

Zebulon Board of Commissioners
Work Session
Minutes
September 18, 2013

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

Absent: Roy Collins

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. Sale of Surplus Property

Offers Received for Purchase of Property

Rick Hardin presented that there were several offers received for vacant property owned by the Town.

An offer was received for 111 E. Vance Street (old Police Building) in the amount of \$25,000. The asking price was \$35,000 and staff needed the Board to either accept or deny the offer.

Mayor Matheny stated that his opinion was that it be turned down since it did not meet the minimum asking price that the Board set for the building. Commissioner Beck agreed with that assessment. The land itself was worth approximately \$37,000 based on Wake County's information shown online.

Commissioner Bumgarner made a motion, second by Commissioner Clark to approve reject the bid of \$25,000 for 111 E. Vance Street. There was no discussion and the motion passed unanimously.

Rick stated that the second offer was for 109 E. Horton St. (old Council Chambers) in the amount of \$20,000. The asking price was \$85,000. Mayor Matheny stated that he would reiterate the same sentiments as with the old police building that it was worth the asking price. Commissioner Strickland asked what the land value was for that property. Mayor Matheny stated he did not know. Lisa Markland said that according to Wake County it was worth \$19,600.

Mayor Matheny stated that he thought that the offer was based on the fact that the property beside that sold for \$10,000. However, that property was then flipped and sold for \$32,500 but the new owner had to gut it at a cost of \$50,000 to renovate. Commissioner Bumgarner thought

that with those numbers the asking price of \$85,000 was correct. Commissioner Beck stated that he thought that the offer received was ridiculous and should be denied.

There was some discussion that the manager be given the authority to not bring offers forward that were just not acceptable.

Commissioner Beck made a motion, second by Commissioner Clark deny the offer of \$20,000 for 109 E. Horton Street. There was no discussion and the motion passed unanimously.

NEW BUSINESS

A. Finance

Capital Project Financing

Bobby Fitts presented that there were several projects that were to be financed in the budget. The proposed resolution 2014-05 would call for a public hearing on November 4, 2013 and authorized the issuance of RFP's for proposed financing.

Commissioner Bumgarner made a motion, second by Commissioner Clark to approve resolution 2014-05. There was no discussion and the motion passed unanimously.

B. Planning

Annexation

Mark Hetrick stated that the resolution would direct the clerk to investigate the sufficiency of 308 Pineview Drive where the property owners had requested that they be annexed into the Town limits.

Commissioner Beck made a motion, second by Commissioner Bumgarner to approve resolution 2014-06. There was no discussion and the motion passed unanimously.

MANAGERS REPORT

Rick Hardin stated that the Parks & Recreation event of Market on the Lawn was Friday, September 20 from 5-8.

Commissioner Clark 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