our region as well.

Mr. Jenkins said that it was said earlier that this would be good for industry and suggested that the Board reconsider that decision. He said that he is a member of the Economic Development Board and in attendance this evening was the Director of that Board and they are against the annexation.

Mayor Moss said that there is one industry in the proposed annexation and that is Altec. He said that they are going on the corridor of Hwy. 56 and it does not look at anything outside of that. He said that the City does understand the value and importance from an economic development standpoint of industry both commercial and residential in Granville County.

Mr. Jenkins inquired about a previous meeting that was held with the Commissioners where it was said that the City had a shortfall of \$100,000 in the budget.

Mr. Robert Schaumleffel, Jr. said that he was not aware of such a meeting. He said that every meeting that has taken place was open to the public.

Mayor Moss said that if he has a specific date in mind they would be glad to go back through the minutes.

Mr. Jenkins asked if the City of Creedmoor is working on a break even basis.

Mayor Moss said that to the best of his knowledge the City is not in any financial trouble.

Mr. Jenkins inquired if it would be necessary to do this if the City is on a break even basis. He said that he understood that the laws were put in place for Eminent Domain for taking land by virtue and by taking money that it produces.

Mayor Moss said that there will be revenues associated with the annexation but there is also the responsibility to continue to provide the services.

Mr. Jenkins said that the property owners of the proposed annexation area are happy with the way things are right now, Butner is doing well and Creedmoor appears to be doing well so ” if it aint broke why fix it?“

Ms. Kathy Davis of Rogers Point addressed the Board and said that she realized that they are not currently in this annexation process and asked if there were future plans for annexation of this area.

Mayor Moss said that it is not part of this proposed annexation. He said that it was included in the overall study but they chose not to include it in this annexation.

Ms. Davis asked Mr. Blackburn of the Wooten Company about the Fire Protection of Butner Public Safety.

Mr. Blackburn said that the City could request of the Legislature to have the areas that are in the Butner Fire District to be removed from that District.

She asked if Rogers Point would be under Creedmoor’s jurisdiction.

Mr. Blackburn replied that the properties that would be in the annexation area would only be under Creedmoor’s jurisdiction.

Ms. Davis asked if Butner Public Safety would be willing to come into Rogers Point that is not annexed.

Mr. Blackburn said that would be a question for Butner.

Mr. Schaumleffel, City Manager said that as long as Rogers Point residents are paying the \$0.25 they would be covered by their services.

Ms. Davis asked why the Board did not consider accommodating everyone and having the meeting somewhere else.

Mayor Moss said that they gave it some consideration but decided that they preferred to do this in their own environment. He reiterated that the General Statutes does not require it.

She asked if that was fair to the public.

Mayor Moss again said that the Board is willing to stay no matter how long it takes to give everyone the chance to ask questions.

Ms. Davis asked if the minutes would be available for the public to view.

Mayor Moss said that the minutes would be posted on the City's website; www.cityofcreedmoor.org. He noted that it would probably take a couple of days to transcribe as lengthy as this meeting will be.

Mr. Ronnie Elliott of Shelliot Square had concerns of the Police coverage. He said that Granville County was under the Federal Voting Rights Act as well as about 40 other counties and asked if the City had cleared the annexation plan as it comes together to meet all the Federal guidelines.

Mayor Moss said that is a submission that will take place after the Annexation Resolution has been adopted.

Mr. Elliott asked how the City came up with the addition of only one Police Officer to cover an area that is now covered by many more. He said that he would like to know how many patrol officers that the City has now and when you add one more how many will be on duty. He said he would like to know the logic behind one officer having a reasonable chance of patrolling that area and providing safety.

Mayor Moss said that at the beginning of this meeting he commented that after this meeting they may choose to refine their report. He said that what we have learned after the information was relayed from Chief Pollard to Buddy Blackburn of the Wooten Company is that Butner Public Safety assigns one officer per shift to patrol that area and that is also our intent. He said that was a slight misstatement in the presentation.

Mr. Elliott said that it takes four people minimum to cover an around the clock shift. He asked if the City was going to hire one person but pull three others off your existing patrols and delete your present service to provide us that protection.

Mr. Robert Schaumleffel, City Manager said that the City presently has 16 officers and the Chief. We are continually having discussion of Police and Fire services. The Chief has applied for grants and is looking at other law enforcement grants. He said that the City has a good track record of responding to service delivery in the community and there is no reason that the service delivery will be any different than what you are used to

currently. He noted that the staff that the City currently has is real professional and we feel comfortable with that.

Mr. Elliot asked if what the City Manger was saying is that the City of Creedmoor is currently overstaffed.

Mr. Schaumleffel, City Manager responded by saying that he did not say that the City is overstaffed. He said that if you ask any Fire Chief or Chief of Police in the Country they will say that they never have enough personnel. We are constantly looking at our service delivery and if it dictates that we need more than just this discussion for the area we will address that issue in whatever fashion needed.

Mr. Elliott asked if the Board considered the property owners and their feelings about what they felt they need or was the City just looking at how to get through the process.

Mr. Robert Schaumleffel, City Manager said that they look at this area of service the same as the other area of service. He said that the City has to provide the same level of service. He said that as presented earlier from the Assistant Fire Chief, there are more mutual aid responses coming from Creedmoor than the other way.

Mr. Elliott asked if the City is committing to us this evening saying that if we say that it is dangerous out there or the statistics don't support that we are getting adequate coverage you will put the money out for additional coverage.

Mr. Schaumleffel, City Manager said that if the statistics justify needing additional personnel, then we will do so.

Mr. James Shelley addressed the Board and asked if the Board was aware that just because you feel comfortable saying that you are going to offer us services that are equal to what we currently have does not make us comfortable.

Mayor Moss said that this is a Public Information Meeting. He said that information flows two ways. The information flows from us to you, which was our presentation by the Wooten Company and the Fire Department. He stressed that now it is flowing from you back to us. Mayor Moss emphasized that as it was stated earlier, our Board is not taking any action on this proposed annexation until February 28, 2006. The Board will continue to gather information about this action. He said that three things could occur; 1) the annexation could be changed in some way, 2) the Board could decide not to annex, or 3) the Board could move forward with the annexation.

Mr. Shelley said that there will be litigation fees and additional fees that will have to be altered and asked if the citizens of Creedmoor are prepared to pay these fees.

Mayor Moss said that we understand that there will probably be a law suit.

Ms. Paula Ellington, Forest Lane and business owner on Hwy. 56 W. addressed the Board and asked as a private citizen, can you give me examples of advantages of the annexation of Hwy. 56 and how it will affect me tax wise?

Mayor Moss referenced what he said earlier about Legislation and how communities grow. He said that as a region the City will be able to be more efficient in how they deliver services. He emphasized that Creedmoor only controls approximately 20% of its watershed and is dependent upon our neighbors and the County to help manage that. He said that this annexation puts Creedmoor in a position to have a lot more control over what will be going on in our watershed. He said that this Board has made a determination that clean air and clean water are positively two things that are of strategic importance for the citizens of Creedmoor. He said that hopefully this annexation will help us to spread the load around and we will not have to increase taxes as we move forward.

Mayor Moss said that the next person on the list was Mr. Nathan Garren. Mayor Moss was told he was outside.

Mr. Steve Colenda, City Inspector said that there were numerous seats available inside the Commissioner's Room at this time as others had left.

Mr. Garren gave up his seat earlier and wished to pass on his time to speak.

Mayor Moss said that Mr. Harold Lay was next on the list to speak. Mr. Lay did not respond to his call so Mayor Moss called Mr. Joe Gonenc.

Mr. Joe Gonenc, General Manager of Altec addressed the Board and said that Mr. Taft with his questions helped him understand that everything is down to cost and benefit. He said that there would be a cost increase and there is no additional benefit.

Mr. Larry Mitchell, Business owner on Hwy. 56 West said that he had been self-employed for over 30 years and has brought jobs to this community. He noted that he is a 20+ year Volunteer Fireman and said that there should not be a rock throwing contest about Fire/Police because he loves the Police Department also. He asked that they consider from a business standpoint whether this is good for business owners or Creedmoor. He said that he has attended a few Board meetings and there has been concern of staff turnover in the Police Department. He noted that at one of the meetings the City Manager asked if anyone wanted a job.

Mayor Moss said that personnel had been a problem in North Carolina. He said that it was announced recently that unemployment is less than 5% at this time, which means that we are almost at full employment. He said that in the past we had an issue with the Police Department from a financial standpoint. He said because Creedmoor is a small community we would lose our officers to Butner Public Safety and the surrounding areas. He said that the City is continuing to improve the salaries to maintain our officers. He said the issue that Mr. Mitchell was referring to previously about employment was for openings in the Maintenance Department. He said that the City has the requirements of a High School education, a valid drivers license, drug testing and criminal investigation. Mayor Moss said that he was happy to announce that one of the openings in the Maintenance Department has been filled and we are ready to fill the other position. He also said that the Police Department was currently fully staffed.

Mr. Mitchell asked if \$60,000 would suffice to stop the turnover of the Police Department and support one Police Officer to answer 2,000 Police Calls.

Mayor Moss reiterated that earlier in the presentation that amount was a miscommunication from the Chief to the Wooten Company. Mayor Moss said that the City will have one Police Officer per shift.

Mr. Mitchell said that he believes that the CVFD does a wonderful job and they did help get the Brassfield Fire Department started. However, he said that the City has budgeted \$23,000.00 and a ladder truck starts at one-half million dollars. He asked how the City could hire two Firemen for this budgeted amount.

Mr. Jimmy Minor, Assistant Fire Chief for the CVFD addressed the Board and said that the Wooten Company came up with that figure without input from the CVFD. He said that the way they came up with that figure was by the area to be annexed and the portion that the Fire Department receives from City taxes based upon dollar per dollar per the existing tax rates. He noted that in actuality, it would be approximately \$150,000 per year increase for a ladder truck and two personnel for day time coverage.

Mr. Mitchell said that he understood that it has gone from \$23,000 to \$149,000 plus change. Mr. Mitchell said that some of his customers had approached him and said that if the City annexed this area the tax rate for Creedmoor would decrease.

Mayor Moss said that there was no discussion of a tax decrease.

Mr. Mitchell asked if there is a discussion of tax rate would the Board do a sworn statement on that issue.

Mayor Moss said that he would like to take care of the tax rate during our budget process in the usual manner.

Mr. Mitchell asked if the City plans to have the Police Officers and Fire Fighters certified like Butner Public Safety.

Mayor Moss said that is a great observation but that it had not been discussed.

Mr. Mitchell said that he heard the comments on how Legislation allows municipalities to grow but as a small proprietor that has brought seven businesses here to this town what would be the benefit for him. He asked how the annexation would help the community grow if he has to go up on the rent of the seven tenants.

Mayor Moss advised that the Granville County Commissioners has decided for Creedmoor that the City will be a bedroom community for Southern Granville County. Mayor Moss said that communities should have balance in regard to residential, industrial and commercial development. He said that our County leaders have made the decision that we will be the residential component for Southern Granville County then we take the industrial component out of the mix. He said that this action helps improve our balance. He said that we are continuing to grow and the commercial is continuing to grow as well and if we can maintain that momentum and continue to expand we should

be in a position to help you not only maintain what you are doing currently but also help the community grow and become more prosperous. He noted that there are three things that important in business; “location, location, location” and that is what we have here in Creedmoor. He said that we are 15 miles north of Durham, 20 miles north of Raleigh and Main Street is Creedmoor Road.

Mr. Mitchell asked that the Board to please consider the timing and what is taking place. He emphasized that this is a big undertaking. He said that he heard Commissioner Ray say at a meeting that he understood because if he was out there he would not like to be annexed either.

Mr. Wallace Peiffer, Coldwell Banker addressed the Board and said that he is afraid that if you annex Hwy. 56 West there will be more residential developments. He said that the local developers can not compete with the tract builders. He said that the tract builders do not use local people. Mr. Peiffer said that his number one client built 82 homes last year and has started 107 homes and he tried to come into Creedmoor to build but ran into resistance. He asked if the Board was aware that he had a conversation with a City Official that said that he did not want to use a local developer because he did not want that type of home in Creedmoor.

Mr. Robert Schaumleffel, City Manager said that what Mr. Peiffer said was correct. He said that he looked at the development that had been done by some of the local builders and it was a crime. He noted that the City is upgrading the entire operation because they are tired of the nonsense that is being put into the ground. He said that he will be glad to show him some of the projects that are not quality developments. Mr. Schaumleffel said that individual that he was talking about was told him not under that quality. He said that the City is willing to work with anyone but they do want quality developments that are not going to cost them money. He said that the City has hired a new Building Inspector, Public Service Director and a City Manager that has a lot of experience in building.

Mayor Moss said that the City Board, Planning Board and City staff have taken a more quality vs. quantity approach. Mayor Moss said that the City welcomes everyone but raised the standards of development. He said that there are currently standards in place that previously did not exist. He said that Mr. Bill Pervis was here earlier but has left and he fusses at me continuously about having to pay for new development and other people’s mistakes. He said that the City is trying to avoid such situations.

Mr. Peiffer asked if the Board is aware that Hunter’s Ridge has been there for approximately three years now. He said that the house that they have to build, for what they can pay for the land and the price that the builder can build it for, they can not compete in Creedmoor. He said that they have not sold any houses. He said that the developers can not afford the impact fees. Mr. Peiffer asked if the Board was as concerned as he is that if the City annexes out the Hwy. 56 Corridor that it will stifle residential or is it going to be one big tract neighborhood.

Mayor Moss said that he did think that the Hwy. 56 West corridor would become one big tract neighborhood.

Ms. Denise Winters of the Trading Post Pawn and Jewelry addressed the Board and said that once the City adds on 659 more residents and commercial businesses would there be more investigators. She said that she works with investigators in her line of business. She said that currently she is only able to get an investigator once a month and she needs one every three days to solve the crimes. She asked if there were plans to add an investigator because her investigator is training traffic patrol in front of the school.

Mayor Moss said that would be a point that the Board needs to consider.

Mayor Moss said that Mr. Robert Ellington was next on the list. Mr. Ellington waived his turn to speak.

Reverend Bernard Holliday addressed the Board and referred the Board to the State Code of North Carolina Article 4-A related to annexation. He had concerns of the watershed and clean water. He said that the water situation of the City of Creedmoor needs to be part of the annexation as part of the master plan. He asked to what extent has the Board been in dialog with the Butner Advisory Council or others in the Butner community about coming together as an entity to provide quality service as outlined on the annexation plan for Public Safety, water and waste disposal.

Mayor Moss said that the City of Creedmoor is a member of the South Granville Water and Sewer Authority and Commissioner Karan and Commissioner Ray represent the City of Creedmoor on the Board. He noted that they are working to secure additional long term resources for the City. He said that the City has not communicated with the Butner Advisory Board about some type of merger.

Reverend Holliday asked if the Board did not deem it necessary to entertain such an option.

Mayor Moss said that the City of Creedmoor has already incorporated and does not have to go to the Legislature to do anything special. He said that if Butner would like to do something like that they could come to us or we could go to them and it could literally happen almost overnight.

Reverend Holliday referred to a report from 1998 where there was a proposal that was shared with Butner and it remained dormant until recently. He said that there is a model and he hopes that this concern will be addressed.

Mayor Moss announced that Page Tuttle was next on the list to speak. Ms. Tuttle did not respond.

Mayor Moss said that Ms. Vicki Bass was next on the list to speak.

Ms. Vicki Bass addressed the Board and asked if there was a cost benefit analysis available.

Mr. Schaumleffel, City Manager said that there was financial information inside the Annexation Report that entails anticipated revenues to be collected and expenses.

Ms. Bass asked if she could have a copy of the presentation this evening.

Mayor Moss said that they were available this evening.

Ms. Bass asked if people that currently have wells will be able to keep their wells.

Mayor Moss said that this will be handled on a case-by-case basis. He said that there have been cases where individuals have been able to have a well based upon health reasons.

Ms. Bass noticed that the annexation areas have changed from the prior meeting last year.

Mayor Moss said that the initial annexation had 13 areas.

Mr. Buddy Blackburn said the initial annexation had 7 or 8 feasible areas for annexation.

Ms. Bass asked why they changed this particular area 1.

Mayor Moss said that it was because of the 1/8% requirement. Mayor Moss read GS 160A-36 (2): At least one eighth of the aggregate external boundaries of the area must coincide with the municipal boundaries. He said that it was a mathematical calculation that helped us get to that 1/8th number.

Ms. Bass asked how they arrived at this new configuration of area 1.

Mayor Moss said again they looked at the lots that 1) met the development standards and 2) a configuration that would get the City to the 1/8th number.

Ms. Bass said that in the West Lake corridor the City limit actually begins east of Lake Rogers. She said that there are properties that are not visible on the map that have been published and asked for clarification.

Attorney Currin said that there was a voluntary annexation of a large tract of land that is west of the Lake that may have occurred in configuration that Ms. Bass is referring to.

Ms Bass said that the property is the farthest east tract in this West Lake Road corridor proposal where the cemetery is located.

Attorney Currin said that property was not included in this annexation. He said that property will probably be voluntarily annexed into the City at some future date. He said that the City owns the Lake and it was annexed into the City. He said that all of the various tracts of land the City purchased from the Roberts family has been annexed other than this last tract.

Ms. Bass inquired why the City would not annex the property that the City purchased from the Roberts before the annexation of the proposed West Lake Corridor. She asked if it was fair to penalize other residents before the City's property.

Attorney Currin said that the City has purchased several properties adjoining the Lake and the Water Plant for purposes associated with the lake. He said that the City previously did not rush out and annex these properties because as the properties are owned by the City there are no taxes.

Mayor Moss said that when the City was looking at the preliminary annexation report it was discovered that there were two maps from the surveyor on the last Robert's property that was purchased. He said that was how they discovered that this piece of property had not been annexed and the Board decided to leave this piece out to be annexed at a future date.

Ms. Bass asked if this piece of property would be considered a donut.

Attorney Currin said no. He said that this is just a piece of property that the City owns.

Ms. Bass asked the City to consider postponing this annexation until it can conduct a feasibility and true cost analysis.

Mayor Moss said that Mr. Nathan Garren came back into the room and he asked Mr. Garren if he would like to speak.

Mr. Garren said that he wanted to know if the City was going to repeat the Power-Point presentation.

Mayor Moss announced that there would be a short break followed by the Power-Point presentation by the Wooten Company and the report by Mr. Jimmy Minor of the Creedmoor Voluntary Fire Department.

Upon return from break, Mr. Buddy Blackburn gave a repeat of his Power-Point presentation of the Annexation Report and Plan of Services for the City of Creedmoor. Following the Wooten Company presentation Mr. Jimmy Minor, Assistant Fire Chief for the Creedmoor Voluntary Fire Department gave a repeat presentation on the history of the CVFD.

Mayor Moss reiterated for those who were not present for the first presentation that there was a miscommunication about the Police coverage. He said that there would be one officer per shift, which was articulated differently in the report. Mayor Moss also reiterated that the Summary of Annual Operating Costs shows \$23,000 for the Fire Department and should be approximately \$149,000.

Mayor Moss reopened the Question/Answer section and asked if anyone would like to be added to the list.

Mr. Nathan Garren said that he would like to ask some questions this evening so Mayor Moss added him to the list.

Mayor Moss said that Mr. Leon Turner was the next person on the list to speak.

Mr. Leon Turner, Granville County Economic Development Director addressed the Board and said that the area proposed for annexation has been described several times as mostly and primarily adjacent to Hwy. 56. He said however, there is one big exception and asked was the decision to include Altec made in order to comply with the NC Statutes. He said if the answer is no, what is the logic to jump over there to include that industrial plant.

Mr. Buddy Blackburn referred to the map of area 1 and said that if Altec was taken out it will still meet the statutes.

Mayor Moss explained that the City is trying to expand industrial, commercial and residential development.

Mr. Deuard Bowden addressed the Board and inquired about the question asked earlier about construction and the cost of housing units. He asked if this was a problem with the builders or a problem with the City's inspection department.

Mr. Schaumleffel, City Manager said that it was originally a problem with both. He said that we have now fixed our internal operation by hiring new staff. He said that the other problem was with individuals in the construction trade. He said that he could drive Mr. Bowden around and show him a dozen examples as he has already explained to Council. He said that the City is trying to improve the internal operations, the appearance of the community and add tax base and have a quality of life that the citizens will respect. He said that some things that have been developed in the past will not enhance the value of this community.

Mr. Bowden said that he does not have a problem of quality construction but the City has the courage to follow to make sure that you address those issues along with City ordinances. He said that it is unfortunate that everyone can't afford a \$300,000. to \$400,000 residence. He noted that when you eliminate the \$100,000 units, which can be built with very good quality, you eliminate a lot of people.

Mr. Schaumleffel, City Manager said that Mr. Bowden was absolutely right and he could show him a subdivision in Granville County where the houses are from \$130,000 to \$300,000 homes and the \$130,000 is as attractive as the higher priced homes. He said that is the point he has made to the elected officials and to both the local and tract builders. He emphasized that we do need a range of housing opportunities in the City but the project should not take away from the community and cost the community.

Mr. Bowden inquired about a two phase development for water and sewer.

Mayor Moss said that this was discussed at the Board Retreat and there is an immediate phase, which is not related to the annexation. He said that this is related to the City of Creedmoor as it stands right here, right now. He apologized and said that he did not bring the upgrade list with him this evening but he could get him a copy. Mayor Moss gave an example of putting up a 500,000 gallon water tank to replace the tank at the Chevrolet dealership, connecting the Kayser Roth tank to the Chevrolet dealership tank and upgrade the lines to the water tank. Mayor Moss noted that would increase the

capacity that can be brought uptown. He said that this would help the water pressure. Mayor Moss noted that the second phase would include an additional water tower in the Mt. Energy area.

Mr. Schaumleffel, Jr., City Manager said that every year with additional annexations and growth there will be ongoing projects to be completed. He advised that they are looking at intermediate and long range plans to solve the water/sewer problems.

Mr. Bowden asked what kind of confidence the City has that this plan will work.

Mr. Schaumleffel, Jr., City Manager said that they went over and over it with the Wooten Company, Public Service Director and he advised that he as a City Manager has a lot of experience at this and is comfortable with the plan.

Mayor Moss said that our plan in the past was to wait until something breaks and this Board has made a policy decision that they want to put the City in a position to be addressing these issues on an annual basis. He advised that the long range objective is to get Creedmoor on a regular maintenance program.

Mr. Bowden asked where the funding would come from for these projects.

Mr. Schaumleffel, Jr., City Manager said that they could use the cash from development fees and new developments or leverage those dollars and use the Capital Improvement money as debt service towards capital improvements.

Mr. Bowden inquired about the numbers for the Police and Fire protection. He said that the income from the proposed annexation would be a greater burden on the City than the revenues that come in.

Mr. Schaumleffel, City Manager said when you take a look at the financial numbers, the first year there are some capital expenses that have to be done as part of the requirements for the annexation. He noted that thereafter, there is revenue that will cover operational issues. Mr. Schaumleffel said that some of the numbers that were addressed tonight need to be reevaluated and adjusted. He said that they are very conservative numbers and show a pattern that in the future the area will not only pay for itself but also allow other things to enhance the area.

Mr. Bowden said that it makes him nervous as a City taxpayer now to envision his tax increasing to enlarge the area of the City limits. Mr. Bowden asked if the Board has a consensus of the residents of the City of Creedmoor feelings that it is a good idea to expand the City limits or is it just the feelings of the Board that it is a good idea.

Mayor Moss said that he gets approached about this issue and a lot of people do not understand. He said that the burden of this Board, other Boards and even the President of the United States is to look long term down the road as to what their community will need to do. He said that as Commissioner Mangum, Commissioner Karan and Commissioner Ray were elected they have said all along that they want to look at the long range strategic approach to the future needs of the community and they have helped the Board and staff to think this way. Mayor Moss said that is a new and different way of

thinking for Creedmoor. He said that no government ever has support from all the community when looking at strategic plans.

Mr. Bowden said that according to the report there are 12 sworn officers, which is one officer for 214 people. He said that it will require four officers to maintain the same level of coverage that the proposed annexation has currently.

Mr. Schaumleffel, said that you have to look at the number of activity in the area. He said that the City has made a commitment to provide the same level of service and if the area dictates that more officers are needed then we will provide additional coverage. He said that there is always a discussion of what numbers are being used and the cost. Mr. Schaumleffel said that there were some issues raised today that were addressed to the Board as to whether we have joint Police/Fire service or whether we continue separation of services.

Mayor Moss referred to the report as it relates to annexation law of Fire/Police protection. He said that the City currently has over 50% of the General Fund budget going towards Fire/Police. He said that historically the City has put a lot of emphasis on the support of our Police and Fire Department.

Mr. Bowden said that the report shows 649 residents and asked if that was the amount of residents actually living in this area.

Mr. Schaumleffel said that a majority of the residents are living in the apartment complex.

Mr. Bowden said that this is a highly visited area, which has a tremendous amount of traffic from Butner, Creedmoor and traffic from I-85. He said that they should take another look at the numbers for Fire/police.

Mr. Schaumleffel said that this was one of the quiet residential areas.

Mayor Moss said that Mr. Nathan Garren was the next person to speak.

Mr. Nathan Garren, Attorney at Law addressed the Board and said that he had spent a couple of hours outside and fortunately for his wife and others it was a very mild evening. He asked if the public hearing will be held at a location that would hold everyone interested in participating in the meeting. He said that it was obvious that this location will not accommodate all interested parties.

Mayor Moss said that the General Statutes says that it anticipates there will be times that City Councils can not accommodate situations like this. He noted that he had learned some things this evening also. He said the purpose of this evening was a two way dialogue where we have given information and the public has given information. Mayor Moss said that at this moment there will be no decision made tonight as to the moving of the location but they will take a look at it.

Attorney Currin noted that the meeting has been advertised for this location.

Mr. Garren asked the Board if there would be a possibility of continuing until a future date to a location that will accommodate everyone.

Mayor Moss responded by saying no and reiterated that the Public Hearing would be on January 31, 2006 as advertised.

Mr. Nathan Garren asked if the City would consider hot chocolate and heaters for the people on the outside. He said that on January 31st it could be in the 20's outside. He said that it was a Public Hearing to give the public an opportunity to comment.

Mayor Moss said that it would be evaluated.

Attorney Currin addressed the Board and noted that there were several individuals at the beginning of the meeting that were not able to get in to see the power-point presentation and during the course of the meeting anyone wanting to ask questions was given the opportunity to do so and after that power-point presentation as people began to leave everyone was accommodated a seat prior to the time you took a break. He noted that throughout the meeting it was announced outside that there were seats available. As you can see there are many seats available. He said that everyone wanting to see the power-point presentation was given an opportunity to do so after the break.

Moved by Commissioner Piper and seconded by Commissioner Karan to adjourn. The motion received a unanimous vote.

Mayor

City Clerk

