

MINUTES OF
CITY OF CREEDMOOR – BOARD OF COMMISSIONERS
REGULAR MEETING & PUBLIC HEARING
AUGUST 23, 2005
7:30 P.M.

PRESENT:

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

QUORUM:

Mayor Moss called the meeting to order at 7:30 p.m. in the Commissioner's Room at City Hall.

INVOCATION:

Mayor Moss

PLEDGE OF ALLEGIANCE:

Commissioner Piper

Mayor Moss announced that Mr. Les Merritt, State Auditor and Mr. Lindsay Mize, Executive Director of SGWASA was present and introduced them to the audience.

PUBLIC HEARINGS:

In-House Request – Checklist for Site Plan (Town Homes/Multifamily Development) Information:

Mr. Patrick Maloney, City Planner addressed the Board and explained that the City currently does not have an established review checklist for Town Homes/Multifamily development under the Special Use Permit process. He said that he had developed effective review checklist information for Town Homes/Multifamily land use that is comprehensive and consistent with modern development standards, as well as addressing environmental regulations throughout the City's jurisdiction. Mr. Maloney noted that the Planning Board, by unanimous vote recommends to the Board of Commissioners approval of the "Checklist for Site Plan (Town Homes/Multifamily Development) Information".

CREEDMOOR PLANNING AGENCY
RECOMMENDATION

The Creedmoor Planning Agency met on July 14, 2005 with six members present for consideration of In-House Request – Checklist for Site Plan (Townhomes/Multifamily Development) Information.

The Planning Agency, by a 6-0 vote recommends to the Board of Commissioners approval of the In-House Request – Checklist for Site Plan (Townhomes/Multifamily Development) Information. The motion received a unanimous vote.

Mayor Moss opened the Public Hearing.

No one wished to speak so Mayor Moss closed the Public Hearing.

Mr. J.D. Goldston requests annexation of the property located at Hwy. 15 North:

Mayor Moss opened the Public Hearing.

No one wished to speak so Mayor Moss closed the Public Hearing.

MINUTES:

Moved by Commissioner Wilkerson and seconded by Commissioner Piper approval of the May 23, 2005 minutes, June 6, 2005 and July 26, 2005 minutes. The motion received a unanimous vote.

REQUESTS TO ADDRESS THE BOARD:

Mayor Moss announced that Ms. Suzanne Smith was unable to attend this evening.

Ms. Betty Fleming – The Villas at Holly Creek:

Ms. Betty Sutton Fleming, 811 N. Main Street addressed the Board to speak in opposition to the proposed Villas at Holly Creek.

Attorney Currin said that The Villas at Holly Creek was on the agenda for scheduling of a Public Hearing and anything heard this evening could not be considered at this time. He said that a notice would be published to notify the public once the Public Hearing date was scheduled.

Mayor Moss apologized to Ms. Fleming and said that she would be welcome to come back to speak at the Public Hearing.

APPROVAL/ADDITIONS TO AGENDA:

Moved by Commissioner Mangum and seconded by Commissioner Piper to approve the agenda with the addition of item 10-b.1 - Mr. J.D. Goldston requests annexation of the property located at Hwy. 15 North and item 10-d – In-House Request- Checklist for Site Plan (Town Homes/Multifamily Development) Information. The motion received a unanimous vote.

PUBLIC COMMENTS:

Mr. Adlai Woodlief, 1690 Hwy. 96, Franklinton, addressed the Board and spoke about the proposed ban on large trucks. He said that he owns the Citco Station at the corner of North Durham Avenue and Sunset and he has a truck parking lot in the back of that building. He expressed that he felt lots that were zoned business should have truck access.

Mayor Moss advised Mr. Woodlief that this item had been tabled and was not an agenda item this evening. Mayor Moss said that Mr. Woodlief would be notified in the event this item is placed back on the agenda.

Mr. Deuard Bowden, 2641 Bowden Drive, Creedmoor addressed the Board and read from a prepared statement his comments concerning development and spoke in opposition to the new fee schedule.

Mayor Moss recognized that Ms. Charlene Averette, Mr. Larry Robinson and Ms. Mildred Goss were present this evening and noted that they were on the ballot this year for election along with Commissioner Piper, Commissioner Wilkerson and himself. He said that he wanted to announce that the 2001 exemption for Golden Pond residents was a one-year event to vote in Creedmoor. He noted that by State law the Golden Pond residents are required to vote at Wilton, which is the Brassfield precinct. Mayor Moss said that there was a request made for an exemption to the Golden Pond residents this year but the request was denied. He said that the City would be sending a list of all City streets to the Board of Elections to reconcile our map with the State Board of Elections map. Mayor Moss stated that there was no mention of Southerby's and Paddington Subdivision and noted that he would keep the public informed on any updates.

MANAGER'S REPORT:

Mr. Robert Schaumleffel gave the Board a handout from the Innovation Group research.

Mr. Schaumleffel gave the Board a handout and discussed the proposed contract with the Wooten Company to assist the City with its water quality.

Mayor Moss made reference to the letter from Mr. Tom McGee of the Town of Butner informing the City of Creedmoor that they are preparing to change to chloramines as the town's method of water disinfectant.

Commissioner Wilkerson said that after talking with the City's Engineer he felt that this issue should be tabled for a month or two to do in-house treatment and if still needed the Wooten Company could be called for assistance.

Mayor Moss asked Mr. Lynwood Hicks, Water Treatment Superintendent about the scheduled date of the next testing cycle.

Mr. Hicks replied that the next testing cycle would be next month and inquired if he was to continue to use the County line.

Mr. Schaumleffel said that the Water Plant is old and we have bad water quality in the lake and the City is moving forward with next year's lake project. He also noted that the City would continue to monitor the process of Butner's water for flushing of the lines.

Commissioner Mangum inquired about the time frame for the results of the tests being conducted by Mr. Hicks.

Mr. Hicks said that the test results would be back in approximately two to three weeks. He noted that extensive testing would cost about \$200.00 each.

Commissioner Piper said that he felt that the City needed to move forward to make the citizens of Creedmoor feel comfortable about drinking the water.

Commissioner Ray said that his understanding was that Mr. Hicks would still be testing the water and that the Wooten Company would be gathering data and looking at alternatives to enhance the water quality. He had concerns of City staff having the ability to make the decision of ways to enhance the water quality.

Moved by Commissioner Ray and seconded by Commissioner Piper to proceed with the contract for the Wooten Company to assist the Water Plant in a water quality analysis. The motion received a unanimous vote.

OLD BUSINESS:

Department Head Written Reports:

Provided in the Board packets were monthly reports from the Water Plant and Police Department.

Mr. J.D. Goldston requests annexation of the property located at Hwy. 15 North:

Attorney Currin addressed the Board and gave an overview of the Petition for Voluntary Annexation of the Goldston property and provided the Board with the Ordinance to extend the Corporate Limits of the City of Creedmoor. He explained that this property was contiguous to the City Limits. He pointed out on the map that this property touches the City limits, as they exist now on the West end all the way over to Stem Road. He said

that the developer is not entitled to any vested rights and that said territory shall be subject to municipal taxes for four months of the twelve months taxation period. Attorney Currin said if the Board decides to approve this annexation the effective date would be September 1, 2005 and at that time the territory would not only be subject to all debts but would also be entitled to the same privileges and benefits as other parts of the City of Creedmoor.

Commissioner Wilkerson emphasized that some residents on Brogden Road have failing septic tanks and if a lift station is put on Brogden Road the houses that are currently on Brogden Road could eventually be added; which would eliminate the sewage from going into Lake Rogers.

Mr. Robert Schaumleffel, City Manager said that he was notified by the Wooten Company today that there is a possibility for a Community Block Grant for sewer lines and said that he would keep the Board informed as he receives information.

Moved by Commissioner Wilkerson and seconded by Commissioner Karan to approve the Voluntary Annexation for the Goldston property located at Highway 15 North. The motion received a unanimous vote.

Code of Ordinance Adoption:

Attorney Currin said that in 1984 the Board adopted the City's Code of Ordinance for the first time and it is now obsolete. He said since the adoption in 1984 that there have been 23 modified annexations; which includes the Goldston property annexed this evening and also adoptions and amendments to several other Ordinances. He suggested that the Board adopt the Code of Ordinances as presented that was prepared by American Legal Publishing Corporation, with the exception of Title XV Chapter 153 Subdivisions and Chapter 154 Zoning; which will be adopted as a re-codification of the City Code at a later date. Attorney Currin said that he would also modify the city limits description by adding the new annexation.

Moved by Commissioner Karan and seconded by Commissioner Piper to adopt the Resolution Adopting Re-codification Of The Code Of Ordinances Of The City Of Creedmoor. The motion received a unanimous vote.

Pine Valley Final Plat:

Mr. Patrick Maloney, City Planner addressed the Board and said that a request had been made by Gary Felton, property owner for this proposed Final Plat, which contains a total of twenty-seven (27) lots within Pine Valley Subdivision. He said that he had reviewed the proposed Final Plat and required certificates of notations and dimensional data as required by Statutes and Ordinances regulating the management of Plats in the City of Creedmoor. Mr. Maloney said that the recommendations made by him and Planning Board members had been implemented into the Plat. He added that the Planning Board

by unanimous vote recommends to the Board of Commissioners approval of the Final Plat, Pine Valley Subdivision, Phase I, Lots 40-61 & 68-72.

Mr. Maloney advised that the surety bond estimate for required improvements for dedications are being reviewed by the Wooten Company for quantities and costs. Copies of the surety bond were to be provided to the City Manager and City Attorney for approval before the Board of Commissioners meeting. Furthermore, all on-site inspections were to be coordinated with the Building Inspector and to be completed or adequately dealt with before acceptance by the City.

CREEDMOOR PLANNING AGENCY RECOMMENDATION

The Creedmoor Planning Agency met on June 9, 2005 with six members present for consideration of Final Plat, Pine Valley Subdivision, Phase I, Lots 40-61 & 68-72 (Woodland Road & Darden Drive).

The Planning Agency, by a unanimous vote recommends to the Board of Commissioners approval of the Pine Valley Subdivision, Phase I, Lots 40-61 & 68-72 (Woodland Road & Darden Drive) with the incorporated changes as follows:

- **Provide note for the 100' CP&L Power Line Easement located at the back of lots 46 – 48.**
- **Provide Boundary limits of wetlands located in the recreation area of (6.37 acres).**
- **Provide note stating that no living quarters, buildings and structures are allowed in the Neuse River buffer zones.**
- **Provide calculations that correctly state the totals of specific gross land area on Plat being requested.**
- **Provide Surety Bond Agreement for Final Plat approval to the Board of Commissioners.**

Attorney Currin said that there were two types of Surety Bonds and gave an overview of Road Bonds and Final Plat Bonds.

Mr. Gary Felton, property owner and Jim Wilson, Surveyor addressed the Board and presented the original map of Pine Valley.

The Board had concerns of the condition of the roads in Pine Valley at the intersection of Forest Lane and Woodland Road and the beginning of the subdivision at the intersection of Pine Valley Drive and Crescent Drive. There was also an issue of pipe substitution from copper as specified to plastic pipe.

Mr. Gary Felton said that there would be 1½” asphalt throughout Phase I and at the completion of the Pump Station.

Mr. Steve Colenda, Building Inspector reported that as of June 24, 2005 there was approximately 500 linear feet of damage.

Mr. Gary Felton said that he anticipated that the new Pump Station should be in by early September and the old Pump station removed. He noted that the first priority would be to complete the Highway 56 widening project.

Attorney Currin said that Mr. Felton was requesting Final Plat to get the permits needed to start construction. He said that the City would need to receive a Letter of Credit and a three year Bond at 125% of improvement cost.

Mayor Moss said that there was concern from Commissioner Mangum about the substitution of the pipe not being copper as specified on the plans. Mayor Moss reported that the City’s Engineer certified that the pipe substitution was an adequate substitution.

Commissioner Mangum asked Mr. Gary Felton who was the manufacturer of the type of pipe to be installed.

Mr. Felton said that Mr. Greg Creech was present this evening and he was the underground contractor that put the pipe in the ground.

Mr. Colenda, Building Inspector said that the pipe was Cresline Plastic Pipe Company, Incorporated.

Commissioner Mangum asked if there were other distinguishing numbers listed besides the DR9 psi.

Mr. Colenda said that there were three classifications of pipe and this particular pipe was the top grade.

Commissioner Mangum inquired about a warranty on this type of pipe.

Mr. Colenda said that under State Statutes the contractors have to give a one-year warranty on materials and workmanship.

Mr. Felton emphasized that this is the same type of pipe that was put in the vast majority of the other subdivisions in the City of Creedmoor.

Commissioner Mangum reiterated that she had concerns that this was not the pipe shown on the plan. She asked the bursting pressure of the pipe. She said that her understanding was that there was a huge difference between the plastic and copper pipe.

Mr. Colenda said that the pipe was rated 200 psi.

Mr. Greg Creech of Underground Construction Company, 6384 Highway 39, Selma, North Carolina addressed the Board and said that the bursting pressure was probably as high as copper, which is 200 pounds.

Commissioner Mangum inquired about the installation procedure and how it relates to the manufacture's suggestions.

Mr. Creech said that the installation of the poly tube pipe was the same as the copper and the bedding was from the sandy soil. He noted that there was no gravel used.

Commissioner Mangum said that she had major concerns of rocks in the soil rubbing up against the pipe.

Mr. Creech said that copper was a soft metal and would mash but plastic tends to bend back.

Commissioner Ray asked the estimate of copper vs. plastic.

Mr. Creech said that copper runs approximately 30 cents more per foot. He said that he talked with the Maintenance Supervisor about the pipe as they viewed the plans and he was informed that poly pipe was acceptable in Creedmoor. Mr. Creech said that he laid the same plastic poly tube pipe in Southerby's Subdivision. Mr. Creech said that if there was a problem with the poly tube why was it not addressed during the first inspection.

Mayor Moss advised that the inspections were made during a transitional period before the City had a more comprehensive inspection process in place. He noted that the City had an Interim Supervisor and did not have a building inspector on site at that time.

Attorney Currin said that generally speaking the developer comes in and presents the improvements to be built and also presents what they are going to put in the ground, which are conditions for approval. Technically, the City could make the developer go back and install the copper pipe since it was presented on the plans.

Mayor Moss referred to the July 22, 2005 Memo from Mr. Colenda, Building Inspector that listed all of the problems of Pine Valley. He advised that the most serious on the list was that Pine Valley Subdivision did not have a licensed contractor. He said that the pipe was in the ground and the City's Engineer had certified that the pipe substitution was an adequate substitution and it would be the decision of the Board as to whether the pipe would be accepted or replaced with the copper pipe.

Commissioner Mangum said that her investigations revealed that the copper pipe was a much more quality material and cost almost ten times the amount of plastic piping. She was also concerned about cracks and water leaks from the plastic material. Her biggest concern was who would pay the cost. Commissioner Mangum said that the burden

should not be on the citizens of Creedmoor as taxpayers if problems occur because of inadequate pipe.

Commissioner Wilkerson said that he had used both materials and found that copper pipe splits and plastic pipe gets holes. He said that he used CTS 200 psi plastic pipe and it has done a good job for the City for approximately fourteen years. Commissioner Wilkerson said that he felt it was easier to use plastic pipe because there are tools that can crimp the plastic pipe together to cutoff the water when there is a leak and it does not crack during the process.

Commissioner Mangum said that if the Board wanted to approve the project as it stands the developer could post a bond for possible repairs and maintenance that extends far beyond the one-year warranty. She said that if she built a new house she would like for her pipes to work for twenty years, not one year.

Commissioner Piper said that he understood the concerns of Commissioner Mangum and Commissioner Ray but the City's Engineer informed both Mr. Colenda, Building Inspector and the City Manager that the plastic pipe was an acceptable substitution and felt that it was time to move forward with this project.

Moved by Commissioner Piper and seconded by Commissioner Wilkerson to accept the plastic pipe substitution that was laid in the ground versus the copper pipe for Pine Valley Subdivision. The motion received a 3-2 vote.

Aye Votes: Commissioner Piper and Commissioner Wilkerson

No Votes: Commissioner Karan, Commissioner Mangum and Commissioner Ray

Commissioner Ray said that he voted no but would like to reconsider because he is not out to have the developer rip out the pipe and replace it but he does have a concern that over a period of time the maintenance of the poly pipe will be greater than the maintenance of copper. Commissioner Ray said that because of the anticipated increased maintenance of the plastic pipe the developer should post some type of bond to protect the citizens of Creedmoor.

Moved by Commissioner Ray to reconsider the exact motion that just passed.

Upon discussion, Commissioner Ray withdrew his motion upon the condition that the developer post bond.

Attorney Currin gave an overview of the execution of the needed bonds for Pine Valley Subdivision. He noted that the developer was not actually demanding Final Plat Approval this evening because he had not completed the pump station. Attorney Currin said that he was asking that the Board give approval to allow him to post the needed bonds. He explained that this would allow him to build some model houses and start

some other construction. He said that their proposed amount was in excess of \$200,000.00 and suggested adding 25% to that.

Commissioner Karan said that he had concern of the 500-foot issue. He said that the Inspections Department could come to a consensus of anything that may have been damaged during construction. Commissioner Karan said that he felt it should be on an as needed basis.

Commissioner Ray inquired about a plus or minus tolerance of 10% of the 500 linear feet.

Mr. Gary Felton, property owner said that he was agreeable to that suggestion. He said that these were old streets and already cracking when they began. Mr. Felton said that he did not want to be responsible for damage that they did not create. He said that he does know that they have done damage where the streets turn around and he plans to make the necessary repairs. He was agreeable to a plus or minus tolerance of 10% of the 500 linear feet.

Mr. Colenda, City Inspector said that his report was written as approximately 500 linear feet.

Commissioner Karan said that with the problems that have accumulated on this project he wanted to make sure that the roads are taken care of.

Commissioner Ray said that he would like to see the developer post a bond for the maintenance of the water lines and requested a three-year bond.

Mayor Moss suggested that the Building Inspector and the Transportation Infrastructure Committee meet with Mr. Felton to review the approximate 500 linear feet of road damage.

Upon discussion, moved by Commissioner Ray and seconded by Commissioner Piper that the Final Plat for Phase I, lots 40-61 and 68-72 Woodland Road and Darden Drive of Pine Valley Subdivision be approved upon the following conditions:

1. The developer shall execute a bond in 125% of the cost of completion of improvements on the Preliminary Plat and resurface 500 linear feet of roadway as proposed prior to the sale of any lot or issuance of Certificate of Occupancy; said bond to be in a form approved by the City Attorney and secured as provided in the Subdivision Ordinance, and
2. The developer shall execute a Road Bond in a form approved by the City Attorney in the sum of \$26,250 and properly secured.
3. Bond by developer executed to protect the City from water loss due to service taps failure caused by improper installation or materials failure for a period of

three years from the issuance of the last certificate of occupancy in the subdivision in an amount equal to the cost of installation of the original approved copper service taps and secured as provided for Road Bonds.

The motion received a 4-1 vote.

Aye Votes: Commissioner Karan, Commissioner Piper, Commissioner Ray and Commissioner Wilkerson.

No Votes: Commissioner Mangum

Moved by Commissioner Wilkerson and seconded by Commissioner Ray authorizing the issuance of building permits for five (5) lots once the bonds are in place. The motion received a 4-1 vote.

Aye Votes: Commissioner Karan, Commissioner Piper, Commissioner Ray and Commissioner Wilkerson.

No Votes: Commissioner Mangum

In-House Request- Checklist for Site Plan (Town Homes/Multifamily Development) Information:

Moved by Commissioner Ray and seconded by Commissioner Karan to adopt the In-House Request Checklist for Site Plan (TownHomes/Multifamily Development) Information. The motion received a unanimous vote.

Tax Settlement 2004/2005:

On August 23, 2005 the Tax Collector was charged with collecting taxes in the amount of \$1,209,884.00 for the fiscal year 2005-2006.

<i>Taxes billed per property listed</i>	<i>\$1,076,723.00</i>
<i>Public Utilities</i>	<i>41,966.00</i>
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<i>Total on Tax Ledger</i>	<i>\$1,118,689.00</i>
<i>Less Releases</i>	<i>- 204.00</i>
<i>Discoveries</i>	<i>+113.00</i>
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	<i>\$1,118,598.00</i>
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<i>Collections 07-01-04 through 06-30-05</i>	<i>1,085,948.00</i>
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<i>Uncollected as of 06-30-2004</i>	<i>32,650.00</i>
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<i>97% collected</i>	

Charge to Tax Collector

Motion by Commissioner Piper and seconded by Commissioner Ray that the Tax Collector is charged with collecting taxes in the amount of \$1,209,884 for fiscal year 2005-2006. Tax Collector Terry Bullock is authorized to collect taxes as permitted in the Machinery Act of North Carolina.

Valuations for 2005 as follows:

Real Property	\$171,023,338.00
Personal Property	5,134,083.00
Less Elderly Exemption	811,905.00
Total Valuation	\$175,345,516.00

-5- Aye Votes

-0- No Votes

The Villas at Holly Creek:

Mr. Patrick Maloney, City Planner addressed the Board and said that he had reviewed and discussed the proposed plans for the Villas at Holly Creek with James Park and Brian Ketchem, Project Engineers and Jaime Wagoner, Site Designer with Summit Consulting Engineers for the referenced property owned by Hiram and Sandra Webb. Enclosed in the Board packets was a SUP application, a Memorandum Report as well as Site Data Tables for further details. There was also a marked-up Site Plan that was available for review in the Clerk's office. Mr. Maloney noted that additional environmental and transportation reviews were being conducted by State review agencies. He advised that as part of the newly established Special Use Permit review process the Planning Board had made a recommendation to the Board of Commissioners for final review and decision. The Planning Board by a vote of 7-1 recommends to the Board of Commissioners denial of the proposed Special Use Permit and Site Plan for the The Villas at Holly Creek.

CREEDMOOR PLANNING AGENCY
RECOMMENDATION

The Creedmoor Planning Agency met on August 11, 2005 with eight members present for consideration of Special Use Permit and Site Plan for the Villas at Holly Creek (Multi-Family Town Homes) located at North Main and Cemetery Street.

The Planning Agency, by a 7-1 vote denied the Special Use Permit and recommends to the Board of Commissioners denial of the Special Use Permit and Site Plan for the Villas at Holly Creek.

Mayor Moss said that this was on the agenda this evening to schedule a Public Hearing date for this project.

Moved by Commissioner Wilkerson and seconded by Commissioner Ray to schedule the Public Hearing date for The Villas at Holly Creek for September 27, 2005 at 7:30 p.m. The motion received a unanimous vote.

ICMA/RC – Resolution for Adoption of the VantageCare:

Mr. Robert Schaumleffel, City Manager gave an overview of the VantageCare Retirement Health Savings Plan. He said that this plan was to establish a retiree health savings plan for employees. Mr. Schaumleffel said that this would be a voluntary contribution program to provide reasonable security regarding employee health needs during retirement.

Moved by Commissioner Piper and seconded by Commissioner Mangum to adopt the Resolution For Adoption Of The Advantage Retirement Health Savings (RHS) Program. The motion received a unanimous vote.

ICMA/RC – Affirmative Statement For Adoption Of The VantageCare Retirement Health Savings (RHS) Program:

Mr. Schaumleffel gave an overview of the Affirmative Statement for the Adoption Of The VantageCare Retirement Health Savings (RHS) Program, which establishes the Employer's Plan in the form of the ICMA Retirement Corporation's VantageCare Retirement Health Savings program.

Moved by Commissioner Ray and seconded by Commissioner Karan to adopt the Resolution of Affirmative Statement For Adoption Of The VantageCare Retirement Health Savings (RHS) Program. The motion received a unanimous vote.

Proposal For Amending the Fee Schedule:

Mayor Moss said that last Thursday there was a Special Meeting held and one of the agenda items was Development Fee Review. He said that the Board was aware that the developers were not happy with the present fee schedule. Mayor Moss gave an overview of the 2004/2005 fee structure, which was split between the developers and builders. He said that the 2005/2006 fee structure was concentrated in one area. Mayor Moss said that there were some structural changes that need to be made and the City Manager had three proposals to present this evening.

Mr. Robert Schaumleffel, City Manager gave the Board a handout of three proposals for Development Fees. He said that the old fee schedule collected capacity fees, acreage fees and a small connection charge. He said that as of July 1, 2005 the acreage fees were deleted, kept the capacity fee and used a connection charge between water/sewer, which totaled \$5,588.00. Mr. Schaumleffel explained that all of these funds up to this point went into the Capital Improvement Fund of the Enterprise Fund. He added that the Board adopted the fee schedule on new development as a way to raise some revenue to pay for needed projects

Mr. Schaumleffel said that Option #1 would keep the capacity fees, add back in the acreage fees and reduce the connection charge. Option #2 would keep the capacity fees, no acreage fees and reduce the connection charge. Option #3 would keep the capacity fee, no acreage fee, reduce the connection fee and add a \$1,000 per lot recreation fee. Option #1 would provide \$10,088.00 in fees per lot; Option #2 would provide \$8,608.00 per lot and Option #3 would provide \$9,608.00 per lot. He said that there were only so many ways to generate the money for a CIP. He said that they would have to come out of the development fees to go into the Enterprise Fund or raise General Fund monies by property tax increase or under the O&M expenses; which would raise water/sewer rates to supplement Capital Expenditures. Mr. Schaumleffel emphasized that the City has terrible capital needs and there would also be a storm water assessment fee next year. He said that there was little room to go higher on property taxes and the Board was already considering raising water/sewer rates for the beginning of next year.

Mayor Moss referred to the City of Creedmoor's Master Plan. He said that this Board in the adoption of this plan made a policy decision on behalf of the City's citizens to preserve Lake Rogers and keep it as a drinking water supply. He said that over the next 25 years the cost would be \$125 million dollars. He said that there are also other things that are needed that are not related to water/sewer such as recreation and a new Fire Station.

Commissioner Karan said that the Board did need to come to a consensus and he felt Option #2 was heading in the right direction. He said that he would like to see the acreage fees put back in but would also like to see the connection charge lowered.

Commissioner Mangum said that her understanding was that Option #1 would raise the same amount of revenue and would spread the cost between the developer and builder.

Mayor Moss said that the Board was looking at fixing the structure and considering a reduction. He said that they wanted to take more time to work through the numbers and would continue this discussion at next weeks meeting. No action was taken at this time.

Resolution Stating Intent To Annexation:

Mr. Robert Schaumleffel, City Manager presented a Resolution Of Intent To Consider Annexation of two areas described as (1) West Lake Road (NC Highway 56) Corridor and (2) the Kayser Roth Tracts. He read the proposed Annexation Schedule as follows:

August 23, 2005	City Board adopts Resolution of Intent
September 12, 2005	City Board approves the Annexation Report and Plan of Services
September 13, 2005	City Clerk mails notices of public information meeting and public hearing to affected property owners; posts map and list of property owners in City Clerk's Office
September 13, 2005	City submits statement of effect of annexation on City's finances and services to County Board of Commissioners 30 days prior to public informational meeting.
September 29, 2005	City Clerk publishes 1 st public informational meeting and public hearing notice
October 6, 2005	City Clerk publishes 2 nd public informational and public hearing notice
October 13, 2005	City holds public informational meeting with property owners
October 25, 2005	City Board holds public hearing
November 22, 2005	City Board adopts Annexation ordinance. City submits required Voting Rights data to U.S. Justice Department for preclearance.
June 30, 2006	Annexation becomes effective; Town records annexation ordinance and map

Commissioner Wilkerson inquired about the time frame of a cost study for annexation down Highway 56 West.

Mr. Schaumleffel, City Manager referred to the Annexation Report that was given to the Board by the Wooten Company April 15, 2004, which includes a financial report.

Moved by Commissioner Ray and seconded by Commissioner Piper to adopt the Resolution of Intent to Consider Annexation of two areas described as (1) West Lake Road (NC Highway 56) Corridor and (2) the Kayser Roth Tracts. The motion received a unanimous vote.

MAYOR'S REPORT:

Mayor Moss gave additional information pertaining to the Fall Festival. He said that Mr. Deuard Bowden could not commit this year to the loan of the IGA Parking Lot. Mayor Moss said that Commissioner Wilkerson was in charge of finding a spot to set up the stage. He also announced that the vender list was increasing.

Commissioner Mangum said that she was concerned about the decision made by the Board this evening when they allowed a developer to change an approved plan where they made the statement, I asked somebody if I could change it so I did! She said that she had concerns that the developer put in a less suitable material and the Board just said o.k.

She asked what have we done to the community? Commissioner Mangum said that if we do it for one, how many more people would do the same?

Mr. Schaumleffel, City Manager said that in the future he was going to bring a set of specifications that would be very specific and not allow anyone to waiver or have options.

Commissioner Ray said that The City Planner's checklist would probably help eliminate some of the oversight problems with developers.

Commissioner Karan said that there was a new Granville County Comprehensive and Transportation Planning Committee and Patrick Maloney, City Planner attended the first meeting. He announced that the meetings would be held the first Tuesday of each month and the City would need help with representation.

Moved by Commissioner Piper and seconded by Commissioner Karan to go into Closed Session on the matter of Personnel in accordance with NCGS 143-318.11. The motion received a unanimous vote.

Upon return from Closed Session moved by Commissioner Piper and seconded by Commissioner Ray to continue this meeting until Tuesday, August 23, 2005 at 6:30 p.m. The motion received a unanimous vote.

Mayor

City Clerk

