

**ZEBULON  
BOARD OF COMMISSIONERS  
WORK SESSION  
AGENDA  
August 18, 2022**

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

**1. APPROVAL OF AGENDA**

**2. NEW BUSINESS**

***A. FIVE COUNTY STADIUM UPGRADES***

In 2021, Major League Baseball announced sweeping changes to its Minor League system, including a new set of standards for minor league stadiums and facilities. Collectively, these changes are referred to as “Player Development League” or “PDL” standards. Each Major League Team’s affiliate stadiums have been evaluated and are expected to meet new standards by 2025. Five County Stadium, leased to the Carolina Mudcats and jointly owned through an Interlocal Agreement by Wake County and the Town of Zebulon, requires significant renovations to meet the PDL standards. Wake County Staff and representatives of the Milwaukee Brewers (the Mudcats parent company) will present a set of concepts and recommended next steps to comply with the PDL Standards.

The purpose of this presentation is to: 1) provide the Board with greater detail of the PDL Standards and recommended improvements, and 2) solicit Board comments and feedback for consideration in an amended Lease Agreement with the Mudcats and Interlocal Agreement with Wake County. Staff will return these amendments for Board consideration at a future meeting.

***B. MENTAL HEALTH UPDATE***

The mental health crisis in Wake County will continue to strain community institutions like hospitals, schools, jails, and first responders. Representatives from Wake Med will present information on how the mental health crisis is affecting Zebulon’s residents and impacting first responders such as the Zebulon Police Department.

The purpose of the presentation is to: 1) make the Board aware of the mental health crisis, and 2) provide the Board with opportunities on how Zebulon and Wake Med can partner on addressing the crisis.

***C. SPECIAL EVENT PUBLIC / PRIVATE PARTNERSHIP POLICY***

As discussed during the 2020 Retreat, the Town can more efficiently and effectively advance upon the Zebulon 2030 Strategic Plan’s Small-Town Life goal to “promote more community events and festivals” by indirectly encouraging and supporting the private and non-profit sectors in their efforts to host community functions on public property and right of way. The Town has partnered on two events (St. Patrick’s Day, Juneteenth), and Staff has used the information gathered from these events to develop a draft policy for Board consideration. The

policy, when adopted, will serve as the template to follow on applications for special event partnerships in the future.

The purpose of the presentation is to: 1) familiarize the Board with the main components of the draft policy, and 2) solicit Board comments and feedback for consideration in developing the policy further. Staff will return this policy for Board consideration at a future meeting.

### **3. OLD BUSINESS**

#### ***A. BOARD COMPENSATION***

At their Budget Work Session on June 13, 2022, the Board made a motion to table the discussion of Board salaries until their August Work Session. Staff is available to initiate further research on this topic per Board direction.

#### ***B. WHITLEY FURNITURE BUILDING ENCROACHMENT AGREEMENTS & STORMWATER EASEMENT AGREEMENT***

This topic was tabled, by the Board of Commissioners, at their August 9, 2022 meeting for further discussion. Resolution 2023-03 entails two components, the approval of the Encroachment Agreements and the Stormwater Easement Agreement.

### **4. ADJOURN**