

**Town of Garner
Town Council Meeting Minutes
January 3, 2017**

The Council met in regular session at 7:00 p.m. in the Garner Police Department Training Room located at 912 7th Avenue.

CALL MEETING TO ORDER/ROLL CALL:

Present: Mayor Ronnie Williams, Mayor Pro Tem Kathy Behringer, Council Member Jackie Johns, and Council Member Buck Kennedy. Council Member Gra Singleton arrived at 7:10 p.m. and Council Member Ken Marshburn had an excused absence.

Staff Present: Rodney Dickerson-Town Manager, John Hodges-Asst. Town Manager-Development Services, Jeff Triezenberg-Interim Planning Director, Rick Mercier-Communications Manager, Joseph Stallings-Economic Development Director, David Bamford-Senior Planner, William E. Anderson-Town Attorney, and Stella Gibson-Town Clerk.

PLEDGE OF ALLEGIANCE: Mayor Pro Tem Kathy Behringer

INVOCATION: Mayor Pro Tem Kathy Behringer

PETITIONS AND COMMENTS

ADOPTION OF AGENDA

Mr. Anderson asked to add a closed session to the agenda pursuant to N.C. General Statutes 143-318.11(a)(5) "to discuss possible real estate acquisition and the Town's negotiating position regarding such real estate."

Motion: Kennedy
Second: Behringer
Vote: Unanimous

PRESENTATIONS

Mr. Harold Garner, Executive Director of Miss Garner Pageant Association, introduced Miss Garner, Lauren Walsh and Miss Garner Outstanding Teen, Caroline Credle.

CONSENT

Approval of Minutes

Council Meeting Minutes from 11/22/2016, 11/29/2016, 12/05/2016, 12/20/2016 and Closed Session Minutes from 11/22/2016, 12/05/2016, 12/20/2016

Action: Adopt Minutes

Motion: Johns
Second: Kennedy

Vote: Unanimous

PUBLIC HEARINGS

General Use Rezoning Z-16-04, Maxwell Drive

Presenter: David Bamford, Senior Planner

Request to rezone a 6.24 acre tract of land located on Maxwell Drive from R-40 and R-9 C153 to Residential-9 (R-9). This item was continued from the December 5, 2016 Council meeting.

Mayor Williams opened the hearing and asked David Bamford to provide the staff report.

Council Member Kennedy asked if the pond located on the property could be drained and filled to add additional building area. Mr. Bamford stated there was a possibility this could occur, however, at this time, that has not been proposed. If the applicant should pursue draining the pond, they would need to coordinate with the State Division of Water Quality in order to obtain a buffer determination. Council Member Kennedy asked what improvements would be required to the site if the applicant decides to develop a major subdivision. Mr. Bamford replied curb and gutter, sidewalks, and possibly a left turn lane would be required (as determined by NCDOT).

Council Member Johns asked the distance between the pond and the property line on the west side and Mr. Bamford replied approximately 100 – 120 feet.

Hearing no further comments, Mayor Williams closed the public hearing.

Action: Close Public Hearing; Refer to Planning Commission

NEW/OLD BUSINESS

2017 Council Retreat Agenda

Presenter: Rodney Dickerson, Town Manager

Mr. Dickerson provided an overview of the draft agenda for the 2017 Council Retreat. At the suggestion of the Retreat facilitator, a minor change in the afternoon schedule of day one was proposed. Staff is preparing materials for the Retreat and should have them to Council the week of January 23, 2017.

Action: Council Review and Discussion

COMMITTEE REPORTS

MANAGER REPORTS

- garner info
- Mr. Dickerson reminded Council of the Southeast Area Study Public Symposium scheduled for January 12 at 4:00 p.m. in the Clayton Center Council Chambers. Mayor Williams, Mayor Pro Tem Behringer, and Council Member Kennedy expressed an interest in attending.

- The Broadway Voices Concert Series begins on January 14 with Brent Barrett performing at 7:30 p.m.
- The annual Martin Luther King, Jr. celebration is scheduled for January 15 at 4:00 p.m. at the GPAC.
- Introduced PEG Media's new videographer, editor and director Nader Abool-Hasan.
- Reported Warner Powell retired and sold his framing business. Mr. Dickerson expressed thanks to Mr. Powell for the work he has done for the Town for the past 30 years.
- Reminded Council to RSVP if they intended to attend the Carolantic Realty event.

ATTORNEY REPORTS

COUNCIL REPORTS

Mayor Pro Tem Behringer

- Stated a citizen asked about the possibility of installing speed bumps on Creech Road (Creech Road is a state-maintained road).
- Asked about the affordable housing initiative in Wake County. Mr. Stallings responded that he was appointed to an affordable housing committee, but the committee has not met yet nor has a scope of work been defined. Mayor Pro Tem Behringer asked that a distinction be made between affordable housing and work force housing.

Council Member Kennedy

- Reminded Council of the Wake Up Wake County event on January 26 where the topic is "Creating a Vision for Affordable Housing in Wake County".
- Stated he was looking forward to the Council's Annual Retreat and thanked staff for the work that has gone into planning.

Council Member Singleton

- Reported a light out at sidewalk under train trestle at Highway 50/Main Street.

Mayor Williams and Council Member Johns had nothing to report.

CLOSED SESSION

Pursuant to N.C. General Statutes 143-318.11(a)(5) "to discuss possible real estate acquisition and the Town's negotiating position regarding such real estate."

RETURN TO REGULAR SESSION

Mr. Anderson stated some months ago, the Town purchased the Meadowbrook Country Club property located at 8101 Hebron Church Road to develop as a public park. Staff located a 6.07 acre tract between Hebron Church Road to the park which would allow for better vehicular access and to provide a secondary access to the property. In the course of performing a title examination of the property, a deed restriction limiting development to single family homes was discovered. This restriction was placed on the deed in 1974 when this parcel was split from the adjacent 25 acres. In exchange for release of the restriction, the Town would enter into an agreement regarding buffers and road lighting.

Mr. Anderson asked Council to authorize the purchase of the property for \$270,000 and to authorize the Mayor to execute the agreement to remove the deed restriction.

Motion: Singleton
Second: Behringer
Vote: Unanimous

ADJOURNMENT: 8:32 p.m.

Respectfully Submitted,
Stella Gibson