

Zebulon Board of Commissioners
Work Session
Minutes
January 18, 2012

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

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

APPROVAL OF AGENDA

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

OLD BUSINESS

A. Finance

Sale of Town Owned Buildings

Emily Lucas said that staff would like to review with the Board the properties that were for sale that the Town owned. The contract with Parrish Realty ended in December 2011 and staff needed to know if the Board wanted to continue to have Parrish Realty to market the properties or to hire another company. The second item for discussion would be the listing price of each of the buildings and if the Board wanted to change that price.

Emily presented a powerpoint presentation that discussed the specific information on each property. The listing prices for the old buildings were town hall at \$259,000, police dept. at \$259,000, council chambers at \$216,000. These prices were based in the fact that nothing really needed to be done to the properties. The only property that currently needed work to be done was the old council chambers and it needed a new HVAC system and a new roof.

There was very little interest in the properties in the last 12 months and those interested wanted to use the facility in such a way that was against the Town's ordinance. The cost of maintaining the buildings since July 2009 had been \$71,000 and those costs included electricity, pest control and insurance. Mayor Matheny asked if in that time one building was costing more than another and Emily said no it was about equal.

Chris Ray did go into more detail about the council chambers needing a roof which would cost about \$40,000. The breakdown of costs would be \$27,600 (2300sf at \$12/sf), six attic vents at \$1,200, porch repairs at \$1,500, engineering design at \$5,000, contingency at \$4,400 for a total of \$39,700. There was discussion about ways to save money with those repairs by not having an engineer draw up the bid packet and let a trusted roofing company to provide the proposed specs.

Mayor Matheny said that he thought it would be better to have an expert advise the Board on what the properties should be listed at so that they could be sold. He said the realtor should do that for the Town.

Emily than asked if the Board wanted to continue to have Parrish Realty list the properties or go with someone else. She stated that she was not sure that Parrish could give the buildings national exposure, but thought they were doing all that they could do. A national market would be desirable. Emily stated that she would like to go back to the five proposals that were received several years ago to see what kind of proposal they would give the Town now.

Commissioner Beck stated that the Town was not going to sell the buildings at what they were listed for and thought that the realtor could provide counsel on what the properties should be listed for. Mayor Matheny thought that Parrish should have already reviewed what they were listed for and given counsel on listing price without the Town having to ask that it be done.

Staff was directed to talk to all the other businesses who had submitted proposals and let the Board know what was recommended.

NEW BUSINESS

A. Public Works

Resolution 2012-15

Chris Ray presented that resolution 2012-15 was to accept dedication of the final overlay on several roads in Weaver's Pond. It would provide a one year warranty from date of acceptance.

Commissioner Clark made a motion, second by Commissioner Collins to adopt resolution 2012-15. There was no discussion and the motion passed unanimously.

Mayor Matheny asked Mark Hetrick about where Weaver's Pond was on meeting the requirements of the special use permit and moving forward.

Mark Hetrick said that a letter was sent out on January 9, 2012 stating the outstanding conditions and improvements that were needed to meet the requirements of the special use permit. Mayor Matheny stated that staff needed to continue to pursue the issue and make sure that the conditions were met or brought back to the Board to be updated. They must keep the Town informed and show good faith and move forward.

MANAGERS REPORT

Rick Hardin said that January 26 would be a Board of Adjustment meeting, the Chamber of Commerce banquet was January 31, 2012.

Commissioner Bumgarner stated that CAMPO approved the extra money for the Hwy 96 corridor and extension onto Pearces Road. Chris Ray stated that they would be receiving bids on January 19, 2012 and it was scheduled to begin construction around March 15, 2012 and to be completed in 75 days.

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There was discussion about making sure that businesses and property owners along that section of Hwy 96 were informed of the construction and what it would mean to them. Chris emphasized that information was placed on the website on a regular basis and letters would be sent out as well as information being placed on EWTv22.

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

Date

Robert S. Matheny—Mayor

SEAL

Lisa M. Markland, CMC—Town Clerk