

**ZEBULON
BOARD OF COMMISSIONERS
WORK SESSION
AGENDA
February 17, 2022
4:00pm**

The Commissioner meetings are in-person with limited in-person public seating available to maintain the screening and separation COVID-19 protocols. If you are interested in attending the meeting in-person, please email Stacie Paratore (sparatore@townofzebulon.org) by 12:00pm on February 17, 2022, to reserve your seat.

All meetings are live streamed on Facebook and posted to YouTube after the meeting.

I. APPROVAL OF AGENDA

II. COMMUNITY NEEDS ASSESSMENT: POLICE, FIRE, PARKS & RECREATION

Per NC General Statutes, the Town Manager is responsible for recommending an annual budget and capital program to the Board of Commissioners (§160A-148). The Community Needs Assessment presentations are a means to prepare the Commissioners for the FY '23 Operating and Capital Budget scheduled for presentation on May 2, 2022. Each presentation assesses the capacity (volume) and capability (skills) requirements to serve a growing and diversifying community within the *Vibrant Downtown*, *Small-Town Life*, and *Growing Smart* focus areas of the 2030 Strategic Plan.

III. FIRE/EMS STATION: MEMORANDUM OF UNDERSTANDING

This presentation will update the Board on the process to upgrade and relocate Fire Station #1 to a more centralized location, and the opportunity to retain a Wake County EMS station in Zebulon by co-locating at the same site.

IV. UTILITY ALLOCATION POLICY

Water Allocation is a means for the Board to incentivize land use development that reflects a “vibrant, growing community that maintains its small-town charm and heritage. This presentation provides a “report card” concept that Commissioners can use to grade proposed developments against their attainment of policy goals (ex. Comprehensive Land Use Plan, Parks and Recreation Master Plan). A Water Allocation Policy is scheduled for presentation at the Joint Public Hearing on March 14, 2022.

V. FIVE COUNTY STADIUM: PLAYER DEVELOPMENT & LEASE AMENDMENT

This presentation will provide an overview of 1) Major League Baseball’s Player Development requirements and how they could influence the alteration of Five County Stadium, and 2) a proposed Lease Amendment to the Mudcats use of Five County Stadium.

VI. BOND REFERENDUM: BOND COUNSEL, FINANCIAL ADVISOR, ENGAGEMENT

Bond Referendums are one method to authorize the financing of capital projects such as fire stations, parks, and roads. This presentation follows-up on questions raised at the Board's December Work Session. Specifically, more detailed information about the role and cost of Bond Counsel, Financial Advising, and Public Information Messaging associated with the Bond Referendum process.

VII. ADJOURN