



MINUTES OF  
CITY OF CREEDMOOR  
BOARD OF COMMISSIONERS MEETING  
**MARCH 3, 2020**  
6 P.M.

**Present**

Mayor Bobby Wheeler, Mayor Pro Tem Del Mims, Commissioner Kechia Brustmeyer-Brown, Commissioner Georgana Kicinski, Commissioner Ed Mims, and Commissioner Neena Nowell. Also present were City Manager Korena Weichel, City Clerk Terry Hobgood, City Attorney T.C. Morphis, Jr., Community Development Director Michael Frangos, Public Works Director Steve Edwards, and Finance Director Reuben Carden.

**Absent**

None

**Call to Order**

Mayor Wheeler called the meeting to order at 6:00 p.m. Commissioner Nowell offered the invocation, and Commissioner Brustmeyer-Brown led the Pledge of Allegiance. Mayor Wheeler thanked those in attendance for their thoughts and prayers during his recent medical absence.

**Roll Call**

Roll call by the City Clerk determined a quorum was present.

**Approval of Agenda**

Commissioner Ed Mims moved to approve the agenda as presented. Motion approved 5-0.

**Oath of Office // Darryl Moss, Golden Leaf Foundation Board of Directors**

Mayor Wheeler administered the Oath of Office to Darryl Moss for the Golden Leaf Foundation Board of Directors.

**Consent Agenda**

Commissioner Nowell moved to approve the consent agenda: January 7, 2020 Minutes, January 15, 2020 Minutes, Creedmoor Elementary PTA Request to Place Little Free Library at Harris Park, and revisions to Public Works Safety Boot Policy. Motion approved 5-0.

FY20 Budget Amendment #4 was moved to Discussion Items.

**Request to Address the Board // Drew Kirchner, LGI Homes**

*Drew Kirchner, 2208 Van Dyke Avenue, Raleigh, NC*

Drew Kirchner introduced himself to the board and stated that he would be happy to answer any questions they have during the consideration of approval of the Brames Crossing Preliminary Plat.

**Public Comment**

*Ed Gleason, 1973 Bowles Avenue*

Ed Gleason commented on what he believed was a great workshop held on February 29. Gleason stated that improvements to the SGWASA water and sewer system discussed at the workshop were needed to move Creedmoor forward. Finally, Gleason stated that he would like the City to consider adding a public park in downtown to make the area more pleasant to visit.

**NC GS 160D Legislative Update**

Community Development Director Michael Frangos presented a video from the UNC School of Government providing an overview of changes to land-use, planning, and zoning laws for municipal governments in the revised NC General Statute Chapter 160D. Frangos stated that the Planning Board will have six meetings focused on the required changes, and the ordinance updates will be presented to the Board of Commissioners in three packages.

**109 Park Avenue & 120 Sanderford Street**

Community Development Director Michael Frangos presented test results for 109 Park Avenue. Terracon was selected as the city's testing contractor and reported positive results for an underground storage tank, mold, lead paint, and asbestos. Any renovation of the structure would have to begin with the remediation of these items with the exception of the underground storage tank.

Mayor Pro Tem Del Mims moved to proceed with the closing of the purchase agreement for 109 Park Avenue. Motion approved 5-0.

Frangos then reported that asbestos and lead paint were found in the structure at 120 Sanderford Street. The Creedmoor Volunteer Fire Department has indicated that they may be willing to use the home for a controlled burn training after the hazards have been remediated. No action is needed from the board to proceed with the closing of the purchase agreement.

**Modify Board Meeting Schedule**

Commissioner Brustmeyer-Brown moved to modify the Board of Commissioners meeting schedule to reschedule the May 5 meeting to May 11 due to it conflicting with the NC League of Municipalities City Vision Conference. Motion approved 5-0.

**FY20 Budget Amendment #4**

Commissioner Kicinski moved to approve FY20 Budget Amendment #4. Motion approved 5-0.

**ZMA-2020-01 // 1684 West Lake Road**

Planning Technician Michael Malecek presented ZMA-2020-01, Zoning Map Amendment for 1684 West Lake Road. The applicant/property owner is requesting a zoning change from agriculture to commercial, and the property is adjacent to a commercial application one side, and residential on all other sides. Malecek reported that the Planning Board recommended approval of the zoning map change at their February 13, 2020 meeting.

**Mayor Wheeler opened the Public Hearing at 7:08 p.m.***Lee Weaver, 1673 West Lake Road*

Lee Weaver requested that the board consider asking the property owner to add a fence or landscaping to help maintain the residential aesthetic. Weaver expressed no other significant objections.

*Ed Gleason, 1973 Bowles Avenue*

Ed Gleason spoke in favor of the zoning map change, since the property is contiguous to another commercial property and is consistent with City Plan 2030.

*Bob Murray, 1671 West Lake Road*

Bob Murray spoke in opposition to the zoning map change. Murray stated that this area has been residential for many years, and there is no other commercial development moving east from the property in question. Murray supported the concept proposed by Lee Weaver that the change would be more acceptable if a fence or landscaping was used to shield stored equipment.

*Yvonne and Thomas Faison, 3162 Sam Moss Hayes Road, Oxford, NC*

Yvonne and Thomas Faison are the owners of 1684 West Lake Road. They have run their business, Faison Plumbing, for nineteen years. They responded to the earlier requests to install some sort of aesthetic shield for anything stored on site by stating that they would prefer to install landscaping instead of a fence.

**Mayor Wheeler closed the public hearing at 7:16 p.m.**

City Attorney T.C. Morphis briefed the board on their options pertaining to this rezoning. The board cannot approve the zoning on a conditional basis, but must allow any use under the C-56 Commercial zoning designation if they vote to approve. The property owner will have to present a site plan for approval before operating the business at this location.

***Resolution 2020-R-05 // Statement of Consistency in Reference to ZMA-2020-01***

Commissioner Nowell moved to approve Resolution 2020-R-05: Statement of Consistency in Reference to ZMA-2020-01 as proposed by staff. Motion approved 5-0.

***Ordinance 2020-O-03 // Amending Official Zoning Map in Reference to ZMA-2020-01***

Mayor Pro Tem Del Mims moved to approve Ordinance 2020-O-03: Amending the Official Zoning Map in Reference to ZMA-2020-01. Motion approved 5-0.

**Proposal to Change Mayor's Term Length from Two Years to Four Years**

**Mayor Wheeler opened the Public Hearing at 7:23 p.m.**

*Kevin Brown, 729 Forrest Lane*

Kevin Brown spoke in support of the proposal to change the Mayor's term length. Brown believes this will give the board more stability instead of potentially having a different Mayor every two years, which will be important as the city continues to grow.

*Ed Gleason, 1973 Bowles Avenue*

Ed Gleason stated that he agreed with the points made by Kevin Brown.

*Francis Kouchevary, 803 Woodland Road*

Francis Kouchevary spoke in favor of the proposal to change the Mayor's term length, as he believes this would allow the Mayor to spend more time on city business instead of running for office every two years.

**Mayor Wheeler Closed the Public Hearing at 7:26 p.m.**

**Brames Crossing Preliminary Plat Reconsideration**

Community Development Director Michael Frangos presented the Brames Crossing Preliminary Plat reconsideration request, and reintroduced Drew Kirchner of LGI Homes to answer any questions the board may have. Frangos stated that the Planning Board recommended approval at their February 13, 2020 meeting.

Kirchner discussed various aspects of the preliminary plat with the board and stated that many of the changes made from the original design were based on LGI's calculations to have a price point for these homes that makes this project manageable. Most of the changes are related to amenities including the deletion of the proposed pool, clubhouse, and dog park. The revised plan shows an open play area, and some play equipment, which will be selected closer to the finish date. Kirchner also addressed concerns related to the amount of open green space in the development stating that Brames Crossing is designed to be a low-density development and has more green space than other developments in Creedmoor. Kirchner and Frangos also discussed the water/sewer allocation from SGWASA, and the proposed pump station that will be constructed with funding by LGI homes.

Commissioner Brustmeyer-Brown moved to approve the revised preliminary plat for the Brames Crossing Subdivision. Motion approved 5-0.



### **Amberleaf Phase II Final Plat**

Community Development Director Michael Frangos presented the Amberleaf Phase II Final Plat. Frangos stated that stormwater infrastructure would be the responsibility of the HOA, and he explained that the amount of open space in the Amberleaf development met the minimum requirements of the Creedmoor UDO. Frangos reported that the Planning Board recommended approval at their February 13, 2020 meeting.

Commissioner Ed Mims moved to approve the Amberleaf Phase II Final Plat. Motion approved 5-0.

### **Planning Board Appointments**

City Clerk Terry Hobgood distributed written ballots to the board listing all eligible applicants. The following vote totals were received: Mike Allen (5 votes), Debbie Rogers (5 votes), Ed Gleason (4 votes), David Forsyth (2 votes), Heather Turner (2 votes), Hugh Robertson (1 vote), and Diana Kelly (1 vote).

Mike Allen, Debbie Rogers, and Ed Gleason are appointed. Tiebreak vote needed for David Forsyth and Heather Turner.

Vote totals received for the tiebreak vote: Heather Turner (3 votes) and David Forsyth (2 votes).

Heather Turner is appointed.

### **Municipal Facility Naming Policy**

City Manager Weichel presented the proposed municipal facility naming policy staff was directed to draft following the February 4, 2020 Board of Commissioners meeting. The board discussed potentially modifying the proposed policy to include a minimum benchmark for monetary donations. The board also discussed the role of the Parks and Recreation Committee in the proposed process, and how those committee members are evaluated and appointed.

Commissioner Kicinski moved to defer consideration of the municipal facility naming policy to the May 11, 2020 meeting. Motion approved 5-0.

### **City Manager's Report**

City Manager Weichel presented an update on the progress of the Cross City Trail, which has crosswalk installation tentatively set for the coming weeks. City staff is also working with SEPI to get pricing options for lighting for the Robertson Creek bridge. Weichel also reported on the Community Center construction. City staff has begun securing quotes for keypad entry options as requested by the board. Additionally, Weichel reported on the status of NC DOT's Highway 56 realignment project. Mast-arms for the new signalized intersection are ready, but utility conflicts have not been resolved. Weichel then gave an update on the erosion issues affecting the sidewalk at South Granville High School. Staff is working with the Granville County School Board on a few options to resolve this issue, which has been present since the sidewalks were installed. Weichel briefed the board on the status of the COVID-19 issues facing local government, and that staff was staying updated on best practices for policies as necessary. Finally, Weichel updated the board on the latest Parks and Recreation Committee meeting. The Committee is planning a Veteran's Day breakfast and parade to be held on November 11 at a time not to conflict with the Town of Butner's event.

### **SGWASA Report**

Commissioner Ed Mims reported on the February 11, 2020 SGWASA Board of Directors meeting. SGWASA elected its slate of new officers including: Jimmy Gooch as Chair, Edgar Smoak as Vice-Chair, Tim Karan as Finance Chair, and Georgana Kicinski was also appointed to the Finance Committee. The SGWASA board approved a sewer allocation for Pine Valley Church, and the purchase of new digester blowers. Mims also reported that the SGWASA Executive Director has agreed to hold a monthly meeting with Creedmoor elected officials beginning on March 5. Mims has proposed that he and Commissioner Kicinski rotate attendance, the Mayor attend every meeting, and one other board member would be able to attend on a rotating basis.

### **Commissioner Reports**

Commissioner Brustmeyer-Brown reported on her attendance at the February 11 Reality of Money event at South Granville High School, and the UNRBA Falls Lake Forum. She also spoke about the importance of public health during the COVID-19 outbreak.

Commissioner Kicinski reported on her appointment to the SGWASA Finance Committee, her attendance at a seminar regarding USDA grants, and a recent conversation with an American Legion Chaplain who grew up in the Creedmoor area. Finally, Kicinski reminded the board that March 29 is Vietnam Veterans Day.

Commissioner Ed Mims reported on his visit to Wilton Elementary on February 26 for Black History Month, his attendance at the UNRBA Falls Lake Forum, and reported on a recent visit by Scott Schroyer to Washington, D.C. to lobby Senator Tillis, Senator Burr, and Representative Butterfield for available funds that could be used to improve the SGWASA system.

Commissioner Nowell reported on her attendance at the South Granville High School Reality of Money event, UNRBA Falls Lake Forum, and the February CAMPO and UNRBA meetings.

Mayor Pro Tem Del Mims reported on her attendance at Coffee with a Cop on February 5, National League of Cities Census webinar, South Granville High School Reality of Money event, Raleigh veteran's event for Black History Month, Kerr Tar Council of Governments Census presentation, and the UNRBA Falls Lake Forum. Mims also reminded the board about Granville County Veterans Appreciation event on March 7, and Coffee with a Cop on March 4.

### **Mayor's Report**

Mayor Wheeler spoke about his recovery from heart surgery, and thanked those that visited or called during his absence.


### **Closed Session // NC GS 143-318.11 (a) (3) & (5) Attorney-Client Privilege & Property Acquisition**

Commissioner Kicinski moved to enter Closed Session pursuant to NC GS 143-318.11 (a) (3) & (5) at 9:28 p.m. Motion approved 5-0.


Commissioner Kicinski moved to leave Closed Session at 10:07 p.m. Motion approved 5-0.

### **Adjourn**

Commissioner Kicinski moved to adjourn the meeting at 10:08 p.m. Motion approved 5-0.

  
Robert V. Wheeler, Mayor

ATTEST:

  
Terry A. Hobgood, Jr., City Clerk