

Zebulon Board of Commissioners
Work Session
Minutes
September 21, 2011

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

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

APPROVAL OF AGENDA

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

OLD BUSINESS

Public Works

Resolution 2012-06—Boys and Girls Club Roadway Construction Award of Bid

Chris Ray stated that they had received bids and that Turner Asphalt was the low bidder at \$268,350.14 to do the roadway construction for the Boys and Girls Club.

Staff recommended that the Board adopt resolution 2012-06 that would award the contract to Turner Asphalt.

Commissioner Beck made a motion, second by Commissioner Strickland to adopt resolution 2012-06. There was no discussion and the motion passed unanimously.

NEW BUSINESS

Finance

GSK Valuation update

Rick Hardin stated that he wanted to inform the Board that the Town had been notified that GSK was disputing the value of the property on the Zebulon Campus by \$35 million, which would equate to \$175,000 to the Town of Zebulon. Wake County asked GSK to provide proof of that claim.

If the claim was correct the Town would be freezing several capital projects that would equal approximately \$175,000 which would be as follows: Whitley Park paving, various sidewalk, curb and gutter replacement, replacement of the 500 gallon tank on the pumper truck, unified development ordinance and installation of a data server. The projects would be held until there was a definitive answer from Wake County on what the actual number was.

Mayor Matheny asked that the items be prioritized so that the Board would know what would be completed if the numbers came back differently from the claim that GSK was making.

Planning

Bus Survey Update

Mark Hetrick updated the Board on the Bus Transit Development Plan with CAMPO, Triangle Transit, Wake County and the Town.

A survey was done for Zebulon and Wendell, and there was discussion about the number of riders, cost per rider, where the stops might be, times for the routes, number of trips and tickets sold. The cost to the Town was also discussed and how the riders would use the bus service. Their needs were to doctor's appointments, WalMart, Triangle Shopping Center, Raleigh and so on.

Text Amendment for Special Use Permit

Mark Hetrick stated that they wanted to update the requirements for the special use permit ordinance to clarify terms, requirements, staff consultation language and to make it easier for everyone that would read the material.

The main changes dealt with findings of fact and the information provided and that the Board would consider when making their decisions. They discussed the applicant's responsibility to provide the necessary information to support their case and the Board was not required to accept bad evidence. They also discussed staffs responsibility to make sure that they understand what they needed to do to meet the requirements of the ordinance and that by doing so staff was not making a recommendation for approval.

There was discussion about putting together a handout to help the citizens understand the process. Staff and the attorney would consult further on the document before bringing it to the joint public hearing.

MANAGERS REPORT

Rick Hardin stated that the Chamber Business Expo would be Thursday, September 29 from 2-7, there would be several United Arts Council meetings on October 4th and 5th in the council chambers and finally Zebulon Night Out would be October 11th from 6-9.

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

Date

Robert S. Matheny—Mayor

SEAL

Lisa M. Markland, CMC—Town Clerk