

**ZEBULON
BOARD OF COMMISSIONERS
WORK SESSION
AGENDA
October 21, 2021
6:00pm**

Public, in-person, attendance is limited to 10.

Please contact Stacie Paratore at sparatore@townofzebulon.org to reserve a seat, if interested.

Virtual attendance is available through Facebook and/or YouTube.

I. APPROVAL OF AGENDA

II. WATER ALLOCATION: A POINT-BASED SYSTEM TO REWARD DEVELOPMENT WITH HIGHER DESIGN STANDARDS

Water Allocation policies are a means to provide developers with a list of design options to include in their site proposals (ex. enhanced design elements on buildings, increased landscaping on streets, additional environmental protections, etc.). Those proposed site plans with more options are “rewarded” with a higher allocation of water capacity to build their development. The Board will hear a general overview of how the process works, and an example of how this process could work in Zebulon.

III. COMPREHENSIVE PAY AND CLASSIFICATION: POLICE

Comprehensive Pay and Classification studies are routinely performed in most communities to assess how well employee compensation matches against responsibilities and compares with the same positions in other municipalities. The Board will hear how the results of Zebulon’s first Comprehensive Pay and Classification Study may affect the Town’s ability to hire, retain, and develop quality employees. This presentation is the first in a series of how the Town can strategically implement pay and classification changes to develop the staffing to meet the needs of a growing and diversifying community.

IV. N. ARENDELL PROJECT: UPDATES

The September Work Session provided options on how to address a variety of traffic issues impacting the N. Arendell Avenue and Pearces Road intersection. The Board will hear a follow-up on how to address one of those issues (Pearces and Proctor intersection), and an update on the accelerated auxiliary projects funded in the FY ’22 Budget.

V. CLOSED SESSION

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