

**ZEBULON BOARD OF COMMISSIONERS
SPECIAL CALLED MEETING
MINUTES
JUNE 23, 2025**

Present: Glenn York, Jessica Harrison, Shannon Baxter, Amber Davis, Quentin Miles, Taiwo Jaiyeoba-Interim Town Manager, Ana Gomez Rindahl-Town Clerk, Sheila Long-Parks & Recreation, Chris Perry-Fire, Matt Lower-Planning, Bob Grossman-Police, Sam Slater-Town Attorney, Lisa Markland

Called to Order

Mayor York called the Board of Commissioners Special Called Meeting to order.

Mayor York requested an amendment to the agenda to add a closed session with the Town Attorney regarding the litigation matter with Deacon Development LLC as permitted under NC General Statutes 143-318.11(A)(3). He noted this item came to their attention earlier that day and required timely consideration.

Mayor York then asked for a motion to approve the agenda as amended.

Commissioner Davis made a motion, seconded by Commissioner Miles. There was no discussion, and the motion passed unanimously.

New Business

Discuss Board Vacancy

Town Attorney Samuel Slater provided an overview of the legal requirements and process for filling the board vacancy left by Commissioner Clark's departure. He explained that state law (160A-63) and the Town Charter required the Board to fill the vacancy by appointment until the next general election.

Mr. Slater outlined two potential methods for making the appointment:

1. A motion and second process with majority vote.
2. A nomination and ballot process with plurality vote (recommended)

He noted that the ballot process allowed consideration of a broader range of candidates and aligned with the charter's plurality vote requirement. Mr. Slater also clarified that in a tie scenario, the Mayor would not have a tie-breaking vote under the plurality system. He also explained that the ballot process had been used in the past.

The Board discussed the timeline for filling the vacancy. Mr. Slater suggested aiming to select a candidate by the August regular meeting, if possible. Lisa Markland added that the upcoming election in November could be a factor to consider in the process and criteria.

After discussion, the Board reached consensus on using an application and interview process similar to past appointments. They agreed on the following timeline:

- Applications to open by June 26th
- Application deadline of July 20th at midnight
- Board to receive applications by July 21st
- Candidate presentations and potential vote at the August 4th regular meeting

The Board also confirmed they would use the same basic criteria as previous appointments - town residency and no felony convictions were a requirement.

Discuss Special Events

Update on Situation at Community Park

During the Board meeting, Interim Police Chief Bob Grossman provided a detailed account of the events surrounding a private gathering held at the Community Park the previous Thursday evening. It was stated that they were informed in advance of a permitted private event. There were parking issues and officers responded to assist and quickly discovered the crowd was far larger than anticipated, and the event was in violation of park policies—particularly due to the presence of open alcohol containers without a permit. Gunfire erupted near the back of the park. Sergeant Oliver, who was onsite, immediately responded with professionalism, calling for backup and moving toward the incident area to secure the scene. There were no injuries reported. The investigation continues as police work to identify suspects and determine the origins of the gunfire.

There are discussions with staff about improving the event application and approval process to prevent similar incidents in the future.

Holiday Events

Parks & Recreation Director Sheila Long presented an update and recommendation regarding the Town's holiday events, specifically Candy Cane Lane and the Christmas parade. She outlined the similarities and differences between the two events, as well as the impacts and challenges of hosting both within a short timeframe.

Ms. Long explained that staff capacity, logistical complexity, and community feedback were key factors in recommending a focus on a hybrid Candy Cane Lane event for 2025. This approach would aim to incorporate key elements of the Christmas parade into an expanded Candy Cane Lane format.

The Board engaged in extensive discussion about the desire to maintain parade elements and community traditions while addressing resource constraints. Ideas discussed included: a walking

parade component to Candy Cane Lane, expanding performance and booth opportunities for community groups, exploring partnerships with the Chamber of Commerce or other organizations, and considering future parade routes as the Town developed.

Interim Town Manager Jaiyeoba emphasized the need for a timely decision to allow for proper planning. The Board directed staff to develop a more detailed proposal for a hybrid event incorporating parade elements, with the understanding that a traditional parade may be revisited in future years as part of the Town's strategic planning process.

Commissioner Davis stressed the importance of leveraging citizen volunteers to offset costs and increase community engagement in the event planning and execution.

Closed Session

Mayor York announced the need to enter closed session to discuss matters related to the acquisition of real property pursuant to NC statute 143-318.11(a)(5) and to confer with legal counsel pursuant to statute 143-318.11(a)(3).

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

The board took a 5-minute break before entering closed session.

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

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

Adopted this the 4th day of August 2025

SEAL



A handwritten signature in purple ink, appearing to read "Glenn L. York".

Glenn L. York – Mayor

A handwritten signature in blue ink, appearing to read "Ana Gomez Rindahl".

Ana Gomez Rindahl – Town Clerk

