



MINUTES OF
CITY OF CREEDMOOR
BOARD OF COMMISSIONERS MEETING
AUGUST 3, 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., Police Chief Keith King, Finance Director Reuben Carden, and Community Development Director Michael Frangos.

Present via Zoom Video-Conference

Mayor Pro Tem Del Mims and Administrative Services Director Genesis Wallace

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.

Roll Call

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

Approval of Agenda

The agenda was approved by unanimous consent with the addition of an action item to appoint a delegate to the Granville County Tourism Development Authority, moving the Developmental Associates contract and the July 7 meeting minutes from the consent agenda to action items, and moving FY 21 Budget Amendment #1 from the consent agenda to discussion items.

Consent Agenda

Commissioner Ed Mims moved to approve the consent agenda: July 15, 2020 Meeting Minutes, July 21, 2020 Meeting Minutes, July 24, 2020 Meeting Minutes, Ordinance 2020-O-13: Capital Project Ordinance Amendment for 109 Park Avenue. 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 // Bill McCaffrey, MHAworks

Bill McCaffrey, MHAworks, presented an update on the Community Center construction project and summarized items that will be completed in the next few weeks. McCaffrey estimated that project construction would be complete at the end of September 2020. McCaffrey fielded questions related to minority and women owned business participation in the project, and steps that will be needed to deal with removal and remediation of a septic tank that was discovered and exposed recently during construction.

Request to Address the Board // Stephen Straus, Developmental Associates

Stephen Straus, Developmental Associates, posed questions to the Board of Commissioners related to challenges facing the City of Creedmoor and the next City Manager. The Board discussed economic development being hindered by issues with SGWASA sewer capacity, pursuing a candidate that will remain in the City Manager position long-term, succession planning, dealing with the digital divide within the Creedmoor community, outreach to small businesses, dealing with increased unemployment and rent and mortgage crisis due to COVID-19, planning for future community growth, improving water quality and overall water and sewer infrastructure in Creedmoor, diversifying the tax base with more business properties, and improving overall community amenities. Straus also discussed various aspects of the City Manager search proposal and contract from Developmental Associates, and concluded by stating he would send questions to the Board by email to help prepare the recruitment materials and job advertisement.

Employee Recognition

Mayor Bobby Wheeler recognized the Finance Department for receiving the Certificate of Achievement in Financial Reporting for the eleventh consecutive fiscal year.

Mayor Bobby Wheeler recognized outgoing City Manager Korena Weichel and presented a Mayoral Proclamation declaring August 3, 2020 Korena Weichel Day in the City of Creedmoor in recognition of her years of service to the city.

Public Comment

City Clerk Terry Hobgood reported that no public comments had been received.

Diversity and Inclusion Plan

Administrative Services Director Genesis Wallace provided an overview of the draft City of Creedmoor Diversity and Inclusion plan. Wallace asked the Board for any feedback they would like to provide, and invited further input via email before presenting the final draft at a future meeting.

109 Park Avenue Proof of Concept and Sub-Committee

Mayor Wheeler nominated Mayor Pro Tem Del Mims and Commissioner Ed Mims to serve on a sub-committee to formulate a proof of concept for 109 Park Avenue. Mayor Pro Tem Del Mims declined the appointment, and Mayor Wheeler nominated Commissioner Kicinski instead.

FIP-2019-02 // 420 N. Main St.

Commissioner Kicinski requested information about the Façade Improvement Grant for 420 N. Main St. (FIP-2019-02), because the property owner was awarded the final grant disbursement by the Planning Board even though the completed façade did not match the desired outcome requested by the Board of Commissioners and the Planning Board due to the removal of the second floor window lintels. Community Development Director Michael Frangos explained the process that led to the grant funding award, and reported that the Planning Board has asked staff to suspend the Façade Improvement program and present an updated agreement and approval process at the September 10, 2020 Planning Board meeting.

MSP-2020-01 // South Granville High School Electronic Sign

City Planner Michael Malecek presented a Master Sign Plan application from South Granville High School (MSP-2020-01). The application requests the addition of two LED signs that would complement an existing set of brick and wood signs facing E. Wilton Ave. The Planning Board approved the sign plan at the March 12, 2020 meeting. Malecek explained that the master sign plan process requires approval by the Planning Board and the Board of Commissioners. The requested sign exceeds what is allowed in the codified Creedmoor Development Ordinance in terms of its location outside of a commercial zoning district, the request for two changeable copy signs, the size of the proposed signs, and the fact that there is an existing monument sign on the same street frontage at the intersection of E. Wilton Ave. and N. Crescent Dr. South Granville High School is eligible to apply for a master sign permit, because it is an institution with a property size of over three acres. Malecek stated that the Board of Commissioners may approve the application as is, approve the application with conditions, or deny the application

completely. The Board may only hold the public hearing at this meeting, and can take action on the ordinance at a future meeting.

Jake Wolfheil, South Granville High School Athletic Director, addressed questions from the Board regarding the size text on the signs, text color, sign content, and location of the signs.

Mayor Wheeler opened the public hearing at 8:38 p.m.

No public comments were received, and no members of the public requested to speak.

City Manager Recognition

Mayor Pro Tem Del Mims read a letter to the editor that was published in the Butner-Creedmoor News recognizing City Manager Korena Weichel's service to the City of Creedmoor.

Recess to a Time and Place Certain

At 8:45 p.m., Mayor Wheeler recessed the meeting to be continued on Tuesday, August 11, 2020 at 5:00 p.m.


Robert V. Wheeler, Mayor

ATTEST:


Terry A. Hobgood, Jr., City Clerk

