MINUTES OF
CITY OF CREEDMOOR
BOARD OF COMMISSIONERS
WORK SESSION
FEBRUARY 17, 2026

Present

Mayor Pro Tem Archer Wilkins, Commissioner Edward Gleason, Commissioner Georgana Kicinski, Commissioner Darryl Moss, Commissioner Robert Way. Also present were City Clerk Barbara Rouse, Executive Assistant Sarah Spruill, Recreation Director Chasity McCurdy, Recreation Supervisor Cheyenne Nickens, and City Attorney Kevin Hornik.

Call to Order and Invocation

Mayor Pro Tem Wilkins called the meeting to order at 6:00 p.m. Commissioner Gleason led the invocation.

Pledge of Allegiance

Commissioner Way led the Pledge of Allegiance.

Mayor Pro Tem Wilkins offered a prayer for Mayor Antwane Downey, City Manager Michael Turner and Interim City Manager's daughter.

Mayor Pro Tem then read the following statement: The City is aware of an incident involving Mayor Downey which occurred last night, that the City is working to stay up-to-date on developments, the City does not have any comment on the matter at this time, and, I, Mayor Pro Tem Wilkins, will be performing the Mayor's responsibilities and duties in his absence, pursuant to GS 160A-70.

Roll Call

A roll call by the City Clerk determined that a quorum was present. Mayor Antwane Downey was absent from the meeting.

Approval of Agenda

Commissioner Way requested to add a Closed Session to the Agenda. Mayor Pro Tem Wilkins added the Closed Session to the Agenda. Commissioner Moss made a motion to approve the agenda. The motion was approved by a vote of 5-0.

Commissioner Moss Request to Be Excused From the March 3rd BOC Meeting

Commissioner Moss requested to be excused from the March 3rd BOC Work Session. Commissioner Kicinski made a motion to excuse Commissioner Moss from the March 3rd BOC Work Session. The motion was approved by a vote of 5-0.

Presentation of Proclamation for Sherry Harrell

Mayor Pro Tem Wilkins presented a Proclamation to the family of Sherry Harrell, a 31 year veteran of the Creedmoor Police Department, in honor of her service to the community.

Presentation of Proclamation for Danny Eudy

Mayor Pro Tem Wilkins presented a Proclamation to the family of Danny Eudy, a 30 year veteran of the Creedmoor Police Department, in honor of his service to the community.

Discussion Items | Budget Amendment #5

Mayor Pro Tem Wilkins told the Board that Budget Amendment #5 was needed to move $38,000 from the Finance Department budget to the General Government budget for the purchase of 413 Watson St. These funds were not being utilized in the Finance Budget due to the cost for the services provided by Davenport Financial Services for the debt borrowing of the construction and renovation project that's currently underway, was included in the debt borrowing, therefore, leaving these funds available in the Finance Office budget. A motion was then made to amend the budget amendment amount from $38,000 to $39,000 (as per email from City Attorney advising the seller counteroffered in the amount of $39.000). Discussion followed regarding prior Board action. It was clarified that previous negotiating instructions to the City Manager authorized negotiation of a purchase price not to exceed $50,000, and that the negotiated

purchase price was $38,000, which was approved at the regular meeting. It was confirmed that the $38,000 amount included the additional $1,000 expense previously referenced. The Board discussed whether to increase the budget amendment to $39,000 to reflect the revised offer and to avoid the need for a subsequent amendment. The Board expressed concern regarding the availability of an additional $1,000 in the Finance Department budget, as the Finance Director was not present. The Interim City Manager reported communication from the Finance Director confirming that the additional $1,000 was available should the Board choose to amend the amount to $39,000. The original motion was withdrawn. A new motion was made by Commissioner Gleason to approve the budget amendment in the amount of $39,000. The motion was approved by a vote of 4-1.

Commissioner Gleason – Yes
Commissioner Kicinski – Yes
Commissioner Moss – Yes
Commissioner Way - No
Mayor Pro Tem Wilkins - Yes

Discussion Items | Hawley Middle School Conveyance

City Attorney Kevin Hornik began the discussion by explaining that this Resolution, Reso-R-05, authorized the conveyance of two City-owned parcels adjacent to the Hawley Middle School site to Granville County to facilitate development of a recreational facility, noting that the Board had previously voted to proceed with the transfer in support of the County's proposed project. The City Attorney clarified that, under North Carolina law, local governments may exchange, lease, or sell property to one another without public bidding but may not donate property without receiving consideration. The proposed resolution characterized the transaction as a sale in exchange for consideration, specifically the County's commitment to allow the City's Parks and Recreation Department access to and use of the completed facility for City-sponsored programming. The proposed deed, as presented, contained no conditions or restrictions. Board members expressed concern about including conditions or language that could create future conflict or appear to obligate the County without mutual agreement. Additional suggestions were raised, including potential resident discounts, use of a parcel for a dog park, and ensuring City input in facility planning, however the Board noted that these matters had not been formally discussed with County representatives. County Commissioner Russ May addressed the Board and recommended that any specific terms be discussed between the County, staff and attorneys to avoid unintended impediments to the project. Following discussion, several members expressed support for conveying the property without conditions and relying on continued intergovernmental cooperation. It was noted that the deed as drafted contained no binding conditions. After the discussion, Commissioner Gleason made a motion to approve Resolution No. 2026-05 authorizing the conveyance of the parcels to Granville County as presented. The motion was approved by a vote of 4-1.

Commissioner Gleason – Yes
Commissioner Kicinski – No
Commissioner Moss – Yes
Commissioner Way – Yes
Mayor Pro Tem Wilkins - Yes

Discussion Items | 10-Year Parks and Recreation Comprehensive System-Wide Master Plan

Parks and Recreation Director Chastity McCurdy presented the proposed 10-Year Parks and Recreation Master Plan and requested Board approval. Ms. McCurdy then recognized Eliza Monroe, Project Manager with McAdams, and Riley McCormick for their work in developing the plan in coordination with City staff and stakeholders. Ms. Monroe then provided a summary of the year-long planning process, which she said included system inventory and analysis, community engagement, assessment of existing facilities and programs, visioning sessions, workshops with the Board, and development of implementation strategies. Ms. Monroe explained that the final plan included assessments of parks facilities, demographics and recreation trends, recreation programming, operations and maintenance, level of service, and greenways and trails. Community engagement efforts included two public meetings and open houses, a statistically valid scientific survey mailed to a random sample of residents (114 completed responses), staff meetings, focus groups, and meetings with advisory groups. Feedback consistently indicated strong community interest in outdoor recreation, gathering spaces, and water-related amenities, she said, adding that top facility priorities identified were water access (including kayaking and swimming), greenway and trail connectivity, fitness equipment, fishing opportunities, picnic shelters, playgrounds, and splash features. Continuing Ms. Monroe told the Board that the program priorities included outdoor entertainment, outdoor recreation, adult fitness and wellness opportunities, arts and cultural programming, and expanded special events and family festivals. The plan outlined six primary goal areas: healthy community; conservation and green space protection; greenway connectivity and mobility; gathering and place-making; quality and care of facilities; and staffing, operations, and service delivery she said, and recommendations were categorized into short-term (0–2 years), mid-term (3–5 years), and long-term (6–10 years) implementation strategies, with early emphasis on expanding

programming and maintaining existing assets. Ms. Monroe emphasized that adoption of the Master Plan strengthens the City's eligibility and competitiveness for grant funding opportunities, including the Parks and Recreation Trust Fund (PARTF) and the Land and Water Conservation Fund (LWCF), noting that the plan would support upcoming grant applications and may increase scoring due to completion of a comprehensive planning process and documented public engagement. The Board discussed the importance of collaboration with community partners and Granville County, as well as the need for continued coordination with other City departments regarding ordinance updates and connectivity requirements in future development. Minor revisions to the draft were noted, including updates related to the Hawley School site and clarifications to strengthen grant eligibility language, and no substantive changes to recommendations were made. Commissioner Moss made a motion to approve the 10-Year Parks and Recreation Comprehensive System-Wide Master Plan as presented. The motion was approved by a vote of 5-0.

Discussion Items | Pace Analytical Water Testing

Mayor Pro Tem Wilkins told the Board that he had requested this item be placed on the agenda to discuss annual PFAS testing of the City's water supply. He referenced prior discussions regarding PFAS findings in other communities and information identifying potential PFAS sources near the City's water supply, including areas west of the lake and sites identified near the water intake. He noted that reports have indicated elevated PFAS levels in tributaries and at the intake and have recommended evaluation of mitigation technologies to ensure compliance with proposed maximum contaminant levels (MCLs). He also referenced prior testing results indicating concentrations above recommended levels and expressed concern about potential impacts to finished drinking water. Mayor Pro Tem Wilkins acknowledged that South Granville Water and Sewer Authority (SGWASA) is actively working to mitigate PFAS contamination; however, he stated that full mitigation will take several years to implement. In the interim, he expressed the importance of continued monitoring to protect public health. He proposed that the Interim City Manager contact Pace Analytical to determine whether the company performs PFAS-specific testing and to obtain cost estimates for conducting testing once per year at five locations selected by the Board, including and especially in the City's schools. Mayor Pro Tem Wilkins noted that previous testing costs were approximately $1,700 per sampling event and that funds remain available in the budget due to the discontinuation of earlier testing. Board discussion followed regarding the potential expense of PFAS testing, the effectiveness of annual testing, and the ongoing mitigation efforts by SGWASA, including significant capital investment to address PFAS in the water system. The Board discussed whether annual sampling would provide actionable data beyond what is already being monitored by the water authority. Clarification was made that the current request was limited to determining whether Pace Analytical provides PFAS testing and the associated cost, not to authorize implementation of a testing program at this time. Mayor Pro Tem Wilkins made a motion to direct the Interim City Manager to contact Pace Analytical to confirm availability of PFAS testing services and obtain cost information. The motion was approved by a vote of 5-0.

Discussion Items | Discussion on Suggested Brands of Water Filters

Mayor Pro Tem Wilkins told the Board that he added this item to the agenda in response to questions by the Board and he said he would rather have SGWASA do it. Mayor Pro Tem Wilkins said he had shared the list of water filters he had researched and opened the floor for discussion. Commissioner Kicinski asked if SGWASA would be the one to choose which filter medium to which Mayor Pro Tem answered yes. There was no further discussion and no action was taken.

Closed Session | Per § 143 318.11. (a)(1), and § 143 318.11. (a)(5)

Commissioner Gleason made a motion to go into Closed Session at 7:02 p.m. The motion was approved by a vote of 5-0.

Commissioner Moss made a motion to leave Closed Session at 7:40 p.m. The motion was approved by a vote of 5-0.

Adjournment

As there was no further business to come before the Board, Commissioner Way made a motion to adjourn at 7:41 p.m. The motion was approved by a vote of 5-0.

Mayor Pro Tem Archer Wilkins

Barbara Rouse, City Clerk

CITY OF CREEDMOOR, N.C. OFFICIAL SEAL 1905