

Zebulon Board of Commissioners
Minutes
June 2, 2025

Present: Glenn L. York-Mayor, Jessica Harrison-Mayor Pro Tem, Beverly Clark-Commissioner, Amber Davis-Commissioner, Shannon Baxter-Commissioner, Quentin Miles-Commissioner, Taiwo Jaiyeoba- Interim Town Manager, Cate Farrell-Planning, Sheila Long-Parks & Recreation, Bobby Fitts-Finance, Matt Lower-Planning, Bob Grossman-Police, Mary Duffy-Public Works, Shannon Johnson-Economic Development, Chris Perry-Fire, Lisa Markland-Town Clerk, Samuel A. Slater-Attorney

Mayor York called the meeting to order at 6:00pm.

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by student Silvia Gutierrez Leyva from Wakeland Elementary School.

APPROVAL OF AGENDA

Mayor York requested to remove the "Old Bun Road annexation and plan development" from the agenda and tabled it until August 4, 2025.

Commissioner Baxter also requested to remove the "Board appointments" from the agenda and tabled it to the July 7, 2025, meeting due to the budget hearing scheduled for the evening.

Commissioner Baxter made a motion, seconded by Mayor Pro Tem Harrison to approve the agenda as amended. There was no discussion, and the motion passed unanimously.

SCHOOL RECOGNITION

Wakelon Elementary School

Mayor York recognized two individuals from Wakelon Elementary School, student Sylvia Gutierrez Leyva and teacher Patrice Williams.

PUBLIC COMMENT PERIOD

Mayor York reminded those who spoke that there was a time limit of 15 minutes, allowing each speaker 3 minutes, speakers were not permitted to discuss public hearing items or matters requiring a closed session, nor could they speak more than once or yield their time to others.

Cindy Mallard, 900 N. Church Street, Zebulon, requested consideration of the Clean Slate Petition regarding the citizens' discontent with the actions and inactions of the Board, including the failure to approve a transportation bond.

Winter Todd, 511 Shepard School Road, Zebulon, mentioned she was the nominated speaker for the Clean Slate Petition, which was signed by 479 supporters. She expressed concerns about

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community suspicion and potential sabotage aimed at silencing community members who speak out against the board, and requested the resignation of Commissioners Baxter, Harrison, and Davis effective November 4th.

Commissioner Clark, commented on the growth of the Town, expressed support for the election of a new Board and Mayor. She resigned as Commissioner effective immediately, and requested the resignation of Commissioners Baxter, Davis and Harrison.

Kerwin Pittman, 210 Cook Street, Raleigh NC, mentioned he was the Director of Emancipate NC, a group that looked at structural racism and biases within the criminal justice system and governmental institutions. He expressed support for the current Board.

Tory Harrison, 512 Carissa Lane, Zebulon, stated he was the spouse of Mayor Pro Tem Harrison and described Commissioner Harrison and the Board as equitable and always fighting for what was right. He expressed opposition to the Clean Slate Petition.

CONSENT AGENDA

Commissioner Miles requested to remove the Little River Park Deed of Gift from the Consent Agenda. Lisa Markland stated the Little River Park Deed of Gift was moved as item “D” under New Business.

Commissioner Baxter made a motion, second by Commissioner Miles to approve the agenda as amended (which included the following):

A. Finance

- i. Wake County Tax Report – March 2025
- ii. FY 2025 Appointment of Tax Collector – Resolution 2025-15
- iii. Budget Amendment – Recognizing Investment Proceeds - Ordinance 2025-29

A. Fire

- i. Wake County Fire Contract Renewal

B. General

- i. Meeting Calendar 2025-2026

There was no discussion and the motion passed unanimously.

NEW BUSINESS

A. Finance

Interim Town Manager Jaiyeoba presented on the proposed Budget for FY 25-26. He shared the requirements set out by the general statutes.

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Mr. Jaiyeoba presented the Recommended Budget and proposed modifications made in Fiscal Year 24-25

The public was invited to express thoughts, ideas, concerns, and opinions regarding the recommended budget and the proposed modifications in the Public Hearing. He informed the public that the Board of Commissioners were not engaging in dialogue at that time, and the public could contact Town Staff with questions pertaining to the budget following the Public Hearing.

Mayor York declared the Public Hearing open and asked the public who wished to speak to come to the podium and state their names and address for the record.

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

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

Mayor York asked if there was anyone who wished to speak neither for nor against but had something to say.

Nicholas Walton, 4014 Watsonia Drive, Zebulon, opposed items of the proposed budget, including the street light improvement project on Arendell Avenue, and favored using the budget and increasing property taxes for transportation alternatives to driving.

Milton Robinson, 336 Rustling Way, Zebulon, spoke on behalf of the youth, and requested the budget to set aside funding for children's programs.

Dr. Crohan requested the Board to provide the budget information ahead of the meeting for the public to research before the Board meeting, requesting transparency, accessibility and accountability from public servants.

Mayor York asked if there were electronic submissions or letters about the budget.

Lisa Markland stated there were none.

Mayor York closed the Public Hearing.

*B. Parks and Recreation
Youth Financial Aid Policy*

Sheila Long, Parks and Recreation Director, presented the revisions to the Youth Financial Aid Policy, adopted in February 2022 to raise additional funds to start the financial aid program.

Director Long recommended the Board adopt the following revisions to the Youth Financial Aid Policy:

- Special considerations, including review of the eligibility for financial aid.

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- Payment plans for families who do not qualify for financial aid and are facing financial difficulties.
- Review of eligibility by the Parks and Recreation Advisory Board.

Commissioner Baxter expressed concerns with appointed members of the Parks and Recreation Advisory Board having access to review the eligibility for financial aid and/or payment plans due to sensitive or uncomfortable financial situations that might get out into the public. Commissioner Baxter requested redacting names and addresses from the applications. Director Long concurred with Commissioner Baxter's recommendation to redact names and addresses from the applications.

Commissioner Davis asked what documentation the applicants would provide for eligibility if Federal Programs – such as, SNAP or Section 8 were to be eliminated.

Sheila Long mentioned she was not aware of the elimination of the Federal Programs, and if that was the case, the application process would be revisited for alternatives that facilitate the process for the applicants. She mentioned the current revisions to the Policy would make the application process easier for applicants.

Commissioners requested clarifications regarding the verbiage for extenuating circumstances and asked for the removal of the once-a-year eligibility for extenuating circumstances.

Commissioner Davis recommended the removal of language regarding "\$500 in a quarter" to be sure the funds are used for everybody under any extenuating circumstance.

Commissioner Baxter recommended approving the recommendation with the amendments from the Board.

Commissioner Miles made a motion, second by Commissioner Davis to table the revision of the Youth Financial Aid Policy to the August 4, 2025 meeting. The motion failed with a vote of 2-3 with Commissioners Miles and Davis voting in favor and Commissioners Baxter and Harrison voting against. There was a tie, and Mayor York voted again the motion.

There was additional discussion about what the Board wanted to see in the policy.

Commissioner Harrison made a motion, second by Commissioner Baxter to approve the Youth Financial Aid Policy with the following amendments:

Sheila Long stated the following changes as requested:

- Advisory Board review for those seeking special consideration would be through a blind process (removal of identifying and sensitive information)
- Removal of the \$500 balance for special consideration due to extenuating circumstances.
- Removal of the one-time eligibility per year.

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There was no further discussion and by a roll call vote the motion passed with a 3-2 vote, with Commissioners Davis and Miles voting against and Commissioners Baxter and Harrison voting in favor. There was a tie, and Mayor York voted in favor of the motion.

Non-Profit Event Rental – Latino Festival

Director Long presented the request for a Non-Profit Event Rental for a Latino Festival to be held on July 12, 2026 – Resolution 2025-26, consideration for fee waiver for town resources dedicated to the Latino Festival.

- Applicant: Community Culture Celebrations (C3) and La Grande NC.
- Original event date: August 10, 2025
- Amended event date: July 12, 2026
- Event set-up: 9:00am to 12:00pm
- Event time: 12:00pm to 9:00pm
- Breakdown 7:00pm to 9:00pm
- Activities: Latino cultural festival, live music, performances, family activities, food trucks, and vendors.

Members of La Grande radio station, and Jennifer Acevedo-Holmes, Zebulon resident and President and CEO of C3 introduced herself and shared about C3 and La Grande radio station goals for the Latino Festival. Acevedo-Holmes noted the event would be alcohol-free.

Sheila Long requested the Board to approve or deny Resolution 2025-16 as requested for a Latino Festival, and to include whether they would - not waive fees, partially waive fees, or waive all fees.

There was considerable discussion about what it would look like, the capacity of staff to do another large event, how many large events the Board wanted and what that would look like for all departments, the cost to the Town to shut down Arendell Avenue and the process of making a request for special events like the one made by C3.

Commissioner Baxter made a motion to deny Resolution 2025-16 as requested for a Latino Festival, and to (not waive fees, partially waive fees, or waive all fees) pending an updated application by August 4, 2025, meeting explaining the partnership between the Town, C3 and La Grande radio station.

The motion died for lack of a second.

Major Pro Tem Harrison made a motion, second by Commissioner Davis to table the approval or denial of Resolution 2025-16 as requested for a Latino Festival, to the August 4, 2025 meeting. There was no discussion, and the motion was approved unanimously.

C. Planning

1729 Pearces Road Annexation

Cate Farrell, Planner II, presented 1729 Pearces Road Annexation Request, Ordinance 2025-32, including the Public Hearing Notification, Annexation Standards, and Staff Recommendation.

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- Applicant: TBM Partners LLC
- Property owners: Wall Purdy Family LLC
- Property Address: 0 & 1729 Pearces Road

Jason Barron with Morningstar Law Group on behalf of the Developer introduced himself expressed support of the annexation.

Commissioner Miles expressed citizens' concerns about the traffic on Pearces Road due to additional development of new houses.

Mayor York declared the Public Hearing open and explained to speak they were to come to the podium and state their names and address for the record.

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

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

Mayor York asked if there was anyone who wished to speak neither for nor against but just had something to say. There were none.

Mayor York closed the Public Hearing.

Commissioner Baxter made a motion, seconded by Commissioner Harrison to approve Ordinance 2025-32 for the annexation of Wake County PIN 2707125054,1797914808 into the Zebulon Corporate Boundaries finding that the standards of Section 2.2.2.G are met. There was no discussion, and the motion passed with a 3-2 vote, with Commissioners Davis and Miles voting against and Commissioners Harrison and Baxter voting in favor. There was a tie and Mayor York voted in favor of the motion.

1729 Pearces Road Planned Development

Matt Lower, Planning Director, presented the Development for 1729 Pearces Road, including background, land use, transportation improvements, and recommendations and outcomes.

Some of the amenities that the developer was willing to do was to install a roundabout at Pearces and Proctor, as well as at Pearces and Pippin, install the Jones St. #1 connection, and additional road improvements to name a few. These would drastically help with traffic issues seen on Pearces Road as well as in the area of N. Arendell and Pearces.

Jason Barron with Morningstar Law Group on behalf of the Developer commended the staff for an incredible job in describing the project. Mr. Barron added a resident advisory board as a condition to the Homeowners Association (HOA) to be established per the recommendation of the Board. Mr. Barron noted the citizens' concerns about traffic were included in the traffic study. It was requested the Board approve Ordinance 2025-33

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Chris Perry, Fire Chief, presented the impact of the project that could affect the response of the Fire Department in case of emergency. Chief Perry stated that the response times were based on where the current fire station was located on E. Vance St. and not the new station on W. Judd St. behind Town Hall. He continued by stating that by the time the homes were actually on the ground the new fire station should be constructed.

Bob Grossman, Interim Police Chief, presented the impact of the project on traffic that could affect the response of the Police Department. It was explained that the roundabouts and turn lanes, the developer would be constructing, would make it better for police response times.

Commissioner Miles brought to attention the increase of time for the Fire Department and the Police Department to respond in case of emergency due to the development, and the growth affecting the schools.

Commissioner Baxter made a motion, second by Commissioner Harrison to approve Ordinance 2025-33, finding that the action is reasonable, consistent with the Grow Zebulon Comprehensive Land Use Plan, and compliant with UDO Section 2.2.25.J, as described in the prepared statement per UDO Section 2.2.15.G.3, with the condition that the developer shall extend Jones Street approximately 375 linear feet, from the north side of 300 Jones Street to the south side of 460 Jones Street, in accordance with the Town of Zebulon's standard design manual for a local street, including curb and gutter on both sides but without sidewalk installation, should sufficient impact fees be available to offset such costs, and further authorize staff to credit the developer's transportation impact fee toward improvement costs, in fulfillment of said condition, or deem condition fulfilled if the Town chooses not to acquire any additional right-of-way if such acquisition is determined necessary jointly by staff and developer.

There was no discussion and Mayor York called for a roll vote. The motion passed with a vote of 3-1, with Commissioners Davis, Harrison and Baxter voting in favor and Commissioner Miles voting against. The motion passed.

D. Parks and Recreation
Little River Park Deed of Gift

Director Long presented the Little River Park Deed of Gift to the State of North Carolina for archive of archeological findings with no display value and answered questions from the Board. Pictures of the minute artifacts that would be gifted were handed out for the Board to review.

Commissioner Miles made a motion, second by Commissioner Davis to approve the Little River Park Deed of Gift. There was no discussion, and the motion passed unanimously.

E. Other New Business

Mayor York introduced Tracy Alford, Director of Miss Zebulon. Ms. Alford introduced Miss Zebulon's Teen 2025, Ella Marks, Ms. Marks' Community Service Initiative (CSI), and Ms. Marks' reminder that Kindness Day in Zebulon was scheduled for June 12, 2025, themed

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“Kindness in Every Heart.” Ms. Alford introduced Miss Zebulon 2025, Ashtyn Thomas and her CSI.

MANAGER’S REPORT

Interim Town Manager Jaiyeoba invited Robert Fitts, Finance Director to report budget transfers.

Police:

Moved \$5,000 from Recruitment to Vehicle Maintenance;

Fire:

Moved \$4,500 from Medical Exams to Equipment Maintenance;

Moved \$5,000 from Part-time Salaries to Vehicle Maintenance.

Parks & Recreation:

Moved \$3,800 from Cultural and Recreation Programs to Grounds Maintenance;

Moved \$1,330 from Special Events to Parade;

Moved \$4,900 from Part-time Salaries (Programs) to Part-time Salaries (Community Center);

Moved \$4,015 from Salaries to Insurance & Bonds;

Moved \$2,900 from Vehicle Maintenance to Electricity/Water.

Interim Town Manager Jaiyeoba reiterated the Budget Retreat scheduled for June 7, 2025, from 8:30am to 12:30pm to finalize the FY 25-26 budget. He mentioned the survey sent to the community for feedback about the recruitment of the Police Chief and the Town Manager. He sought directions from the Board regarding the recruitment of the Town Manager to be conducted in-house instead of requesting the support of a consultant for the recruitment.

Commissioner Baxter and Mayor Pro Tem Harrison thanked Interim Town Manager Jaiyeoba for the initiative and informed him to move forward with the initiative. Commissioner Miles asked Interim Town Manager Jaiyeoba if there would be additional costs with the initiative. Interim Town Manager Jaiyeoba informed the Board there would be no additional costs besides the advertisement for the position.

BOARD COMMENTS

Commissioner Baxter highlighted June was Pride Month and Men’s Mental Health Awareness Month. She informed the Eastern Regional Center located at 1002 Dogwood Dr, Zebulon was having their free Human Immunodeficiency Virus (HIV) testing day on June 24, 2025, from 10:00am to 1:00pm. She reminded the public to wear sunscreen and hydrate as the summer approaches.

Commissioner Miles thanked the public who attended the meeting as their participation was vital to the community.

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Mayor Pro Tem Harrison extended her condolences to the Town of Smithfield for the passing of Council member Maron Lee on May 27, 2025. She presented Council member Lee's family, on behalf of the Town of Zebulon, with a Resolution from the North Carolina Black Elected Municipal Officials. She addressed the Clean Slate Petition acknowledging the citizens for their engagement in democracy regardless of their position and expressed gratitude how the petition brought the Board closer together. She highlighted her commitment to continue to work diligently side-by-side with her fellow Board members and the Zebulon community to achieve progress through open dialogue and collaborative efforts. She thanked Commissioner Clark for her guidance on the Board.

Commissioner Davis congratulated the graduates of 2025 and wished them success on their endeavors. She reiterated Men's Mental Health Awareness Month as the importance to support men's mental health. She thanked the participants of the Budget Survey and all surveys that came before the Board and thanked every citizen that voted for her and continued to support her, and she served her role wholeheartedly. She thanked her fellow board for their dedication and work for the community.

Mayor York mentioned the Zebulon's Lions Club 75th anniversary and thanked the Zebulon's Lions Club for their services over the years and their community partnership. He appreciated all who participated in the democratic process and for speaking what they felt was their truth. He stated the Board had the best in their hearts for the Town.


ADJOURN

Mayor Pro Team Harrison made a motion, second by Commissioner Davis to adjourn. There was no discussion, and the motion passed unanimously.

Adopted this the 7th day of July 2025

SEAL




Glenn L. York—Mayor


Ana Gomez Rindahl—Town Clerk