

**Zebulon Board of Commissioners**  
**Work Session**  
**Minutes**  
**April 21, 2010**

Present: Robert S. Matheny-Mayor, Curtis Strickland, Beverly Clark, Don Bumgarner, Roy Collins, Dale Beck, Rick Hardin-Town Manager, Lisa Markland-Town Clerk, Emily Lucas-Finance, Chris Ray-Public Works, Eric Vernon-Attorney

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

**APPROVAL OF AGENDA**

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

**OLD BUSINESS**

General

*Sale of Town Buildings*

Emily Lucas said that the Town had received an offer for the building located at 202 E. Vance Street. The Board had not set a minimum price for that building. There was discussion about revisiting the price for the building and possibly all the buildings.

Emily stated that all the appraisal and abatement numbers were from 2008.

Old parks and recreation office at 202 E. Vance Street was 2.66 acres with an appraised value of \$135,000, abatement of asbestos cost approximately \$18,000 and there was no estimate for the replacement of the roof.

Old water plant property at 202½ E. Vance Street was 1.307 acres was appraised at \$67,000 and that was as if the property were vacant.

Mayor Matheny said that Wm. Parrish looked at the old water plant and was willing to offer \$100,000 for both the P&R and water plant property. He said that he thought it was too low and should be no less than \$115,000 or \$120,000 due to the work that would be needed on the properties.

Commissioner Collins came in.

There was considerable discussion about the properties and Commissioner Beck said that based on the economy he did not think that the Town would be able to sell it for more than what the Mayor was saying and possibly the number was too high. Several Commissioners thought that they should consider the numbers that the Mayor was proposing. The question was whether the Town wanted to sell it or keep it and wait.

There was discussion about hiring a real estate representative and what the cost would be for them to sell the property for the Town. The commission would be approximately six percent.

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Commissioner Strickland thought that the timing was bad and that it might be advantageous to hold on to the buildings and possibly lease them. The Board thought that leasing would be fine to do with the town hall and council chambers.

The price of the town hall building was set at \$259,000, police station was \$259,000, council chambers was \$216,000. Emily Lucas was instructed to seek out a real estate agent to list the properties for sale but not for lease and bring that information back to the Board for consideration.

After considerable discussion about whether to set a price, negotiation that could take place and the problems that arise from setting a minimum price the Board decided that they should probably set a minimum price.

Commissioner Bumgarner made a motion, second by Commissioner Clark to set a minimum price on the old Parks & Recreation and water plant properties at \$115,000. There was no discussion and the motion passed with a vote of 4-1, with Commissioner Strickland voting in opposition and Commissioners Clark, Beck, Bumgarner and Collins voting in favor of the motion.

## **MANAGERS REPORT**

Rick Hardin reviewed the census reporting numbers and that they were up 10 percent from 2000.

Arts in the Park was scheduled for April 24, 2010.

Commissioner Bumgarner made a motion, second by Commissioner Clark to go into closed session for personnel purposes.

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

Commissioner Strickland made a motion, second by Commissioner Beck to award Rick Hardin a five percent raise. There was no discussion and the motion passed unanimously.

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

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Date

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Robert S. Matheny—Mayor

SEAL

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Lisa M. Markland, CMC—Town Clerk