

Zebulon Board of Commissioners
Minutes
March 5, 2012

Present: Robert S. Matheny-Mayor, Curtis Strickland, Beverly Clark, Roy Collins, Dale Beck, Don Bumgarner, Rick Hardin-Town Manager, Lisa Markland-Town Clerk, Greg Johnson-Parks & Recreation, Emily Lucas-Finance, Tim Hayworth-Police, Chris Ray-Public Works, Sidney Perry-Fire, Eric Vernon-Attorney

Mayor Matheny called the meeting to order at 7:03pm.

APPROVAL OF AGENDA

Mayor Matheny stated he would like to amend the agenda by moving new business to be before old business and to insert a closed session prior to old business item two.

Commissioner Strickland made a motion, second by Commissioner Bumgarner to approve the agenda with the proposed amendments. There was no discussion and the motion passed unanimously.

PUBLIC COMMENT PERIOD

There was no one who wished to speak.

CONSENT

A. Minutes

Commissioner Clark made a motion, second by Commissioner Collins to approve the minutes of February 3, 2012. There was no discussion and the motion passed unanimously.

B. Finance

Commissioner Clark made a motion, second by Commissioner Collins to approve the tax report for December 2011. There was no discussion and the motion passed unanimously.

PRESENTATION

Mike Weeks—Downtown Overlay Committee Update

Mike Weeks thanked the Town for all the help they provided to the Boys & Girls Club building process.

The Committee had been meeting monthly since March of 2011 and were working forward to bringing the process to a close. They had begun by looking at what the issues were that prompted the Town to consider an overlay district in the central business district. Were the issues critical to the continued viability of business and commerce in the central business district; were the issue critical to the preservation of value and pride in the central business district; were there other ways to resolve the issues without an overlay district; studied the ordinances that were currently on the books; creation of new ordinances to address the issues at hand. The next issue to be considered was would an overlay district be more useful in solving issues with blighted properties in the central business district than existing ordinances.

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Mike stated that the committee would probably be working for a few more months and he was going to suggest that they begin meeting twice a month so that they could bring the work to a close. Commissioner Strickland asked when they thought they would be finished with it. Mike said probably that they may need 6-8 more meetings. Commissioner Clark said that getting something from the committee by the fall would be appreciated.

Jerry Cross with the Little River Historical Society was introduced by Jenny Privette. Jenny stated that the Beautification Committee wanted to give the Board the history of the downtown buildings in the 100 and 200 blocks of N. Arendell Avenue. The handout that was given to the Board showed the old Corbett Barber Shop and the building next to it. The front façades were the same in the beginning but the one building façade had been changed. The other picture was the old Flowers Department Store and showed how it had changed over the years.

Jerry Cross presented that the buildings in the downtown area needed to be preserved and renovated so that the character and the historical facades would give individuality and be aesthetically pleasing. The charm and quaint appearance of the buildings would entice people to do more shopping and locating of businesses in the downtown.

NEW BUSINESS

A. Police

Canine Program

Chief Tim Hayworth stated that the canine, Ronin, had passed away suddenly from a bacteria. He continued by saying that he did not want to stop the program since it had been so successful in the past 12 years. Tim asked that the Board approve the purchase of a new dog and move forward with officer Jesse Brown as the handler since he would not have to be retrained.

The normal cost of a dog would be \$10,500 but Ventosa Kennels would be willing to sell the Town of Zebulon another dog for \$8500 and \$500 would be needed to cover the costs of the trainer working with the dog at Ventosa. They would move the money from the vehicle line item to the canine line item.

Mayor Matheny asked if insurance would cover any of the costs for this. It was explained that the insurance only covered if the dog died in the line of duty. Tim explained that they would be investigating further insurance possibilities.

Commissioner Beck asked if they would be purchasing the same type of dog. Tim stated that they would be purchasing another german shepard.

Commissioner Clark made a motion, second by Commissioner Collins to approve ordinance 2012-30. There was no discussion and the motion passed unanimously.

OLD BUSINESS

A. Finance

Sale of Town Owned Buildings

Emily Lucas presented that the contract with Parrish Realty had expired and at the last meeting NAI Carolantic and Parrish were still interested listing the properties. Both had the same listing fee of six percent, and both would list all on MLS and similar databases. NAI Carolantic worked with Wake County economic development, sent out emails, flyers and mailers to those in their databases, and was not opposed to allowing a short term lease.

Staff needed the Board to give direction on what company to hire for listing the properties. NAI Carolantic did say that they would like to have a 12 month contract. Mayor Matheny asked how long Parrish Realty had listed the properties. Emily stated it was since the fall of 2010.

Commissioner Beck asked if the buildings would be listed at the prices recommended by the listing agent. Emily explained that would be up for discussion but thought that they needed to come down from where they were currently listed. Mayor Matheny said that he thought that whatever company was chosen the Town should consider their recommendations.

There was discussion about whether switching companies would allow the Town to reach a different market and if that would warrant going with a different company.

Commissioner Bumgarner made a motion to go with NAI Carolantic and reconsider prices for selling the properties. The motion failed for lack of a second.

The listing price of the buildings were discussed and what to set them at and which company would do the best job for the Town.

Commissioner Beck made a motion, second by Commissioner Collins to table the issue until the March work session. There was no discussion and the motion passed unanimously.

Mayor Matheny asked the Board if they had any questions that they would like for Emily to discuss with the perspective companies and bring the information back at the next meeting. They would like to know what prices they were recommending, and information on leasing the properties.

Commissioner Beck made a motion, second by Commissioner Clark to go into closed session for the purpose of contract negotiations. There was no discussion and the motion passed unanimously.

NOTE: In closed session Commissioner Beck made a motion, second by Commissioner Clark to come out of closed session. There was no discussion and the motion passed unanimously.

B. Proforma

Resolution 2012-17—Amendment to the Raleigh Utility Merger

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The Board discussed that they would prefer scenario A that was in the packet of information and wanted to ask for the City of Raleigh's consideration of that proposal. However, if they did not want that proposal then the Zebulon Board of Commissioners would be willing to accept the staff proposal.

Commissioner Bumgarner made a motion, second by Commissioner Strickland to give the Mayor the authority to present the Zebulon Board of Commissioners desire of scenario A for the amendment of the agreement but would accept staff's proposal. There was no discussion and the motion passed unanimously.

BOARD COMMENTS

There were no comments at this time.

MANAGERS REPORT

Emily Lucas presented the following line item transfers.

Fire department transferred \$2000 from part time salaries to fuel.

Parks and Recreation transferred \$2600 from contract services to fuel.

Buildings and Grounds transferred \$1250 from building maintenance to fuel.

Streets transferred \$750 from materials and supplies to fuel.

Sanitation transferred \$1500 from computers and \$1561 from radios to vehicle maintenance.

Stormwater transferred \$1500 from storm drainage maintenance to fuel.

Rick Hardin said that there would be a public hearing on March 12 and a work session on March 21. The Chamber of Commerce 5k race would be held on June 2, 2012.

Commissioner Bumgarner made a motion, second by Commissioner Clark to adjourn. There was no discussion and the motion passed unanimously.

Date

Robert S. Matheny—Mayor

SEAL

Lisa M. Markland, CMC—Town Clerk