



Minutes of  
City of Creedmoor  
BOARD OF COMMISSIONERS  
**Work Session**  
July 9, 2012  
5:30 p.m.

**PRESENT**

Mayor Darryl D. Moss, Mayor Pro-Tem John Stallings, Commissioner Jimmy Minor, Commissioner Otha Piper, Jr, and Commissioner Herman Wilkerson. Also present were Tom Mercer, City Manager; Korena Weichel, City Clerk; Robin Reif, Deputy City Clerk and Tom Currin City Attorney.

**ABSENT**

Commissioner Larry Robinson

**CALL TO ORDER AND INVOCATION**

Mayor Moss called the meeting to order and offered the invocation.

**PLEDGE OF ALLEGIANCE**

Commissioner Piper led the Pledge of Allegiance.

**ADOPTION OF AGENDA**

Moved by Commissioner Minor to adopt the meeting agenda; seconded by Commissioner Piper. The motion received a unanimous vote.

**STATUS UPDATE**

*Paddington Subdivision*

Planning Administrator Rick Flowe confirmed that Timberstone has been purchased by The Ryland Group and the City has been contacted by the new representatives who appear to be concerned with establishing a rapport with the City and wanting things to improve in the subdivision. Administrator Flowe also reported that a check from Ryland Homes in the amount of \$21,358.09 is being overnighted to the City for assessment of nineteen lots. These funds are to be held in escrow for Paddington's recreation maintenance and expansion. Staff is to continue to work with the Paddington HOA on future recreational facility improvements. The Planning Department's major goal is to see large scale improvements on the larger tract that fronts Moss Hayes Rd.

Commissioner Minor asked what assurance the City has that the Paddington HOA will use the funds for recreation and not stormwater fees or the like. Administrator Flowe stated that the assessments were original made purely for future recreation improvements as requested by Paddington and that the City can make conditional ties on Paddington's receipt of the funds. If the City deems legitimate, funds may be used for similar projects. Staff is to consider how to restrict Paddington's use of the funds to recreation.

**CORRECTIONS TO PLANNING BOARD AND BOARD OF ADJUSTMENT BYLAWS**

City Planner Randy Cahoon pointed out in the Planning Board By-Laws and Board of Adjustment By-Laws under, Vice-Chair duties, the strike-through wording in the second paragraph that has been requested to be removed.

Moved by Commissioner Stallings to remove the verbiage "...and in the event that the office of the Chair becomes vacant, the Vice chair shall succeed to this office for the unexpired term, and the Board shall elect a successor to the office of the Vice Chair for the unexpired term." From the Planning Board By-Laws and "...and in the event the office of the Chair becomes vacant, the Vice Chair shall succeed to this office for the unexpired

term, and the Board shall elect a successor to the office of the Vice Chair for the unexpired term” from the Board of Adjustment By-Laws; seconded by Commissioner Minor. The motion received a unanimous vote.

### **CITY MANAGER’S COMMENTS**

City Manager Tom Mercer reported on the following:

#### *USDA Water/Sewer Projects Update*

- Water: West Lake Road services starting the latter part of this week going into next week. Access to properties will be necessary so notice to residents will be coordinated.
- Main Street line hot tap on to be conducted July 17, 2012, the hole to be dug July 16, 2012.
- Douglas Drive line completion and certification will be performed the week of July 16, 2012. New hydrants on Wilton Avenue will be installed the same week.
- Sewer line installation on Hwy. 56 over the next two weeks.
- Work on Pine Valley II Pump Station removal to begin in future.
- Chemical fee injection system at the Lake Rogers pump station to be conducted the week of July 23, 2012.
- Sewer rehabilitation (lining) will possibly be conducted with money left over from USDA funds.
- Change orders that will extend the project beyond original contract are being considered.
- The projects are on schedule and under budget.

#### *Budget Amendment 1-FY13*

City Manager Tom Mercer explained that this is a carryover budget amendment similar to last years. Amounts in the changes needed between the different funds have been outlined in preparation of the audit.

Moved by Commissioner Minor to adopt Budget Amendment 1-FY13; seconded by Commissioner Wilkerson. The motion received a unanimous vote.

### **COMMITTEE REPORTS**

#### **Finance, Administration, & Intergovernmental Relations**

None

#### **Energy, Environment, & Natural Resource**

None

#### **Public Safety**

Commissioner Piper congratulated Dennis Williams on becoming Chief of Police and remarked that he knows he will do a good job.

#### **Transportation Infrastructure**

Commissioner Wilkerson asked for a printout of the fireworks expenditures. Finance Director Ren Wiles stated that he is waiting on remaining invoices from vendors to produce the final accounting.

#### **Community & Economic Development**

The subject of the odd light on Main Street in front of FBCC was discussed. Public Works Director Jeff Brooks is to contact Duke Power to get it changed to match the others.

An update was requested on the produce sales issue on Main Street. Chief Building Inspector Steve Colenda reported that it was under full compliance and there were no complaints.

### **MAYOR’S COMMENTS**

The Mayor commended everyone for their efforts on the fireworks. Commissioner Wilkerson commented on a possible combined effort with the Chamber of Commerce next year instead of having events at two places. Traffic counts from the fireworks have not yet been received.

The Mayor also acknowledged the police department for their recent “Refuse to be a Victim” seminar.


The Mayor called on Tony Santangelo to provide a report on the recent meeting he attended on Fracking and the landfill. Mr. Santangelo provided a study done by DENR on shale development and the impacts of hydraulic fracturing and stated that the new landfill is moving along. A site visit is planned for next month to see the first liner put in and reports are that construction has hit a lot of solid clay. There is no need for a clay liner but one is to be installed even though the clay is deemed strong enough.

**CLOSED SESSION**

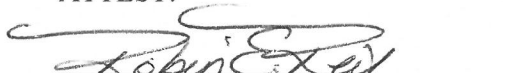
Moved by Commissioner Wilkerson to go into closed session to discuss real property acquisition as allowed by G.S. 143-318.11(a) (5); seconded by Commissioner Stallings. The motion received a unanimous vote.

**ADJOURNMENT**

Upon returning from closed session, moved by Commissioner Stallings to adjourn the meeting; seconded by Commissioner Wilkerson. The motion received a unanimous vote. The meeting adjourned.

  
\_\_\_\_\_  
Darryl D. Moss, Mayor

ATTEST:

  
\_\_\_\_\_  
Robin E. Reif, Deputy City Clerk