

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

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

I. APPROVAL OF AGENDA

II. FIRE/EMS STATION: RELOCATION OF FIRE STATION #1

This presentation is a follow-up to February's Work Session. The Board will receive a detailed review of the process followed for selecting the site for relocating Fire Station #1 to a more centralized location. The Board will also receive details of Wake County's offer to participate in the design and construction of the fire station, and their proposal to fund and retain an Emergency Medical Service (EMS) station in Zebulon by co-locating at the same site.

III. COMMUNITY NEEDS ASSESSMENT: PLANNING, LEGAL, PUBLIC WORKS

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 series of 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.

IV. UTILITY ALLOCATION POLICY

This presentation is a follow-up to February's Work Session. The Board will receive detailed information on the point system to incentivize land development proposals that include public infrastructure improvements (ex. roads), conservation (ex. preserved natural habitats), and amenities (ex. Recreation facilities). The Board may schedule the Utility Allocation Policy for a Joint Public Hearing with the Planning Board on April 11, 2022.

V. BOARD OF ADJUSTMENT

Zebulon's Board of Adjustment has two responsibilities: hearing appeals from decisions of the zoning enforcement official and granting variances to the zoning ordinance. The Board of Commissioners may delegate these responsibilities differently. The Board will receive an overview of the process Zebulon currently follows and alternatives for future consideration.

VI. BOND REFERENDUM: GENERAL INFORMATION

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 February Work Session and provides examples of actions the Board must approve by their Regular Meeting on May 2, 2022 if there is interest in placing a Bond Referendum on the November 8, 2022 Election Day.

VII. ADJOURN