



**MINUTES OF
CITY OF CREEDMOOR
BOARD OF COMMISSIONERS
BOC - REGULAR SESSION
APRIL 2, 2024
6:00 PM**

Present

Mayor Bobby Wheeler, Mayor Pro Tem Georgana Kicinski, Commissioner Emma Albright, Commissioner Edward Gleason, and Commissioner Archer Wilkins. Also present were City Manager Michael Turner, City Clerk Barbara Rouse, Executive Assistant Sarah Spruill, Public Works Director Steven Edwards, Community Development Director Michael Frangos, Recreation Department Director Dennis Meshaw, Finance Director Lee Faines, City Engineer Carl Barclay, Police Chief Troy Wheless, and City Attorney Kevin Hornik.

Absent

Commissioner Robert Way (excused)

Call to Order and Invocation

Mayor Wheeler called the meeting to order at 5:59 p.m. and Commissioner Wilkins led the invocation.

Pledge of Allegiance

Commissioner Albright led the Pledge of Allegiance.

Roll Call

A roll call by the City Clerk determined a quorum was present.

Approval of Agenda

The City Manager requested the addition of a Closed Session for Personnel. Mayor Pro Tem Kicinski made a motion to approve the agenda with the addition of a Closed Session. The motion was approved by a vote of 4-0.

Consent Agenda

Commissioner Wilkins made a motion to approve the Consent Agenda, approval of the CAMPO Memorandum of Understanding, approval of the March 5, 2024, BOC Meeting Minutes, approval of the March 18, 2024 BOC Meeting Minutes, approval of the FYE 2024 Financial Auditing Contract with Sharpe Patel, PLLC not to exceed \$25,374 and authorizing the Mayor to execute on behalf of the Board. The motion was approved by a vote of 4-0.

Introductions, Recognitions And Presentations

Mayor Wheeler presented a Proclamation to Ms. Mildred Currin Goss.

Request To Address The Board

Public Comment

Michael Calus, 2016 Harrison Court, Creedmoor, spoke to the Board about a request from some election workers from the Creedmoor precinct about using the Community Center for a polling location. He said emails have been sent and followed up on about this and he had visited the Willow Oak room and he thought that it would be a good space to use for elections. Mr. Calus added that possibly it could be used for the run-off election in May of this year as a trial run, as they expect a low turnout. Mr. Calus then told the Board that they are expecting a huge turnout for this November's General Election and they are looking to make the experience pleasant for the voters and the Community Center, with its central location, seemed like the perfect place. Mayor Wheeler said he would be happy to consider this but he would like an official request to come from the Board of Elections. Mayor Wheeler thanked Mr. Calus for his time.

Old Business | Petition to General Assembly about City Boundaries

The City Manager reminded the Board that this discussion was a continuation of a previous BOC meeting and he said that there needs to be more discussion before any action can be taken. Mayor Pro Tem Kicinski then told the Board that during a conversation with a Legislator, she was told they just need a letter from this Board with a vote decision to be sent to them and the legislators would take it from there, if the Board wanted to go forward with this. City Attorney Hornik then said that the legislature did not tell him that the City needed to take any action, he had been in touch with a bill writer in the General Assembly, the bill writer had requested background information on the City's boundaries and he was awaiting an answer from them about what exactly the procedure would be to move this forward and, he added, he assumes that there is nothing the City has to do to further this action forward. The City Attorney then recommended the Board put this on a Public Hearing before anything is done by the General Assembly, otherwise, he said, it gives the optic of changing the City's corporate boundaries without allowing the affected property owners to make comments, adding that could be problematic, but he said, it is up to the City how they want to proceed. Mayor Pro Tem then said that this was not an action by the Board but this is a legislative action in which the City is acting at the behest of a legislator and any public hearing would be held by the legislature. The City Attorney answered that no statute governs the process for the General Assembly to amend boundaries – but there are processes the City can take to amend their boundaries and he said. Mayor Pro Tem then requested a motion for the Board to vote to move forward with this and send a letter to the legislature telling them that this is what the City requests. Mayor Wheeler said he would come back to the Mayor Pro Tem's motion after comments from the remainder of the Board. Commissioner Wilkins then asked how this process would affect taxes on the homes located in the donut holes to which the City Attorney answered the process would incorporate those properties into the tax rolls and Wilkins asked if those property owners could be grandfathered in to change with change of ownership so these property owners don't get a large tax hit and he said, he would like it included in this. The City Attorney said he did not have an answer and it would require further conversation with the Senators, Legislators, and bill writers. Commissioner Wilkins then asked to have it included in the motion. Mayor Wheeler said that if the process is playing out in the General Assembly we (the Board) should not have to get involved in this at all and he added that he would be more comfortable when they (Senator and Legislators) let this Board know what it should do as a community on this matter. There was more discussion about the City providing a letter to the legislature to which the City Attorney said he would be more comfortable not moving forward until they (the City) get a clear picture of the requirements needed for this action from the legislature. Commissioner Gleason said he agreed with the closing of the donut holes in the City but he added this would possibly open the City up to public scrutiny but he said, if it can be done through the Legislature and they tell the City what they need to do, then he said he thought the City should do it. Mayor Pro Tem told the Board that they are running out of time as the legislative session is scheduled to end in July. After some more discussion between the City Attorney and Mayor Pro Tem, Mayor Pro Tem made a motion to have a Board vote to send a letter to the Legislature to ask them to consider for legislation the expansion of the City's boundaries. Commissioner Wilkins requested the addition of an amendment to Mayor Pro Tem's motion, adding a grandfather clause so that the property owners in the donut holes will not pay the full tax rate until the property changes owners. Mayor Pro Tem said that she cannot accept Commissioner Wilkins's amendment to her motion stating that the point of this action is for everybody to pay their fair share if they are receiving services from the City of Creedmoor they should be paying for those services. She added that the Fire Department needs a firehouse and the state cannot provide the funding to them unless the City has done everything they can do to get the revenue they are entitled to, adding the City is not. Mayor Pro Tem then reiterated that she cannot accept Commissioner Wilkins's amendment.

Mayor Wheeler called for a break at 6:35 p.m. Mayor Wheeler gaveled the meeting back to order at 6:44.

After the break, Commissioner Wilkins reiterated to the Board that he was uncomfortable moving forward with this action without the addition of a grandfather clause to protect the property owners who would be affected from getting hit with additional taxes. The City Attorney then clarified that this action did not require a formal vote and he asked if this was a request from Senator Bode. Mayor Wheeler stated that this was a request from Senator Bode and Legislator Winslow. Mayor Wheeler suggested a consensus of the Board instead of a motion. Mayor Pro Tem then requested to remove her previous motion and requested the City Attorney draft a letter to the Legislature in support of closing the donut holes in the City and forward it to the City Manager by the end of the week. Commissioner Gleason commented that he was in support of closing the donut holes and all members of the Board agreed by a head shake or a yes. The consensus of the Board was to instruct the City Attorney to draft a letter stating that the City is requesting support for annexation to be sent to the City Manager who would then forward it to Senator Bode and Legislator Winslow by this Friday (April 5, 2024). The consensus of the Board was in favor of the request 4-0.

New Business | The Brough Law Firm MOU for FY24

The City Manager explained to the Board that they initially entered into a Memorandum of Understanding (MOU) with The Brough Law Firm on March 1, 2016, and he said that the "Original" MOU expired on June 30, 2017, and following its expiration, the parties (Brough Law Firm and the City) have continued to abide by the terms of the Original Memorandum except insofar as the City approved an updated compensation structure in 2022. The City Manager continued by telling the Board that the purpose of this Memorandum was to set forth the understanding between the parties concerning the nature of the relationship under which the Law Firm serves as the City Attorney and to replace the Original Memorandum. The City Manager added that the current compensation rate of \$215 per hour will continue through June 30, 2024, and the new compensation rate of \$225 per hour will become effective July 1, 2024, and run through June 30, 2025. Continuing, the City Manager explained that this Memorandum shall govern the relationship between the parties for the period beginning on the effective date of this Memorandum and continuing through June 30, 2027, and following that date, this Memorandum shall automatically renew for successive one (1) year terms, and the MOU may be terminated upon a ten (10) day written notice by either party. City Attorney Hornik told the Board that he had emailed them the updated version of the MOU which he said, was the latest version. After some discussion, Commissioner Wilkins made a motion to approve The Brough Law Firm's new and updated Memorandum of Understanding (MOU) and authorize the City Manager to execute it. The motion was approved by a vote of 4-0.

Discussion Items | Closing of Sanderford Street for Creedmoor Farmer's Market

Mayor Pro Tem Kicinski told the Board that she is requesting the closure of Sanderford Street and the City Hall parking lot to host a Creedmoor Farmer's Market on Saturdays, for a couple of hours. Mayor Pro Tem continued by saying that she did not know if the Farmer's Market at the American Legion would need to close down or not. Commissioner Gleason then made a motion to close Sanderford Street for a Farmer's Market as long as the City could find a person to run it. After some discussion, and the Board conceding that the logistics still needed to be worked out, Commissioner Gleason withdrew his motion. Mayor Wheeler complimented the Mayor Pro Tem on this idea. No action was taken and the City Manager was instructed to work through the logistics of the issue and bring it back to the Board at a later date.

City Manager's Report

The City Manager reported to the Board that Johnson Controls began the installation of the new electronic door control system on March 25, and he said the project was expected to be completed within 2 weeks. Continuing, the City Manager told the Board that Daniel Cziraki, Assistant Manager at the Butner State Employee Credit Union, has given the City written confirmation to place two picnic tables on their leased property at the Cashpoints ATM located at 110 Sanderford Street, and the Butner SECU will continue the landscaping maintenance with their current grounds vendor. The City Manager then reported that Richard Avant with VC3 had received another quote for the conversion of cable to fiber optics at City Hall from AT&T, and their quote was \$1,304/month for the same services Spectrum is offering for \$625 per month, adding that the price is double because AT&T does not own the fiber, and he said, VC3 has also checked with Frontier and they do not offer fiber optics in the area, doing their due diligence for the City. The City Manager then told the Board that two hours after the agenda went out last Thursday, VC3 emailed to tell the City that they received an even lower monthly quote from a Spectrum Governmental Representative for \$499 per month on a 60-month agreement and he asked them to send the contract, which he added, was docu signed today. According to the VC3 Executive Summary City Manager explained, that during March 2024, nineteen (19) incident requests were opened and twenty (20) were closed, and the reason tickets were opened varied from Access, Ransomware, Email, Error, Performance, Phishing, etc., and there is no change in the contract amount for services during this period. The City Manager then told the Board that several options for "Spring Banners" had been identified through the City's banner vendor for their seasonal placement on Main Street and the entrance to many subdivisions for Fiscal Year 2025. He continued and told the Board that the City Attorney has been asked to move forward with "filing a notice of hearing on the City's entry of default judgment" on property located near the intersection of NC Highway 56, Crescent Drive, and Hawley School Road. The City Manager said that the two 2014 Fiberglass Pedal Boats declared surplus due to wear, tear, and unserviceability were auctioned off on Gov Deal, and the highest bid for both boats totaled \$900 and was awarded to Jerry Watkins of Middlesboro, Kentucky. In closing, the City Manager said that the new City/County shared grant writer started Monday, April 1, 2024, and he will be placed on an upcoming agenda for introduction to the City Board, and he said, Public Works has replaced all 6-inch street signs along Main Street today with the larger 9-inch sign blades at Douglas, Park, Fleming, Mill, Masonic, Dogwood, Rogers, and Whitehall Streets.

SGWASA Report

Mayor Pro Tem Kicinski reported that she attended the SGWASA Finance meeting and a proposal was presented to the Board for next year's budget. She also reported that SGWASA's Board voted to hire an Assistant Executive Director at their last meeting.

Commissioner Reports

Commissioner Wilkins reported that on March 12th he attended the Veterans Organization meeting and he said that all of the members were present and they discussed how to increase donations.

Commissioner Gleason reported that he attended the Kerr Tar COG meeting on Thursday and he discussed the Five County Study which, he said, was an emergency facilities needs assessment designed to find facilities in case of an emergency. Commissioner Gleason told the Board that DEI member Manuel Aroche's brother passed away Sunday and asked everyone to keep him and his family in their prayers.

Commissioner Albright reported that she attended the CPRC meeting on March 21st and they have a potential new member. She also told the Board that she would like to consult with the CPRC Board about having more activities in the evenings for members.

Mayor Pro Tem Kicinski reported that she attended March Mayhem, the Badgers versus the Vikings, and she said that she had an excellent time, and \$1,000 was raised for juvenile diabetes. She is also attending the Community Police Academy (5th week) and she said she finds it very interesting, full of great information, and extremely well organized. Mayor Pro Tem then reported that she attended the Main Street Conference in Goldsboro and the CPR/AED Course at the Community Center. Lastly, Mayor Pro Tem invited everyone to visit Wilma's, a new storefront on Main Street, and Sunny Side on Main Street, which she added, has superb food.

Mayor's Report

Mayor Wheeler reported that he attended the CAMPO meeting, the Main Street Conference in Goldsboro, and the March Mayhem. He then congratulated Parks and Recreation for hosting the Easter Egg Hunt and he said all of the kids had a great time.

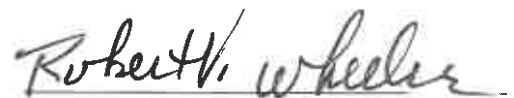
Closed Session | Closed Session per 143-318.11(a)(6) Personnel

Commissioner Gleason made a motion to go into Closed Session at 7:17 p.m. pursuant to NC GS 143-318.11 (a)(6). The motion was approved by a vote of 4-0.

Commissioner Wilkins made a motion to leave Closed Session at 7:32 p.m. The motion was approved by a vote of 4-0.

Adjournment

As there was no further business to come before the Board, Commissioner Albright made a motion to adjourn at 7:33 p.m. The motion was approved by a vote of 4-0.


Mayor Robert V. Wheeler


Barbara Rouse, City Clerk, CMC

