



MINUTES OF
CITY OF CREEDMOOR
BOARD OF COMMISSIONERS MEETING
JULY 28, 2020
6 P.M.

Present in Person at City Hall Boardroom

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

Present via Zoom Video-Conference

Mayor Pro Tem Del Mims

Absent

None

Call to Order

Mayor Wheeler called the meeting to order at 6:00 p.m. Commissioner Ed Mims offered the invocation, and Commissioner Nowell led the Pledge of Allegiance.

Roll Call

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

Approval of Agenda

Commissioner Nowell moved to approve the agenda with the addition of an action item to request that the Granville County Board of Commissioners fill the unexpired term of Commissioner Owen Roberts, a closed session personnel discussion, an Eagle Scout project presentation by Jacob Hughes, a discussion item to discuss Wi-Fi access for Granville County students participating in remote learning, and a discussion item to discuss an ongoing projects update. Motion was approved by roll call vote 5-0.

Mayor Pro Tem Del Mims: Yes

Commissioner Brustmeyer-Brown: Yes

Commissioner Kicinski: Yes

Commissioner Ed Mims: Yes

Commissioner Nowell: Yes

Request to Address the Board // Jacob Hughes Eagle Scout Flag Drop Box Project

Jacob Hughes presented a drop box for Creedmoor City Hall for the public to dispose of American flags that are ready for retirement and proper disposal. The Board of Commissioners approved installation of the drop box at the November 4, 2019 meeting.

Closed Session

Commissioner Kicinski moved to enter closed session pursuant to NC GS 143-318.11 (a)(3)&(6) Attorney-Client Privilege & Personnel at 6:19 p.m. Motion was approved by roll call vote 5-0.

Mayor Pro Tem Del Mims: Yes
Commissioner Brustmeyer-Brown: Yes
Commissioner Kicinski: Yes
Commissioner Ed Mims: Yes
Commissioner Nowell: Yes

Commissioner Ed Mims moved to leave closed session at 6:56 p.m. Motion was approved by roll call vote 5-0.

Mayor Pro Tem Del Mims: Yes
Commissioner Brustmeyer-Brown: Yes
Commissioner Kicinski: Yes
Commissioner Ed Mims: Yes
Commissioner Nowell: Yes

City Attorney T.C. Morphis left the meeting at 6:56 p.m.

Mayor Wheeler recessed the meeting at 6:56 p.m. The meeting reconvened at 7:02 p.m.

Appointment of Interim City Manager

Mayor Pro Tem Del Mims moved to appoint Michael Turner as Interim City Manager contingent upon final execution of an employment contract with an official start date of July 30, 2020. Motion was approved by roll call vote 5-0.

Mayor Pro Tem Del Mims: Yes
Commissioner Brustmeyer-Brown: Yes
Commissioner Kicinski: Yes
Commissioner Ed Mims: Yes
Commissioner Nowell: Yes

109 Park Avenue Roof Replacement

Public Works Director Steve Edwards presented a summary of the action taken by staff thus far to repair or replace the roof at 109 Park Avenue. On June 2, 2020, staff presented a recommendation to engage Baker Roofing to complete a roof replacement. The staff recommendation to approve the proposal from Baker Roofing was denied, and the Board asked staff to pursue a quote for a metal roof and a quote for repair instead of replacement. On July 7, 2020, staff presented findings that showed no contractor was willing to provide warranty for repair work, and a rough estimate of \$100,000 for a metal roof. Staff could not locate a contractor to provide a bid for a metal roof without a structural assessment of the roofing structure. Staff has now received a quote from the Wooten Company to provide said roof assessment, and once this is complete, a roofing contractor could provide a quote for a metal roof.

Commissioner Kicinski moved to approve the Wooten Company roof assessment proposal for 109 Park Avenue dated July 21, 2020 at a cost not to exceed \$2,000. Motion was approved by roll call vote 5-0.

Mayor Pro Tem Del Mims: Yes
Commissioner Brustmeyer-Brown: Yes
Commissioner Kicinski: Yes
Commissioner Ed Mims: Yes
Commissioner Nowell: Yes

Resolution 2020-R-09 // Exempting the City of Creedmoor from the Mini-Brooks Act

City Clerk Terry Hobgood presented a summary of the requirements of NC GS 143-64.31, also known as the Mini-Brooks Act, which the Board of Commissioners must exempt itself from by formal Resolution of the Board.

Commissioner Ed Mims moved to approve Resolution 2020-R-09: Exempting Engineering Professional Services from the Requirements of NC GS Chapter 143, Article 3D. Motion was approved by roll call vote 5-0.

Mayor Pro Tem Del Mims: Yes
Commissioner Brustmeyer-Brown: Yes
Commissioner Kicinski: Yes
Commissioner Ed Mims: Yes
Commissioner Nowell: Yes

Request that Granville County Board of Commissioners Fill the Unexpired Term of Owen Roberts

Commissioner Kicinski presented a letter to the Granville County Board of Commissioners requesting the prompt appointment of a new Commissioner to serve District Five due to the death of Commissioner Owen Roberts.

Commissioner Kicinski moved to direct Mayor Wheeler to send the letter read at the meeting to Granville County Board Chair David. Motion was approved by roll call vote 5-0.

Mayor Pro Tem Del Mims: Yes
Commissioner Brustmeyer-Brown: Yes
Commissioner Kicinski: Yes
Commissioner Ed Mims: Yes
Commissioner Nowell: Yes

109 Park Avenue Future Uses Discussion

Alan Steinbeck, Pritchett Steinbeck Group (PSG), led a discussion on future uses of the 109 Park Avenue building. Steinbeck gave an overview of funding that may be available from the federal and state governments through either COVID relief funding or standard grant application processes. Steinbeck also highlighted similar projects in other communities that PSG has worked with. Additionally, Steinbeck provided an update on his consultations with city staff to prioritize and track all city projects throughout their stages of development all the way to completion.

During discussion, Board members provided numerous ideas for future uses to guide Steinbeck as he seeks funding from various sources. These ideas included:

- Granville County Services (Permitting & Inspections, Library, Public Health Department, Social Services, Veteran Services)
- City staff offices
- Museum
- Health services
- Multi-use public/private space
- Business incubator
- Economic Development office
- Community meeting space
- Technology center
- Employment and workforce training services
- Child day-care
- Makerspaces
- NC Cooperative Extension Office
- Farmer's Market

Mayor Wheeler directed city staff to add a discussion item to the August 3, 2020 agenda to form a sub-committee for 109 Park Avenue to develop a proof of concept for the site's future uses.

Wi-Fi Access for City of Creedmoor Citizens during Remote Learning

The Board discussed how the City could aid the Granville County Public School system in providing internet access to students for remote learning during the 2020-2021 school year.

Project Updates

Commissioner Ed Mims provided a list of projects and initiatives that he would like outgoing City Manager Korena Weichel to brief Interim City Manager Mike Turner on before she departs.

Adjourn

Commissioner Ed Mims moved to adjourn the meeting at 9:07 p.m. Motion was approved by roll call vote 5-0.

Mayor Pro Tem Del Mims: Yes

Commissioner Brustmeyer-Brown: Yes

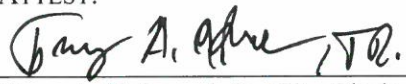
Commissioner Kicinski: Yes

Commissioner Ed Mims: Yes

Commissioner Nowell: Yes


Robert V. Wheeler, Mayor

ATTEST:


Terry A. Hobgood, Jr., City Clerk

