



NORTH CAROLINA
GRANVILLE COUNTY
CITY OF OXFORD

Oxford City Hall – Commissioners Board Room
MONDAY, MAY 3, 2010 – 5:30 P.M.
OXFORD BOARD OF COMMISSIONERS’ AGENDA SESSION

The Board of Commissioners for the City of Oxford met at the above-mentioned time and place to set the agenda for the Regular Meeting to be held May 11, 2010 at 7:00 p.m. at City Hall, 300 Williamsboro Street. All members of the Board and local news media were notified of the same as well as the purpose of the meeting.

Present were: Mayor Al Woodlief, Jr., Mayor Pro Tem Howard Herring, Sr., Commissioners Robert B. Williford, Sr., Walter Cantley, Jackie Sergent, Danny Currin, Ron Bullock, and Calvin Harris, Jr. Present also were City Manager Mark Donham and City Clerk Donna B. Hosch. Absent was City Attorney J. Thomas Burnette.

AGENDA SET

The Board set the agenda for the May 11, 2010 Regular Session.

The Mayor expressed good wishes to Bobbie Wilson, County Clerk, in her retirement and instructed the Clerk to forward a letter of congratulations from the Board.

As to the Public Hearing requested by Wills Hancock, MPT Herring stated he wished to hear more from Planning Director Cheryl Hart on this and that he viewed this as a tremendous opportunity to increase the tax base. Millridge owns this particular property as well as their developing Triangle North. MPT Herring stated a signal was being sent both ways and that it is important to respond to this request since the City will be the benefactor.

Commissioner Sergent stated that this is being requested based on the Land Use Plans and on what Danube Partners wants. The way this is being proposed has the appearance of a bribe – they want the B-2 zoning, so they are telling the City “here is the annexation”.

Commissioner Currin asked what about an O-I zoning. Planning Director Cheryl Hart stated that this is not spot zoning. One suggestion from the Planning Board is that the zoning can take place as requested with a special use permission placed on it. The landscaped area could remain as is and that part of the special use would be that it remains undisturbed. PD Hart stated that the sign as well as the property is on the right of way.

PD Hart stated that when rezoning, it is preferable to fit that zoning into the surrounding properties. The other side of the street is B-2. Commissioner Currin stated someone in town inquired about an office in that space but that nothing can be done until it is rezoned. PD Hart mentioned that an office building cannot go in I-1, it can only go in B-1, B-2, B-3, or O-I. Commissioner Sergent stated that if the intentions are honest with honest intentions to build an office building, then there wouldn't be a problem with O-I zoning. She wonders if the requestors are saying one thing to get another.

Mayor Woodlief asked PD Hart to go over this with the requestor the next day to make sure of the request.

As to the \$3,000 computer upgrade, Mayor Woodlief stated this is much needed. This is part of the budget requests for next year; this would be a patch to get us there. Finance Officer McNally stated the original \$550 requested to replace the UPS should be \$1,000 since there is a need for two of these backups.

As to Powell Bill expenditures, Commissioner Williford stated that street repairs need to be made on Wall Street to the corner of Spring Street. MPT Herring asked about resurfacing Franklin Street, to which City Engineer Larry Thomas stated it is not on the list. The Rural Center Grant will take care of the sewer lines on this street, but the street will then be patched and not resurfaced. Commissioner Sergent asked if this street could be done next year after looking at the ITRE report. CE Thomas stated the streets are reviewed every four or five years.

Commissioner Sergent asked why some of the streets were bumped for sidewalk shaving, to which CE Thomas stated the wish is to make Oxford a walkable city. He added that Powell Bill funds can be rolled over, funds are available, and that everything on the list can be done for an extra \$7,000. Mayor Woodlief asked that the Property and Finance Committees iron out questions prior to the Regular Meeting next week.

As to the Fire Chief's residency, MPT Herring stated that it was decided in committee last week that if the selected candidate is not a resident of Granville County, then s/he would be required to move within the City limits. There was disagreement with MPT Herring's interpretation. Mayor Woodlief stated that 10-15 years ago all department heads were required to live within the City. He didn't know what changed, except that people started moving and the policy fell by the wayside. If this is made a policy for the Fire Chief, then it would also be so hereafter for all department heads to live in Granville County.

CM Donham stated that what was originally proposed was that if the candidate moved from outside the region, then they would have to live within the City limits. If the candidate

was within commuting distance, then they would not be affected unless they decided at some point to move. In that case, they would be required to move within the City limits. MPT Herring stated that the Committee only talked about the Manager, Police Chief, and Fire Chief living within City limits.

Commissioner Harris stated that the previous Chief did not live within the City limits. Wonder if someone living in his neighborhood wanted to apply? Mayor Woodlief stated that they could not apply. Commissioner Harris stated he could not see why an applicant living only a stone's throw from the limits could not apply.

COMMISSIONER WILLIFORD MADE A MOTION THAT THE FIRE CHIEF, REGARDLESS OF CURRENT RESIDENCE, BE REQUIRED TO LIVE WITHIN THE CITY LIMITS. COMMISSIONERS CANTLEY, CURRIN, WILLIFORD, AND BULLOCK VOTED IN THE AFFIRMATIVE. COMMISSIONERS HERRING, SERGENT, AND HARRIS VOTED IN THE NEGATIVE. THE MOTION PASSED BY A FOUR TO THREE VOTE.

Mayor Woodlief requested that an update from the DOEDC Director be added to the agenda.

Commissioner Cantley asked CM Donham to set up a meeting to better explain the monthly Financial Report. This meeting will be set for later on this month.

Additionally, Commissioner Harris asked that a street light be added on Daniel Street. He has spoken with Police Chief Wolford and Gerial Proctor about this. CM Donham stated he will look into this with PC Wolford; Mayor Woodlief stated to the interested audience attendees that this should be done within 30 days.

Mayor Woodlief referred to two options for the Clerk's office. MPT Herring stated there was a third option – he asked CM Donham “do you or do you not want the office redesigned?” Commissioner Williford stated that the architect's 1990 design for the administrative facility was for maximum productivity of employees and a pleasing appearance to the public. He has been on the Board and Property Committee since 2006 and there is a responsibility to be good stewards of the taxpayers' money. There has never been a request for the area to be changed. Commissioner Williford stated the chain of command has not been followed and that these types of requests are normally considered at budget time. He stated the manager should be allowed to manage.

CM Donham stated the goal is to reach a solution to this, but he needs to be responsible for handling it. If he has the Board's support, he will handle it. If the Board does not like his decision, then it needs to say what they want done. CM Donham stated that he will follow

what the Board wants, but he would prefer for the Board to give him the authority to handle this to be able to reach objectives established.

MPT Herring again asked CM Donham if he wanted the redesign, to which CM Donham stated he would not recommend either of the redesigns presented. This needs to be done right and that will take money. Solutions can be done in the short term to meet the needs which don't require expansion. CM Donham did not think the presented redesigns would look good. His answer was "no", he does not want the area changed.

Commissioner Harris asked the difference between the presented plans and the architectural plan, to which CM Donham replied they don't meet the needs, design, and purpose of the office. The receptionist needs to be secure and safe as designed by the architect.

Commissioner Harris asked was the work in the third floor classroom completed by City employees, the Mayor responding "yes" except for the ceiling. Commissioner Harris stated that this situation has become "ridiculous and sad". Our employees are capable of a redesign; and if they are not, they should not be employed.

Mayor Woodlief stated that the city manager does not want to do this redesign; MPT Herring asked what would be a suitable timeframe and what monies would be needed to get this done. CM Donham stated his plan would be more expensive because of the quality of materials that would need to be used, which would take approximately \$30,000. The Mayor added that the area used by the Little Theater also needs to be repaired.

MPT Herring stated that sometimes you have to go into retrograde to get something accomplished and achieved; he was not convinced there would be four votes tonight nor would there be next Tuesday to move forward. MPT Herring stated he did not want to say that this issue would be denied or disapproved for the duration of the current Board.

Commissioner Cantley asked if doing nothing was an option. CM Donham stated he hoped he will be able to do something that will be beneficial. If any construction is done, it will be minor and will not harm anything.

ADJOURNMENT

WITH THERE BEING NO FURTHER BUSINESS, COMMISSIONER HARRIS MADE A MOTION TO ADJOURN. ALL VOTES WERE IN THE AFFIRMATIVE. THE MOTION CARRIED.

*Following the Agenda Session, the Board met for an informal dinner in the Training Room.