



MINUTES OF
CITY OF CREEDMOOR
BOARD OF COMMISSIONERS MEETING
JANUARY 15, 2020
4 P.M.

Present

Mayor Bobby Wheeler, Mayor Pro Tem Del Mims, Commissioner Kechia Brustmeyer-Brown, Commissioner Georgana Kicinski, Commissioner Ed Mims, and Commissioner Neena Nowell. Also present were City Manager Korena Weichel, City Clerk Terry Hobgood, and City Attorney T.C. Morphis, Jr.

Absent

None

Call to Order

Mayor Wheeler called the meeting to order at 4:00 p.m. Commissioner Brustmeyer-Brown offered the invocation, and Mayor Pro Tem Del Mims 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 as presented by unanimous consent.

Consent Agenda

The consent agenda, Pritchett Steinbeck Group Services Proposal, was approved by unanimous consent.

Request to Address the Board // Trey Allen, UNC School of Government

Trey Allen with the UNC School of Government conducted a training based on his publication, *Suggested Rules of Procedure for a City Council*. Allen discussed various tenets of the suggested rules with the board including provisions related to procedural motions, open meetings law, quorum, and voting rules for ordinances and other board actions.

Closed Session // NC GS 143-318.11 (a) (3) Attorney-Client Privilege

Commissioner Kicinski moved to enter closed session at 5:15 p.m. pursuant to NC GS 143-318.11 (a) (3); seconded by Commissioner Nowell. Motion approved 5-0.

Commissioner Nowell moved to leave closed session at 6:05 p.m.; seconded by Commissioner Brustmeyer-Brown. Motion approved 5-0.

Request to Address the Board // Jennifer Tavantzis & Katie Cromwell, Raftelis Financial Consultants and Forest Westall, Upper Neuse River Basin Association

Jennifer Tavantzis and Katie Cromwell with Raftelis Financial Consultants gave a presentation related to the City of Creedmoor's stormwater management program. The city's stormwater management program is based on guidelines approved by the member communities in the Upper Neuse River Basin Association (UNRBA), and the city's compliance with the National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) permit.

Tavantzis explained that UNRBA was formed to help local government units comply with the Falls Lake watershed rules (Falls Rules) governing stormwater and water quality for areas that utilize Falls Lake for drinking water, or

have stormwater discharge that eventually reaches Falls Lake. Tavantzis outlined the current stormwater fee structure for Creedmoor property owners, and the cost required for the city to comply with upcoming state-mandated changes to the Falls Rules. Expenses for activities needed to comply with Phase II of the Falls Rules is estimated to cost the City of Creedmoor \$16,926 per year using the Intermediate Alternative Implementation Approach (IAIA).

The board and UNRBA Executive Director Forrest Westall discussed the history of the Falls Rules, and the future commitment from UNRBA communities needed to comply with Falls Rules Stage II using the IAIA. The board also discussed the cost sharing and UNRBA membership fees for Creedmoor compared to other member cities and counties. Finally the board engaged in discussion of the local government units in the Falls Lake watershed that were currently not members of UNRBA, and what responsibility those communities had in terms of meeting compliance with the Falls Rules as compared to Creedmoor.

Acquisition of Property Located at 120 Sanderford Street

City Manager Weichel presented the offer to purchase 120 Sanderford Street at a cost of \$35,000. If approved, funding for this purchase will be included in a future budget amendment.

Commissioner Nowell moved to approve the offer to purchase 120 Sanderford Street. Motion approved 5-0.

Terracon Consultants Proposal for Asbestos Survey

City Manager Weichel presented the proposal for asbestos survey at 120 Sanderford Street by Terracon Consultants to be conducted within the due diligence period. This survey will be performed under the Master Services Agreement approved by the board at the January 7, 2020 meeting. If approved, funding for this asbestos survey will be included in a future budget amendment.

Commissioner Ed Mims moved to approve the proposal for asbestos survey by Terracon Consultants for property at 120 Sanderford Street. Motion approved 5-0.

Closed Session // NC GS 143-318.11 (a) (3) Attorney-Client Privilege

Commissioner Ed Mims moved to enter closed session at 7:02 p.m. pursuant to NC GS 143-318.11 (a) (3). Motion approved 5-0

Commissioner Brustmeyer-Brown moved to leave closed session at 7:45 p.m. Motion approved 5-0.

Inter-local Agreement with Granville County for Property at 4215 Cannady Mill Road

Commissioner Ed Mims moved to rescind the approval of the inter-local agreement with Granville County for property at 4215 Cannady Mill Road adopted by the Creedmoor Board of Commissioners on November 4, 2019. Motion approved 5-0.

Community Center Naming and Change Order Approvals

The board discussed the vote taken by the Board of Commissioners at the November 6, 2017 meeting to name the new gymnasium at the Creedmoor Community Center after Mayor Darryl Moss. Commissioner Ed Mims presented a series of criteria for the board to consider for the naming of the Community Center facilities, as well as other municipal facilities. The board reached consensus to consider future naming criteria at the February 4, 2020 meeting.

Commissioner Brustmeyer-Brown moved to excuse Mayor Pro Tem Del Mims from the remainder of the meeting at 7:51 p.m. Motion approved 5-0.

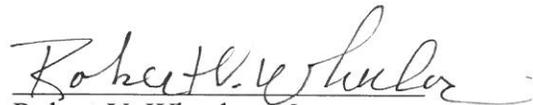
Commissioner Ed Mims moved to rescind the board action from the November 6, 2017 meeting to name the Community Center gymnasium after former Mayor Darryl Moss. Motion approved 4-0.

The board then discussed the Community Center project budget, and what items should be brought to the board for approval instead of being authorized by the City Manager. The board and City Manager Weichel discussed the feasibility of waiting until an ensuing board meeting for approval on items. Weichel expressed concern that this method could result in project delays if the turnaround time for approval was short and she was not authorized to make a decision. There was further discussion regarding a previous Board decision made several months before to install a shingle roof instead of metal on the historic gym structure. The board reached consensus that the Community Center Project engineering firm, MHAworks, present an update to the board at the February 4, 2020 meeting.

Commissioner Kicinski moved to authorize the City Manager to approve any future change orders under \$5,000 for the Community Center project. Motion approved 4-0.

Adjourn

Commissioner Nowell moved to adjourn the meeting at 8:21 p.m. Motion approved 4-0.


Robert V. Wheeler, Mayor

ATTEST:


Terry A. Hobgood, Jr., City Clerk

