

Zebulon Board of Commissioners
Minutes
November 4, 2024

Present: Mayor Glenn York, Jessica Harrison, Quentin Miles, Amber Davis, Shannon Baxter, Beverly Clark, Taiwo Jaiyeoba-Interim Town Manager, Lisa Markland-Human Resources Director, Chris Ray-Public Works, Jacqui Boykin-Police, Chris Perry-Fire, Sheila Long-Parks & Recreation, Bobby Fitts-Finance, Cate Farrell-Planning, Tonya Easterwood-IT, Kaleb Harmon-Communications, Eric Vernon-Town Attorney

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

Mayor York stated there would be a moment of silence for those devastated by the storms in western North Carolina and Rocky Mount by the tornados.

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner Clark.

APPROVAL OF AGENDA

Commissioner Harrison made a motion to approve the agenda.

Commissioner Baxter stated she wanted to add the Zebulon Bearcats to the agenda.

Mayor York stated he had Proclamations for HOSA Future Health Professionals Week and Operation Green Light for Veterans.

Commissioner Harrison amended her motion, second by Commissioner Baxter to approve the agenda as amended. There was no discussion and the motion passed unanimously.

RECOGNITIONS

Student Kendall Corbett and Teacher Lilian Cruz both from Zebulon Elementary School were recognized at the meeting.

PUBLIC COMMENT

Shirley Snelling, the President of the James E Shepard Alumni Association thanked Zebulon for funding the association for 2025.

Dale Beck spoke about how important it was for the transportation bond to pass.

Glenn Todd, Sr. stated his family had no objection to the rezoning at Mack Todd Road and the project would be good for the community.

Dwayne Porterfield, the school social worker for Zebulon Middle School, explained the vision for the school and was open to hearing ways the school and Town could work together for the students.

PROCLAMATIONS

Mayor York read the HOSA - Future Health Professionals Week Proclamation and Operation Green Light for Veterans Proclamation.

CONSENT

A. Minutes

Commissioner Baxter made a motion, second by Commissioner Harrison to approve the June 3, 2024 regular meeting minutes. There was no discussion and the motion passed unanimously.

Commissioner Baxter made a motion, second by Commissioner Harrison to approve the June 4, 2024 emergency called meeting minutes. There was no discussion and the motion passed unanimously.

Commissioner Baxter made a motion, second by Commissioner Harrison to approve the June 11, 2024 work session meeting minutes. There was no discussion and the motion passed unanimously.

Commissioner Baxter made a motion, second by Commissioner Harrison to approve the September 4, 2024 special called meeting minutes. There was no discussion and the motion passed unanimously.

B. Finance

Commissioner Baxter made a motion, second by Commissioner Harrison to approve the Wake County tax report for August 2024. There was no discussion and the motion passed unanimously.

C. Planning

Commissioner Baxter made a motion, second by Commissioner Miles to approve Resolution 2025-06 appointing the Plat Review Officer. There was no discussion and the motion passed unanimously.

OLD BUSINESS

A. Planning

i. 901 Mack Todd Road – Ordinance 2025-07

Cate Farrell stated the standards for Section 2.2.25.J were:

- Health, safety and welfare
- Appropriate for location
- Reasonable in the public interest
- Other relevant factors

The property is located at 901 Mack Todd Road. The applicant TMTLA asked that the 2.3 acres be zoned from R4-C to Planned Development. The current zoning, timeline, concept plan and future land use were shown. There were three urban open spaces proposed within the development as well as road improvements. The applicant received 60 points under the Utility Allocation Policy. Since the August meeting, the applicant met with the community concerned members about the project.

The Planning Board unanimously recommended approval of PD 2024-02 at their September 16, 2024 meeting. Staff also recommended approval of 901 Mack Todd Road – Ordinance 2025-07.

Pam Porter with TMTLA Associates explained the development was presented to the Board at the August meeting and was tabled so the applicant could meet with the Todd family who owned most of the land to the south and east of the property. Details from those meetings were given. The Todd family had concerns about rentals and the applicant stated they would prohibit short term rentals and limit the number of homes that could be purchased by a rental company. At the end of the second meeting the Todd family stated they were in support of the development.

Commissioner Miles made a motion, second by Commissioner Baxter to approve Ordinance 2025-07 rezoning 901 Mack Todd Road. There was no discussion and the motion passed unanimously.

NEW BUSINESS

A. Public Works

i. Zebulon Chamber Christmas Park – Resolution 2025-05

Chris Ray spoke about the street closure request made by the Chamber of Commerce to close the public right of way of W. McIver Street from 4:00pm to 7:00pm on December 12, 2024 to hold their annual block Christmas Party. The costs for personnel and equipment to close the right of way would be \$255. The applicant requested a fee waiver as the Chamber partners with the Town of economic development and promotion of the Town's initiatives.

Commissioner Baxter stated there would be approximately 50 to 60 people in attendance and alcohol would be served and wanted a police officer staffed at the event due to the proximity of N. Arendell Avenue. Jacqui Boykin stated an officer would be on site at the event.

Commissioner Miles made a motion, second by Commissioner Baxter to approve Resolution 2025-05 for the Zebulon Chamber Christmas Party with the fee waiver. There was no discussion and the motion passed unanimously.

ii. FY 2025 Five County Stadium – Third Lease Amendment

Chris Ray gave a general update on the discussions with the Carolina Mudcats/Milwaukee Brewers organization regarding termination of the existing Lease.

Negotiation Goals included:

1. Development of a third amendment to the lease that allowed the County and Town to move forward with securing a new tenant/partner to resume sporting, entertainment, and other events in the stadium as early as Spring 2026.
2. Development of a third amendment that provided the County and Town compensation greater than what we would have received if the Mudcats/Brewers remained locked in the lease through 2027.
3. Development of a third amendment that required the Mudcats/Brewers to remove its personal property at its cost and leave the stadium in good working condition within a reasonable timeframe to accommodate a new tenant. (There is a significant number of personal items, including repainting the elevated tank).

4. Development of a third amendment that guarantees that neither the County nor Town will have to make MLB-mandated or Mudcats/Brewers-requested improvements to the stadium that will not serve or benefit a new tenant/partner.

The next steps included County and Town consideration, discussion, and concurrence regarding the draft third amendment for early termination of the agreement with Carolina Mudcats/Brewers.

With the assistance of CAA, Icon, the Town and County are pulling together critical data such as zoning, the Town of Zebulon Comprehensive Plan, stadium data and as-built drawings, and other economic data for a request for proposals that will ultimately be negotiated and approved by both Wake County and the Town of Zebulon.

Emily Lucas with Wake County stated there would be a lease amendment for the Board's consideration at the December meeting.

B. Bearcats

George Roa thanked the Board for the fee waiver for the Bearcats' first season and spoke about the program.

MANAGER'S REPORT

Taiwo Jaiyeoba gave an update regarding medical, dental and vision insurance to the Board.

Jacqui Boykin gave a Police Strategic Plan Update. The Department's mission, core values, and fundamental goals were detailed.

BOARD COMMENTS

Commissioner Baxter stated the Town was in communication with NCDOT and the developer to ensure the light at Hwy 39 and Old 264 would be turned on within two weeks. Commissioner Baxter thanked veterans for their service and spoke about upcoming events like the Veterans Day Ceremony, Candy Cane Lane, and Christmas parade. The Board was attending the National League of Cities conference later this month.

Commissioner Miles encouraged citizens to vote.

Commissioner Harrison stated she was excited to chair the Youth Education and Family committee with the National League of Cities and encouraged everyone to vote.

Commissioner Clark asked everyone to vote.

Commissioner Davis wished everyone a Happy Thanksgiving season, asked everyone to vote in the upcoming election and thanked those who were involved in the recent events around Town.

Mayor York stated the Board would need a motion to go into Closed Session as allowed by GS § 143-318.11 (a)(6) for personnel discussions.

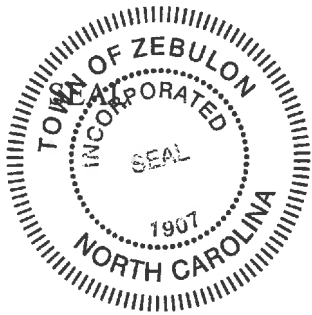
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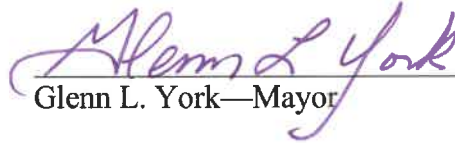
Commissioner Miles made a motion, second by Commissioner Clark to go into closed session. There was no discussion and the motion passed unanimously.


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

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

Adopted this the 3rd day of February 2025.




Glenn L. York—Mayor


Lisa M. Markland, CMC—Town Clerk