

Zebulon Board of Commissioners
Special Called Meeting
Minutes
March 22, 2021

Present: Robert S. Matheny, Beverly Clark, Annie Moore, Shannon Baxter, Glenn York, Larry Loucks, Joe Moore-Town Manager, Lisa Markland-Town Clerk, Stacie Paratore-Deputy Town Clerk, Chris Perry-Fire, Michael Clark-Planning, Bobby Fitts-Finance, Sheila Long-Parks and Recreation, Jacqui Boykin-Police, Chris Ray-Public Works, Eric Vernon-Attorney

Mayor Matheny called the meeting to order at 6:00pm.

APPROVAL OF AGENDA

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

OLD BUSINESS

A. Comprehensive Plan: Draft Land Use and Transportation Plan Preview

Joe Moore explained a town's Land Use Plan was its "blueprint" on how land should be developed, redeveloped, or preserved in the future. A town's Transportation Plan was the "network" of roads, sidewalks, bike lanes, greenways, and transit necessary to let the Land Use function satisfactorily.

The next topic to be covered at the meeting was the Water Merger Agreement the Town entered into with the City of Raleigh in 2006. Staff would present opportunities on how to close the merger earlier.

Michael Clark gave an overview of the Land Use Plan. It was explained why the Town needed the plan, how it related to other plans and how it should and should not be used. It was explained how the Land Use Development plan would be used as an economic development tool and would focus on current conditions and future projections. The plan would create foundational principles to guide the land use directions for the Town to achieve future goals. The proposed future land use map was shown.

Wake County was in the process of updating their Comprehensive Land Use Plan. Wake County and the Town had similar goals for their plans. It was stated Wake County was focusing on infill development within municipalities and the Town's long-range planning areas were consistent with Wake County's Future Land Use Map.

The Town's consultants would be present at the April 21 meeting to present the draft plan. The Joint Public Hearing was scheduled for May 10 and the Comprehensive Land Use Plan would be available for adoption at the June 6 meeting.

There was discussion about development and utility connections outside of the Town's ETJ.

Michael Clark gave an overview of the Town's Transportation Plan. The proposed plan would look long range, provide the greatest opportunity to work with development communities, simplify

the number of cross sections, and would go beyond vehicles with complete streets and walkability. The proposed transportation map was shown.

It was explained the Town worked with partners on the study including CAMPO, Wake County and The North East Area Study.

The Town's consultants would be present at the April 21 meeting to present the draft plan. The Joint Public Hearing was scheduled for May 10 and the Comprehensive Transportation plan would be available for adoption at the June 6 meeting.

The Land Use Plan and Transportation Plan would work together long-term to guide future development.

B. Water Merger Agreement

Joe Moore gave an outline of the merger history. The Town of Zebulon's Water and Sewer Utility System was transferred to the City of Raleigh in 2006. The schedule and method for the City of Raleigh to recover costs associated with the transfer were memorialized in a Merger Agreement and subsequent First Amendment. The pay-out schedule and potential terms of a Second Amendment to accelerate the pay-out schedule were discussed. The Town could sell back water, and sewer capacity, transfer cash, and receive credit for projects that were scrubbed.

Graphs showing the current purchased water and sewer capacity vs. the actual and forecasted capacity were shown. A map showing the growth opportunities and capacity availability were also shown. There was detailed discussion about future water and sewer capacity.

Michael Clark explained over the last three years the Town population had increased by 7.5%. It would take years to develop the entire ETJ. The Town had enough water capacity now to serve the population of Wake Forest and the water allocation would continue to grow each year.

Staff would bring the Merger Agreement to the Board at their April 12 meeting and confirm the Town's growth rate at that time.

It was explained if the Board wanted a particular industry, it should be added to the Town's Land Use Plan to ensure there was enough water and sewer capacity.

The close-out scenarios were discussed. It was stated the Town did not have the capacity to receive the water purchased. Staff would find out how much actual capacity the Town had.

Staff would present the second amendment and the additional requested information at the April 12 meeting.

C. Closed Session

Mayor Matheny stated they needed a motion to go into closed session as permitted by N.C. General Statute § 143-318.11(a)(5): "... to instruct the [Town] staff or negotiating agents concerning the position to be taken by or on behalf of the [Town] in negotiating the price and other material terms

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of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; ...”

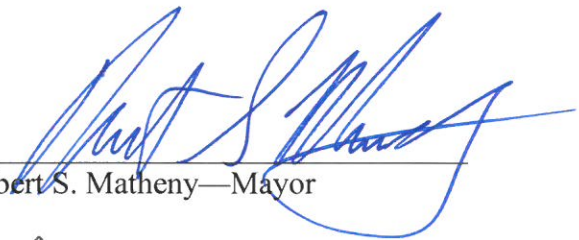
Commissioner Loucks made a motion, second by Commissioner York to go into closed session. There was no discussion and the motion passed unanimously.

NOTE: In closed session, Commissioner Loucks made a motion, second by Commissioner Moore to come out of closed session. There was no discussion and the motion passed unanimously.

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

Adopted this the 12th day of April 2021.




Robert S. Matheny—Mayor


Lisa M. Markland, CMC—Town Clerk