

**Zebulon Board of Commissioners**  
**Minutes**  
**January 8, 2018**

Present: Robert S. Matheny-Mayor, Curtis Strickland, Beverly Clark, Dale Beck, Don Bumgarner, Annie Moore, Joe Moore-Town Manager, Lisa Markland-Town Clerk, Greg Johnson-Parks & Recreation, Bobby Fitts-Finance, Mark Hetrick-Planning, Chris Ray-Public Works, Chris Perry-Fire, Dennis Brannan-Police, Eric Vernon-Attorney

Mayor Matheny called the meeting to order at 7:00pm.

**PLEDGE OF ALLEGIANCE**

The pledge of allegiance was led by Isiah Gaspar-Sanjuan from Zebulon Middle School.

**AGENDA**

Commissioner Strickland made a motion, second by Commissioner Bumgarner to approve the agenda.

Lisa Markland asked Mayor Matheny about the item that needed to be removed from the consent agenda.

Mayor Matheny stated that item VI (C) needed to be pulled since the City of Raleigh was not ready for that to occur.

Commissioner Beck made a motion, second by Commissioner Bumgarner to approve the agenda as amended. There was no discussion and the motion passed unanimously.

**SCHOOL RECOGNITION**

Mayor Matheny recognized student Isiah Gaspar-Sanjuan and teacher Lindsey Foushee both from Zebulon Middle School.

**PUBLIC HEARING**

Julie Spriggs presented a PowerPoint presentation on the requested annexation of the property located at 1225 Old Bunn Road which was a part of the Autumn Lakes Subdivision. Julie shared the specifics of the roads, greenways, water and sewer allocation, and the approved development for the site.

Mayor Matheny asked if there was anyone who wished to speak in favor. There were none.

Mayor Matheny asked if there was anyone who wished to speak in opposition. There were none.

Mayor Matheny closed the public hearing.

## **PUBLIC COMMENT PERIOD**

Mayor Matheny explained that 15 minutes was allotted for public comment and each speaker would have three minutes to speak.

Linda Johnson spoke stating that she was asked to speak for some in the community who were in favor of repairing the dam. Linda asked for those in the audience that were in favor of repairing the dam to please stand, which was a majority in attendance. She also asked that other funding opportunities for the site be researched.

Frank Timberlake spoke, also asking that the dam be repaired, and presented an online petition that his company did. The reason the dam should be restored was due to its historic value and so that the navigable waters could be used for canoers and kayakers.

Mary Beth Carpenter spoke on behalf of Brenda Holloman, President of the Wake County Historical Society and Preservation Zebulon. Ms. Holloman was in favor of repairing the dam due to its historical aspects. Ms. Carpenter stated that Preservation Zebulon was also in favor of restoring the dam and the history that went with it.

Faith Allen stated that she lived in the Braemar subdivision and was not in favor of repairing the dam. She stated that since the dam was damaged by Hurricane Matthew she and her children had enjoyed the Little River Park much more. Ms. Allen stated that he daughter Olivia had wanted to speak but there were not enough slots to do so. Olivia enjoyed the new opportunities and possibilities with the rock outcroppings and home school programs.

John Macon stated that he was unhappy with several of the shopping centers and their appearance as well as the safety concerns. He asked that the Town look at making the property owners repair and keep their sites safe and aesthetically pleasing and if it required that the property owner be fined then he supported that.

## **CONSENT**

### **A. Minutes**

Commissioner Clark made a motion, second by Commissioner Moore to approve the minutes of December 4, 2017. There was no discussion and the motion passed unanimously.

Commissioner Clark made a motion, second by Commissioner Moore to approve the minutes of the December 13, 2017 worksession. There was no discussion and the motion passed unanimously.

### **B. Finance**

Commissioner Clark made a motion, second by Commissioner Moore to approve the tax report for October 2017. There was no discussion and the motion passed unanimously.

Commissioner Clark made a motion, second by Commissioner Moore to approve the financial statements. There was no discussion and the motion passed unanimously.

Commissioner Clark made a motion, second by Commissioner Moore to approve Ordinance 2018-12. There was no discussion and the motion passed unanimously.

## **OLD BUSINESS**

### A. Planning

#### *Ordinance 2018-19—Annexation Request for Autumn Lakes*

Mayor Matheny asked if there were any questions or if Julie Spriggs had any further information to share. There were none.

Commissioner Beck made a motion, second by Commissioner Bumgarner to approve Ordinance 2018-19. There was no discussion and the motion passed unanimously.

### B. General

#### *Little River Dam*

Joe Moore stated that the discussion before the Board was whether to enter into negotiations with FEMA for damage reimbursement of the Little River Dam and if so what should the funds be used for. There were three options a) repair of the dam, b) improvement project or c) an alternative project.

Commissioner Strickland asked for Joe to explain the options.

Joe Moore stated that FEMA would only reimburse for the damaged sections. Repair was to put back block in the damaged section. Improvement project would reinforce that damaged section. Alternative would be that FEMA would give the equivalent amount of funds that they would give for the repair project and those funds could be used to expand the park area, improve the existing park area, clean up the site, clean up and fix the edges of the dam.

Commissioner Strickland asked if under the alternative could the hole in the dam be fixed.

Joe Moore said that the edges could be cleaned up, but if the question was to put the dam back no that was not an option.

Mayor Matheny said to repair would also allow for the Town to go after additional money to do other work in the park, which would be grants. There was also a possibility that FEMA would pay for the reinforcement but that was not known until negotiations began.

Commissioner Beck made a motion, second by Commissioner Clark to enter into an agreement with FEMA and for the funds received to go toward the alternate project.

Mayor Matheny stated that the motion was to not repair the dam. The Mayor continued that he did not want that motion adopted and thought that the dam could be repaired and there were

grants available that could be used in the park. The fact that the site was iconic to Zebulon needed to be preserved and he was passionate about keeping it.

Commissioner Beck said that he appreciated the public's feelings and the history of the dam. He thought it was extremely important that the history of the dam be preserved, and asked if anyone had history on the dam that they wanted to share it was important that it be shared with Town staff. Preservation of the history of the dam and all the stories was important and definitely wanted to make sure that was a part of the project.

Commissioner Beck continued by saying that with FEMA funds the Town could create something that everyone would be proud of, as well as not lose the cultural and historical significance of the dam. If the park was not done with the FEMA funds then it would never be done due to all the other issues that the Town was facing.

Mayor Matheny stated that he thought that both could be done.

There was discussion about voting on the motion.

Mayor Matheny asked for a vote on the motion to pursue FEMA funds and use them towards an alternate use.

The motion passed with a vote of three to two with Commissioners Beck, Strickland and Clark voting in favor and Commissioners Bumgarner and Moore voting against.

## **NEW BUSINESS**

### **A. Planning**

#### *Ordinance 2018-20—Renovation of the Planning Department Suite*

Mark Hetrick presented that due to some changes that were occurring with the permitting process with Wake County it was requiring that changes be made to how permits were handled and accepted by the Town.

Along with the renovation for permitting it would also incorporate renovation to the planning suite to enlarge the conference room which required the removal of some walls.

The total cost of the renovation would be \$39,500. A portion of the project, \$29,305 would come from cost savings realized from three projects; staff was asking for approval of the ordinance to allocate \$10,195 from fund balance.

Commissioner Bumgarner made a motion, second by Commissioner Moore to approve Ordinance 2018-20. There was no discussion and the motion passed unanimously.

#### *Historic Landmark Designation*

Mark Hetrick gave a PowerPoint presentation that would begin the process of designating the Town Hall Building as a local historic landmark. It would entail Wake County beginning the survey of the site.

The recommendation would come back before the Board for a final decision on whether they wanted to make the building a local historic landmark.

Commissioner Strickland made a motion, second by Commissioner Beck to approve moving forward with the process. There was no discussion and the motion passed unanimously.

### **BOARD COMMENTS**

Commissioner Bumgarner stated that he was disappointed in the decision to not repair the dam.

Commissioner Strickland stated that he agreed with the comments on the shopping centers and thought that lighting was a serious problem. Staff was asked to bring back information on the problem.

Mayor Matheny stated he was also very disappointed in the decision that was made to not restore the dam.

### **MANAGERS REPORT**

Joe Moore stated baseball registration was underway; there was a worksession on January 24, 2018; Family Movie night at the community center was on Friday, January 12, 2018. Town offices were closed on Monday, January 15<sup>th</sup>.

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

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Date

SEAL

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Robert S. Matheny—Mayor

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Lisa M. Markland, CMC—Town Clerk