

Zebulon Board of Commissioners
Work Session
Minutes
February 22, 2017

Present: Robert S. Matheny-Mayor, Don Bumgarner, Curtis Strickland, Beverly Clark, Dale Beck, Glenn York, Joe Moore-Town Manager, Lisa Markland-Town Clerk, Chris Ray-Public Works, Mark Hetrick-Planning, Dennis Brannan-Police, Chris Perry-Fire, Greg Johnson-Parks & Recreation, Bobby Fitts-Finance, 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. Planning

Unified Development Ordinance

Mark Hetrick introduced Chad Meadows with Code Wright Planners who was working on the UDO project.

Chad Meadows gave a PowerPoint presentation and reviewed the objectives, six goals, procedures manual and the next steps that were before the Board.

The schedule for the project was to have it completed within 16 months from start to finish which would put the completion date around spring 2018. There would be project webpage that Code Wright would prepare and host. They were in the process of creating a name for the webpage that would make it unique and specific to the Town of Zebulon UDO.

The use of focus groups would be important and should include people that lived in Zebulon with various interests like the Planning Board, developers, Board of Adjustment, Chamber of Commerce, and citizen leaders. There needed to be professionals that were well versed in development and how things worked so that they could look at it and try it against something that they were working on to give feedback. If the focus group participants were not chosen well it would extend the length of the project.

NEW BUSINESS

A. Planning

Wake Transit Master Participation Agreement

Toby Hampson updated the Board on the background for the agreement being presented. Basically, Toby stated that the Wake County voters approved a ½ cent sales use tax in November 2016 which would be used to fund the Wake County Transit Plan. In December 2016 a \$7

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vehicle registration fee was approved by the Wake County Board of Commissioners which would go into effect in July 2017.

The \$7 registration fee would be collected by the NC DMV, then paid to Wake County and then paid to the various municipalities and entities that provided independent transit. Currently, those that provide independent transit were Raleigh, Cary and Wake Forest. Commissioner Strickland asked how the registration fee would be distributed. Toby explained that it was formula based on services provided. If services were not provided the municipalities would not receive any of the registration fee.

To receive a portion of the registration fee there needed to be an interlocal agreement that would allow for the funds to be held by Wake County and used for the funding of the overall county transit services. Once that was in place there needed to be an agreement on who would sit on the advisory council (TPAC), who would be eligible for funding and what would the various roles be on that council. There had been many revisions over the last few months to the documents.

The agreement would give all participating municipalities a seat on the TPAC and also be eligible for funding for implantation of transit throughout the county which was funded by the registration fee and the ½ cent sales tax. What was important was by being a part of the agreement it would give Zebulon a seat at the table in advising CAMPO, the County and Go Triangle on what role they had in the Wake County Transit Plan and how it would be implemented. A condition of receiving funding under the master agreement was that municipalities would have to sign onto the \$7 interlocal agreement even if they would not be eligible to receive the funds.

There was considerable discussion about the interlocal agreement and the \$7 vehicle registration fee. The Board did not like the fee but understood that getting a seat at the table was important and it would give Zebulon the opportunity to get the funds at a later date.

Since there were continuing revisions being made to the agreement and interlocal agreement the documents would come back to the April 2017 regular meeting.

B. Public Works

Pavement Resurfacing and Retreatment Program

Chris Ray stated that he would be updating the Board on the paving program and seeking the Board's feedback on trees on Wakefield Street. Chris Ray gave a PowerPoint presentation that spoke to the various types of processes that would be used to improve the streets in Zebulon. The Board had appropriated \$458,000 in the 2016-2017 budget.

The processes used would be crack seal, spot repairs, slurry seal, cape seal, asphalt overlay and chip seal. The project would be completed in the fall 2017. There was discussion about how various uses would hold up with snow blades and Chris stressed they would hold up well. Chris explained the condition of the streets after the paving program would be 89.3 percent, which would represent 46 percent of the streets being in the excellent category. The engineer stated for

streets to maintain the 86-89 percent, it would require an investment of approximately \$250,000 per year in street paving.

The discussion of the trees along N. Wakefield Street dealt specifically with the four very large trees that could be impacted with the paving. An arborist stated that the four trees in question were in fair condition and typical street paving could have an adverse effect on the trees health, meaning they could die within five years.

There were two options before the Board and those were to remove the trees prior to paving or leave the trees and see what happens. After discussion the Board decided that they wanted to leave the trees alone and see what might happen.

There was discussion about the installation of a second water tap and if that could be done when the work was done on the road. Chris Ray stated that if anyone wanted to do that it would be best to do it when they were working on the road instead of after. Commissioner Bumgarner said those along N. Wakefield should be made aware that if residents wanted to install an irrigation meter it should be done during construction. Chris stated that they would notify property owners prior to the work being done so they could be coordinate the work.

Little River Dam

Chris Ray projected a map of the Little River Dam and spoke to the damage that occurred due to Hurricane Matthew and stated that the same damage had occurred during Hurricanes Fran and Floyd. Since FEMA funds were available both Raleigh and the Town applied for funding for repairs and FEMA wanted to know why both had applied.

Chris explained that the property, during the merger agreement, was to have transferred to the City of Raleigh but the documents had never been executed with the Register of Deeds transferring ownership, so the ownership of the dam was in question. There were three options for the dam: 1) do nothing and leave the dam as it was 2) Restoration - fix the dam back to the same state as it was prior to Hurricane Matthew at a cost of \$344,000 and 3) Restoration and hazard mitigation process would reinforce the dam which could cost up to \$1 million.

Under a restoration project FEMA would pay 75% of the project and the State of North Carolina would pay the remaining 25%. It would be a reimbursement process where the Town would pay for it up front. It would take approximately 18-24 months from start to finish.

A restoration and reinforcement process would be where FEMA funds would be used for restoration and North Carolina Hazard Mitigation for the reinforcement. It could cost approximately \$1 million and take 18-24 months to complete.

Maintenance issues needed to be considered so that it could be inspected annually as well as having insurance on the dam. The options before the Board were 1) Raleigh take the lead 2) Zebulon take the lead 3) ask FEMA for an extension of 45 day.

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Joe Moore stated that Raleigh as the project lead would not be the quickest option, since it would have a lower priority due to other FEMA projects. The Board may want to consider asking for an extension from FEMA that would allow the two staffs to work together on the most effective way to approach the repairs on the dam.

Mayor Matheny said that with the 45 day extension it would mean the discussion of land ownership and there were concerns about giving the park to the City of Raleigh and it could have some adverse consequences. A reversion agreement needed to be in place so that they could not sell the land if they did not need it, and ownership would come back to the Town. Joe Moore explained that the 45 day extension would allow for discussions on who would be the best to lead and the opportunity to revisit the property ownership.

The Board thought that the pursuit of a 45 day extension from FEMA was the best course of action.

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

NOTE: Commissioner Beck made a motion, second by Commissioner York to come out of closed session.

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

Date

Robert S. Matheny—Mayor

SEAL

Lisa M. Markland, CMC—Town Clerk