

Zebulon Board of Commissioners
Minutes
April 7, 2014

Present: Robert S. Matheny-Mayor, Curtis Strickland, Beverly Clark, Don Bumgarner, Dale Beck, Glenn York, Rick Hardin-Town Manager, Lisa Markland-Town Clerk, Greg Johnson-Parks & Recreation, Bobby Fitts-Finance, Mark Hetrick-Planning, Tim Hayworth-Police, Chris Ray-Public Works, Chris Perry-Fire, Eric Vernon-Attorney

Mayor Matheny called the meeting to order at 7:00pm.

APPROVAL OF AGENDA

Mayor Matheny called for approval of the agenda. The Mayor said that there needed to be an amendment to the agenda under old business and that would be to remove resolution 2014-23.

Commissioner Strickland made a motion, second by Commissioner Clark to approve the agenda as amended. There was no discussion and the motion passed unanimously.

PUBLIC COMMENT PERIOD

Scott Hadley with NAI Carolantic came forward and stated that he would like to clarify some information on the property his company had listed at 100 N. Arendell Ave, the old Town Hall building. Scott stated that he inquired of those wishing to purchase the building if they had an agreement with the arts council and he said that they did not. Scott explained that he did not see that information come out anywhere in the news articles.

Scott explained that if the building were sold at a 38% discount of the \$145,000 asking price to a group of people and there was nothing worked out where it would be used in conjunction with the arts council he felt that they would have to explain it to the tax payers of Zebulon why it was done and the use for which it was sold did not occur.

Dallas Pearce came forward and stated that he was part of the group that made an offer on the old town hall building hoping to land the arts council in Zebulon. He stated he was available to answer any questions if there were any. Dallas explained that they had been working on the project to try to get the arts council to Zebulon and referred to a study that they had done in 2012 and the various things they wanted to do. Dallas thought it would provide true revitalization to the downtown area of Zebulon and was a creative way to help the downtown area. People were needed in the downtown area to bring true revitalization there.

The Board approval and support was definitely needed to bring the arts council to Zebulon.

Glen Lewis challenged the Board to put their best efforts forward when opportunities became available. Glen stated that they made an offer and it was rejected quickly and when things were rejected so quickly they may never come back. He asked that the Board do their research to see if when an opportunity came knocking to see if it would be something good for the Town.

Board of Commissioners

Minutes

April 7, 2014

PRESENTATION

A. Caroline Loop—Wake County

Caroline Loop gave a presentation on groundwater protection and the wells program after being invited by Commissioner York.

B. Zebulon Youth Council

Jasmine Porter, Rachel Crowder, Jessica Pearce and Bowen Lester gave a presentation that let the Board know that they wanted to get the information out to youth and others in the public about not being distracted when driving and no texting specifically.

They were requesting the approval to erect signs around town to make people aware of not to text and drive. The signs would be on town property and they would fund the project through private donations.

The Board was in favor of the project.

Commissioner Bumgarner made a motion, second by Commissioner Beck to approve the project and erection of the signs to deter distracted driving. There was no discussion and the motion passed unanimously.

CONSENT

A. Minutes

Commissioner Beck made a motion, second by Commissioner Bumgarner to approve the minutes of March 19, 2014. There was no discussion and the motion passed unanimously.

B. Finance

Commissioner Beck made a motion, second by Commissioner Bumgarner to approve the tax report for January 2014. There was no discussion and the motion passed unanimously.

Commissioner Beck made a motion, second by Commissioner Bumgarner to approve ordinance 2014-23. There was no discussion and the motion passed unanimously.

Commissioner Beck made a motion, second by Commissioner Bumgarner to approve ordinance 2014-24. There was no discussion and the motion passed unanimously.

Commissioner Beck made a motion, second by Commissioner Bumgarner to approve ordinance 2014-25. There was no discussion and the motion passed unanimously.

Commissioner Beck made a motion, second by Commissioner Bumgarner to approve ordinance 2014-26. There was no discussion and the motion passed unanimously.

OLD BUSINESS

A. Administration

Sale of Town Property

Resolution 2014-24—bid was received for \$77,000 for the old council chambers located at 109 E. Horton Street. Rick Hardin presented the tax value and the various listing prices for the property. The resolution, if the Board adopted it, would accept that offer and begin the upset bid process.

Commissioner Beck made a motion, second by Commissioner Strickland to adopt resolution 2014-24. There was no discussion and the motion passed unanimously.

100 N. Arendell Avenue—A bid was received in the amount of \$90,000 for the property and the Board would need to accept it to start the upset bid process or reject it. Rick Hardin reviewed the various listing prices and the tax value for the property.

Mayor Matheny stated that the Board wanted to give a quick response to those making the bid when they were told that the bid would be rejected. He apologized if the process was not done correctly but the Board did not want those making the offer to have to wait a month to know if the offer would be accepted.

Mayor Matheny stated that none of the board members were against the arts council coming to Zebulon but being in favor did not justify a bad decision. The Mayor continued by saying that there was no non-profit, partnership or anything formed for the arts council and the group that made the offer said that they would do something else with it if the arts council did not come. The Board and he himself were in favor of having an arts councils in Zebulon.

Commissioner Bumgarner said that the Board would be poor stewards of the Town's money to accept the offer that was that low.

Commissioner Bumgarner made a motion, second by Commissioner York to reject the offer of \$90,000 on 100 N. Arendell Avenue. There was no discussion and the motion passed unanimously.

B. Planning

Triangle Transit Contract Amendment

Mark Hetrick gave a presentation about the request to amend the agreement with Triangle Transit. The change was to increase the maximum out of pocket expense for the Town from \$20,000 annually to \$28,000 annually. The change was due to the fact that the grant would expire in 2016. The agreement would last until June 30, 2017.

There was an out clause but the Town would need to give 180 day notice to get out of the contract with Triangle Transit.

There was considerable discussion that when TTA came before the Board it was made very clear that the Town would not pay any additional funding for the service. The Board thought that the

Board of Commissioners

Minutes

April 7, 2014

topic should be tabled until they could get further information about the ridership of Zebulon residents.

Commissioner Clark made a motion, second by Commissioner York to table the proposed amendment to the agreement with Triangle Transit. There was no discussion and the motion passed unanimously

NEW BUSINESS

A. Administration

Facility Use Request

Rick Hardin said that the Chamber had made a request to hold their 5k race starting and ending at the Town Complex on June 21, 2014. They wanted to rent the municipal complex for a half day event from 5:30am-noon.

Commissioner Clark made a motion, second by Commissioner Strickland to approve the request for the Chamber of Commerce to hold its 5k race on June 21, 2014 on the municipal complex. There was no discussion and the motion passed unanimously.

Fire Protection Contract

Chris Perry presented the contract with Johnston County and stated it would cover the Bellaire Subdivision off of Perry Curtis Road and additional area on Rice Road. There had been an agreement since 2001 to do it but Johnston County wanted to make it an official agreement. It would provide lower insurance rating for those areas.

Corinth Holders had been compensating the Town for serving the area with approximately \$3,100 per year, that amount would increase to \$7,300 and would increase as the property values increased.

There was some discussion about the location of the property, 911 calls, and how often they had to go on calls to those areas

Commissioner Strickland made a motion, second by Commissioner Clark to approve the contract with Johnston County. There was no discussion and the motion passed unanimously.

BOARD COMMENTS

Glenn York said that he attend the Triangle J Council of Government meeting and found it to be interesting and a lot of things happening.

Mayor Matheny informed the Board that there needed to be a special called meeting on May 12, 2014 between the Board of Commissioners, Planning Board and Board of Adjustment at 7:00pm to hear a presentation on the UDO.

MANAGERS REPORT

Board of Commissioners

Minutes

April 7, 2014

Rick Hardin stated that town offices would be closed on April 18 for the holiday. There would be a joint public hearing in April as well.

Commissioner Strickland made a motion, second by Commissioner Clark to go into closed session for personnel. There was no discussion and the motion passed unanimously.

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

Commissioner Beck made a motion, second by Commissioner Bumgarner to award Rick Hardin a 1.5% merit increase to his salary. There was no discussion and the motion passed unanimously.

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

Date

Robert S. Matheny—Mayor

SEAL

Lisa M. Markland, CMC—Town Clerk