

**Zebulon Board of Commissioners**  
**Work Session**  
**Minutes**  
**September 23, 2015**

Present: Robert S. Matheny-Mayor, Curtis Strickland, Beverly Clark, Dale Beck, Glenn York, Joe Moore-Town Manager, Lisa Markland-Town Clerk, Chris Ray-Public Works, Mark Hetrick-Planning, Tim Hayworth-Police, Chris 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 Beck to approve the agenda. There was no discussion and the motion passed unanimously.

Mayor Matheny stated that Commissioner Bumgarner was still out recuperating from knee surgery.

**OLD BUSINESS**

A. Public Works

*North Arendell Avenue Access/Operational Plan*

Joe Moore stated that the topic was to go to the October 5, 2015 meeting and wanted to make sure that the Board had all the information they needed to make that decision. He asked that the Board not leave the meeting if they had questions.

Chris Ray stated that there would not be any final decisions made at that meeting but wanted to present the necessary information. Will Letchworth will present the plan.

Will Letchworth gave an updated presentation on the Arendell Avenue plan. There were only a few changes made which incorporated lighting but the overall concept of the plan did not change. The goal was to provide infrastructure that would allow for dual left turns off of Pearces Road onto Arendell and an additional lane on Arendell to accept the dual left turns. It would also provide a median island on Arendell in front of BB&T, Sonic and the Credit Union. The changes were subtle, it would also allow for a U-turn at Arendell and Dogwood.

Commissioner Strickland stated that the street behind Sonic needed to be finished to accommodate the increase in traffic to keep traffic from going through other properties to get to where they wanted to go. Will Letchworth said that the island would help keep that from happening.

Mayor Matheny talked about the once proposed shopping center as well as the large piece of property behind the Marathon/Wendy's property which could only be accessed from Hendricks Drive. Will stated that was taken into account and it was developed as if it would have a high intensity use.

Will Letchworth said that the total cost of the project would be \$1,478,000 which included the inspection and engineering design of the project. The results of the process over the last year were reflected in the plans and costs being presented. Will continued by saying that CAMPO wanted to

fund projects that were already designed and shovel ready, they did not want to fund design of a project. The grant funds that might be received were for right-of-way and construction. The Town of Zebulon would fund the design for \$215,000 to make it shovel ready to possibly receive CAMPO grant funds. The Town would have to commit to the 20 percent matching funds now to apply for the grant and if the grant were received it would be spent in the 2016-2017 budget year. The total cost to the Town would be approximately \$467,000 and would receive \$1 million in grant funds.

There was discussion about the completion of Jones Street and Hendricks Drive and servicing the businesses from the back instead of having entrances from the front onto Arendell Avenue. It was explained that there would be as much interconnectivity as possible to reduce the curb cuts onto Arendell. Center islands and medians were discussed and how they would benefit keeping traffic flowing.

Commissioner Strickland asked if the plans met the future needs of the corridor and that they would not have to redo the road again in five to 10 years. It was explained that it was designed to meet future needs of the community and that area in particular.

The cost of the project were discussed and the fact that they wanted to use bond money and TIF money for the project. Mayor Matheny asked if it was allowable to take the bond/TIF money and use it on a portion of the road that did not benefit the area where that particular business was located. Also, could the Town take the money from the general fund and then pay itself back for a project it had already completed. He stated that he did not want to be surprised. It was thought that they could pay the general fund back after the project was completed but they would check to make sure.

Joe Moore reviewed the Boards concerns stating that it was the cross section of the island and the ability to front the general fund money for the project and then have future TIF money pay that back to the general fund. The Board agreed that was their concern.

## **MANAGERS REPORT**

Joe Moore stated that the Farmer's Market was Saturday, September 26 from 9-1 and that Operation Medicine Drop was at Zebulon Drug on October 3 from 10-2.

Commissioner Strickland made a motion, second by Commissioner Clark 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