

Zebulon Board of Commissioners
Minutes
November 1, 2021

Present: Robert S. Matheny, Beverly Clark, Annie Moore, Glenn York, Larry Loucks, Shannon Baxter, Joe Moore-Town Manager, Lisa Markland-Town Clerk, Chris Ray-Public Works, Jacqui Boykin-Police, Chris Perry-Fire, Sheila Long-Parks & Recreation, Bobby Fitts-Finance, Michael Clark-Planning, Meade Bradshaw-Planning, Eric Vernon-Town Attorney

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

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Mayor Matheny.

APPROVAL OF AGENDA

Commissioner Loucks made a motion, second by Commissioner Moore to approve the agenda. There was no discussion and the motion passed unanimously.

SCHOOL RECOGNITIONS

Mayor Matheny recognized student Christien Ward and teacher Keoshia Allen, both from Wakelon Elementary School.

Don Bumgarner presented Mayor Matheny with a bench made from old timbers from Town Hall.

PUBLIC COMMENT PERIOD

No one signed up to speak.

PUBLIC HEARING

A. Annexations

1. Pony Road Subdivision

Mayor Matheny opened the public hearing.

Meade Bradshaw stated the annexation request was for approximately 163 acres located at 705 Pony Road, 0 Harmonica Drive and 0 Mack Todd Road. The three properties were zoned Suburban Residential (R2), Residential Neighborhood (R4), and Heavy Commercial (HC). Annexation is a condition of water service provided by the City of Raleigh

The aerial map, zoning map and photos of the property were shown. The Town would collect approximately \$550,000 in taxes, if the property was annexed.

Mayor Matheny asked if the Board had questions. There were none.

Mayor Matheny asked if anyone wished to speak.

A resident asked for more details about the Pony Road Subdivision. Staff provided the details and stated a meeting could be scheduled with the resident to answer any further questions about the subdivision.

Jean Keys asked about the implications of granting the annexation. Meade Bradshaw explained the 162 acres were currently located in the ETJ and the properties needed be annexed to connect the new homes to water and sewer.

It was asked about the type of strain the subdivision would put on the water and sewer resources. Meade Bradshaw stated there would not be an impact with the water or water pressure as well as the sewer services.

Mayor Matheny asked if anyone else wished to speak. There were none.

Mayor Matheny closed the public hearing.

2. Jasper Place

Mayor Matheny opened the public hearing.

Meade Bradshaw stated the annexation request was for approximately 51.19 acres located at 1317 W. Gannon Avenue and 0 W. Gannon Avenue. The property at 1317 W. Gannon Avenue was zoned Suburban Residential (SR) and 0 W. Gannon Avenue was zoned Office and Institutional. The subject properties had a 97-lot single family detached, conservation subdivision currently in review with the Town. The annexation was required due to the connecting water and sewer services.

The aerial map, zoning map and photos of the property were shown. The Town would collect approximately \$130,000 in taxes, if the property was annexed

Mayor Matheny asked if the Board had questions. There were none.

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

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

Mayor Matheny closed the public hearing.

3. SPC Mechanical

Mayor Matheny opened the public hearing.

Meade Bradshaw stated the annexation request was for approximately 4.76 acres located at 700 E. Gannon Avenue and was designated as General Commercial (GC). The annexation was required due to the connecting water and sewer services.

The aerial map, zoning map and photos of the property were shown. The Town would collect approximately \$7,000 in taxes, if the property was annexed
Mayor Matheny asked if the Board had questions. There were none.

Mayor Matheny asked if anyone wished to speak.

Patrick Barbello, the Senior Project Manager at the Timmons Group, spoke about SPC Mechanical's plans for the property.

Mayor Matheny asked if anyone else wished to speak. There were none.

Mayor Matheny closed the public hearing.

CONSENT

Mayor Matheny asked to amend the consent agenda to move Resolution 2022-06 Intent to Purchase East Wake EMS Property to Old Business

A. Minutes

Commissioner Baxter made a motion, second by Commissioner York to approve the minutes of the September 20, 2021 Joint Public Hearing. There was no discussion and the motion passed unanimously.

Commissioner Baxter made a motion, second by Commissioner York to approve the minutes of the October 4, 2021 regular meeting. There was no discussion and the motion passed unanimously.

Commissioner Baxter made a motion, second by Commissioner York to approve the minutes of the October 4, 2021 closed session. There was no discussion and the motion passed unanimously.

Commissioner Baxter made a motion, second by Commissioner York to approve the minutes of the October 20, 2021 work session. There was no discussion and the motion passed unanimously.

Commissioner Baxter made a motion, second by Commissioner York to approve the minutes of the October 20, 2021 closed session. There was no discussion and the motion passed unanimously.

B. Finance

Commissioner Baxter made a motion, second by Commissioner York to approve the Wake County tax report – August 2021. There was no discussion and the motion passed unanimously.

Commissioner Baxter made a motion, second by Commissioner York to approve the monthly financial report. There was no discussion and the motion passed unanimously.

C. General

Commissioner Baxter made a motion, second by Commissioner York to approve the quarterly reports from Police and Planning. There was no discussion and the motion passed unanimously.

Commissioner Baxter made a motion, second by Commissioner York to approve the acceptance of gift dedication to Town Hall. There was no discussion and the motion passed unanimously.

OLD BUSINESS

A. Parks and Recreation

1. Impact Fee Study

Sheila Long asked the Board to consider adoption of the Parks and Recreation Impact Fee Study and recommended fee to help fund growth-related projects identified in the Comprehensive Parks and Recreation Master Plan. Details and results of the Impact Fee Study were given. The Play Zebulon plan recommended fee of \$3,000 for a single-family unit and \$2,500 for a multi-family unit.

It was explained the acreage calculation in the plan was not based on the number of acres to acquire but on the level of service currently offered with land owned as park land.

Commissioner Clark made a motion, second by Commissioner York to approve the Parks and Recreation Impact Fee Study. There was no discussion and the motion passed with a vote 4 to 1 with Commissioner York, Clark, Moore and Loucks voting in favor and Commissioner Baxter voting in opposition.

2. Ordinance 2022-26 – Fee Schedule Amendment – PR Impact Fee

Commissioner Clark made a motion, second by Commissioner Moore to approve Ordinance 2022-26.

Commissioner Loucks inquired about the effective date of the fee schedule. Sheila Long stated staff's recommendation was for the effective date to be January 1, 2022 to give staff time to work with developers and have processes in place.

Michael Clark stated the Planning Board had recommended an immediate effective date but stated it would take time to transition and they needed to allow time to amend software and give the development community a definitive date of adoption.

Commissioner Baxter asked about the homes completed by January 1, 2022, that would not fall under the ordinance. Michael Clark explained there were approximately 175 to 200 lots currently under construction and 20 applications in process, but the number of homes who could take advantage of the change was very marginal.

There was no further discussion and the motion passed unanimously.

3. Resolution 2022-06 Intent to Purchase East Wake EMS Property

Mayor Matheny gave some background about the purchase of the East Wake EMS Property.

Joe Moore stated Eastern Wake EMS ceased operations in May 2021. The property at 131 E. Vance Street was offered to the Town of Zebulon for purchase for \$1.00. The due diligence was complete, and staff recommended approval of Resolution 2022-06.

Eric Vernon spoke about his meeting with Garland Tant, the recent Chief of the Eastern Wake EMS, and the motivation to sell the Eastern Wake EMS to the Town.

Commissioner York made a motion, second by Commissioner Baxter to approve Resolution 2022-06. There was no discussion and the motion passed unanimously.

NEW BUSINESS

A. Planning

1. Ordinance 2022-27 - Annexation Request – Pony Road Subdivision

Commissioner York made a motion, second by Commissioner Loucks to approve Ordinance 2022-27. There was no discussion and the motion passed unanimously.

2. Ordinance 2022-28 - Annexation Request – Jasper Place

Commissioner Baxter made a motion, second by Commissioner Clark to approve Ordinance 2022-28. There was no discussion and the motion passed unanimously.

3. Ordinance 2022-29 - Annexation Request – SPC Mechanical

Commissioner Clark made a motion, second by Commissioner York to approve Ordinance 2022-29. There was no discussion and the motion passed unanimously.

BOARD COMMENTS

Commissioner York encouraged citizens to vote in the election.

Commissioner Baxter thanked Zebulon Police Department and Fire Department for their help with trick-or-treating on Halloween and encouraged citizens to vote in the election.

Commissioner Clark thanked Zebulon Police Department for keeping the trick-or-treaters safe and encouraged citizens to vote in the election.

Commissioner Moore stated voting was from 6:30am to 7:30pm and encouraged citizens to vote in the election.

Commissioner Loucks thanked Mayor Matheny for his more than 40 years of service and spoke about the Mayor's Celebration scheduled for November 18.

Mayor Matheny stated it was a pleasure serving for his 44 years of service to the Town of Zebulon.

MANAGER'S REPORT

Joe Moore encouraged citizens to vote and invited the public to the Mayor's celebration scheduled for November 18 at Old Raleigh from 4:00pm to 8:00pm.

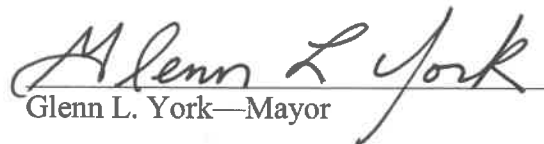
Joe Moore thanked Mayor Matheny for his years of service.

Board of Commissioners
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Commissioner Loucks made a motion, second by Commissioner Baxter to adjourn. There was no discussion and the motion passed unanimously.

Adopted this the 6th day of December 2021.




Glenn L. York—Mayor


Lisa M. Markland, CMC—Town Clerk