



MINUTES OF
CITY OF CREEDMOOR
BOARD OF COMMISSIONERS
CLOSED SESSION DURING
REGULAR MEETING
FEBRUARY 20, 2018
7 P.M.

CLOSED SESSION PURSUANT TO NCGS 143-318.11(A)(3) ATTORNEY CLIENT PRIVILEGE AND (5) ACQUISITION OF REAL PROPERTY

PRESENT

Mayor Bobby Wheeler, Mayor Pro Tem Archer Wilkins, Commissioner Del Mims, Commissioner Herman Wilkerson, Commissioner Neena Nowell, Commissioner Ernie Anderson. Also present were City Manager Michael P. Bonfield, City Clerk Kathleen McCorkle, and Attorney T.C. Morphis Jr.

Mr. Bonfield briefed the board on the status of properties the City is interested in purchasing for the gym/senior center and Lake Rogers projects.

Mr. McGuinness has signed the agreement to sell his land behind the gymnasium and is ready to proceed.

Mr. Rees has to work through his bank as he has a substantial mortgage. The process may take six months, so the project will proceed without that parcel and work will be done on that area after the property is purchased.

The Dudleys own the two parcels next to the ballfields as well as a triangle parcel in front of the senior center. They wish to trade that property for land the City owns on Hester Road. It is very close to an even exchange. Public notice must be made 10 days prior to the Board's decision. Mr. Bonfield will proceed with the negotiation and it will hopefully be ready to come before the Board at the March regular meeting.

Regarding the property on the east side of Lake Rogers, according to County records, Johnny Leon Peace owns lot 13. However, we recently discovered there are lots 14a and 14b which are included in the description of lot 13 on the County's GIS. Mr. Peace may have acquired but not recorded the deeds for lots 14a and 14b, in which case we may be able to purchase. If we can't resolve the ownership of lots 14a and 14b, the land may have to be taken through eminent domain.

Because of the time needed to resolve the issue, improvements in that area may need to be removed from the Lake Rogers park project.

City Attorney T.C. Morphis briefed the Board regarding the letter to the City dated January 18, 2018, from the Freedom from Religion Foundation regarding the City-sponsored tree lighting ceremony and reading of the Christmas story. Mr. Morphis opined that according to case law, it may not be permissible for the City to sponsor the reading of the Christmas story. The Board discussed several alternatives for the event, including working with First Baptist Church. Mr. Morphis recommended separating the Bible-reading from the tree-lighting. He recommended the City do nothing at this time regarding the letter.

Commissioner Anderson raised the subject of acquiring property close to city hall for a public parking garage, specifically the old depot property at Elm Street and Sanderford. He has spoken with an architectural firm and


requested a conceptual drawing, which will be provided at no charge. He asked that the City research purchasing the property. His idea is to remove the old depot building and build a three-story parking garage with public safety offices on the bottom floor.

Discussion took place regarding the historical significance of the depot building, other options for parking, and the necessity to assess parking needs prior to building a parking garage. Mr. Bonfield said that parking options would be included in a downtown plan, but the plan would take some time to complete. It was also mentioned the Walgreens property may become available for extra parking; and that many business owners park in spots in front of their stores on Main Street when parking has been offered to them in lots on either side of Creedmoor Drug.

Moved by Commissioner Anderson to pursue looking into acquisition or acquiring an option to purchase the property where the old depot is; seconded by Mayor Pro Tem Wilkins. The motion received a 4-1 vote with Commissioner Mims dissenting.

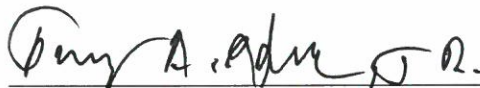
Moved by Commissioner Anderson; seconded by Mayor Pro Tem Wilkins to seal the minutes pertaining to the depot property for one year or length of option on the property. The motion received a 5-0 vote.

Moved by Mayor Pro Tem Wilkins to return to open session; seconded by Commissioner Anderson. The motion received a 5-0 vote.



Robert V. Wheeler, Mayor

ATTEST:



Terry A. Hobgood, Jr., City Clerk

