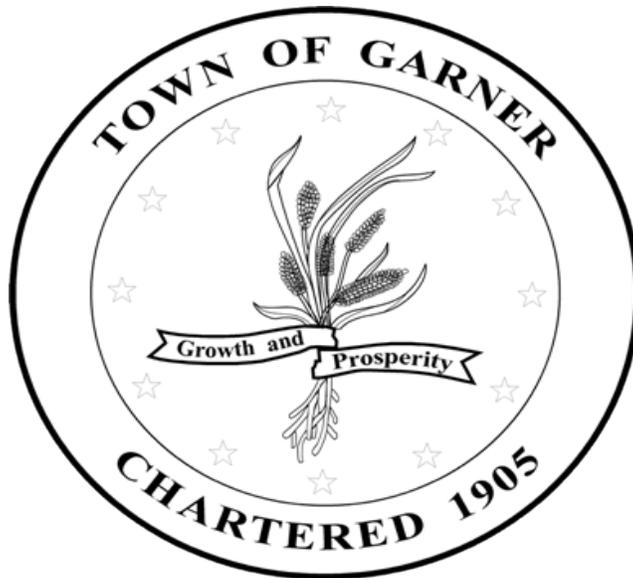


# TOWN OF GARNER



## **Town Council Work Session**

January 31, 2017  
6:00 p.m.

Garner Police Department  
Training Room  
912 7th Avenue, Garner

**Town of Garner  
Town Council Work Session Agenda  
January 31, 2017**

*Dinner will be served for town officials in the Conference Room at 5:15 p.m.*

The Council will meet in a Work Session at 6:00 p.m. on Tuesday, January 31, 2017 in the Garner Police Department Training Room located at 912 7<sup>th</sup> Avenue.

A. CALL MEETING TO ORDER/ROLL CALL

B. ADOPTION OF AGENDA

C. REPORTS/DISCUSSION

1. Historic Train Depot ..... Page 2  
Presenter: Rodney Dickerson, Town Manager

Over the years there have been discussions about relocating the Historic Depot and the Caboose to an area outside of the railroad right of way. At one point, NC Railroad Co. offered to provide some financial assistance. Plans have changed at several of the locations that were previously proposed. The Town continues to make repairs to the exterior as needed and the interior may need some work depending on the purpose the Depot serves. Some community stakeholders have expressed an interest in preserving the Depot as an asset to Garner's roots and history. As the Downtown evolves, some thought needs to be given concerning the relocation and long range use.

2. Council Tablet Demonstration ..... Page 6  
Presenter: Brett Kelly, IT Director

The IT department will present information outlining the differences between the two recommended tablet models (Microsoft Surface and Apple iPad Pro). These devices will allow Council to view Council meeting agendas, take notes, access email, etc. Following the presentation the IT department will provide a hands-on demonstration of the tablets.

D. COUNCIL REPORTS

E. MANAGER REPORTS

- Garner 101 Schedule

F. CLOSED SESSION

Pursuant to N.C. General Statutes 143-318.1(a)(5) to discuss possible real estate acquisition and the Town's negotiating position regarding such real estate."

F. ADJOURNMENT

Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: January 31, 2017		
Subject: Historic Train Depot		
Location on Agenda: Discussion		
Department: Administration		
Contact: Rodney Dickerson		
Presenter: Rodney Dickerson		
<b>Brief Summary:</b> <p>Over the years there have been discussions about relocating the Historic Depot and the Caboose to an area outside of the railroad right of way. At one point, NC Railroad Co. offered to provide some financial assistance. Plans have changed at several of the locations that were previously proposed. The Town continues to make repairs to the exterior as needed and the interior may need some work depending on the purpose the Depot serves. Some community stakeholders have expressed an interest in preserving the Depot as a asset to Garner's roots and history. As the Downtown evolves, some thought needs to be given concerning the relocation and long range use.</p>		
<b>Recommended Motion and/or Requested Action:</b> Provide Town Manager with guidance on how to proceed		
<b>Detailed Notes:</b> <p>The Garner Depot was built in 1902 by the Southern Railway to expand passenger rail service to the area. After extensive storm damage the Depot was moved from the railroad, but eventually was returned to its original location in the 1980's. Plans were being made for a History Museum to be housed in the Depot but the project has not been completed. Other ideas include making it a cultural amenity such as a welcome center or multi-purpose space. Regardless of the use, the Depot will need to be moved away from the tracks to make it safe for public access.</p>		
<b>Funding Source:</b> TBD		
Cost: TBD	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
<b>Manager's Comments and Recommendations:</b> <p>Depending on Council's direction, staff will work with various stakeholders to present options and costs at a future meeting.</p>		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:		
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

church with her husband, Noel Bryan. He was a member of New Bethel Baptist Church, Bryan explained, which had services every Sunday.<sup>24</sup>

Despite these auspicious signs, on March 7, 1891, the Town of Garner mysteriously lost its charter. The records of the General Assembly do not specify the reason for repealing Garner's charter, but it is thought by local historians that the town government either ran out of money or could not find enough people to serve as officials. It would be fourteen years before the town could reclaim its charter and rebuild its government.<sup>25</sup>

Losing its town charter did not greatly hinder Garner's development. Drawn by the railroad, businesses continued to build in the Railroad Street area. In 1894, the North Carolina Railroad began leasing its track to the Richmond and Danville System, an arrangement that continued for thirty years. The Southern Railway took up the lease from the state in 1896 for a ninety-nine-year period.<sup>26</sup>

After this contract, Southern Railway began to erect depots and other railroad buildings at main transfer points all along the North Carolina Railroad line. Southern Railway, like most large railroad companies of this time, used standardized blueprints for every structure erected along its tracks. This assembly-line method of construction allowed the company to assemble a fleet of depots and other railroad facilities

quickly. The buildings on the Southern Railway line were painted with the signature colors of the line: mustard yellow with a dark green stripe around the middle.<sup>27</sup>

One of the first things Southern Railway constructed next to the tracks in Garner was a large platform on which the cotton grown around Garner could be loaded for shipment. A fertilizer (guano) shed was built next so farmers who needed fertilizer could bring their wagons up to the station and load them. A house for the local railroad foreman was constructed in 1897 at what is now 202 Garner Road.<sup>28</sup> The Garner depot was built in 1902 and painted in the traditional colors of the Southern Railway system. The tin-roofed, two-room depot in Garner was originally painted with linseed and titus, or "lead and oil" paint, tinted with ochre to create the distinctive colors of the Southern Railway. Railroad buff Harold Garner says of the depot's yellow paint, "If you saw the color, you wouldn't want it in your neighborhood."<sup>29</sup>



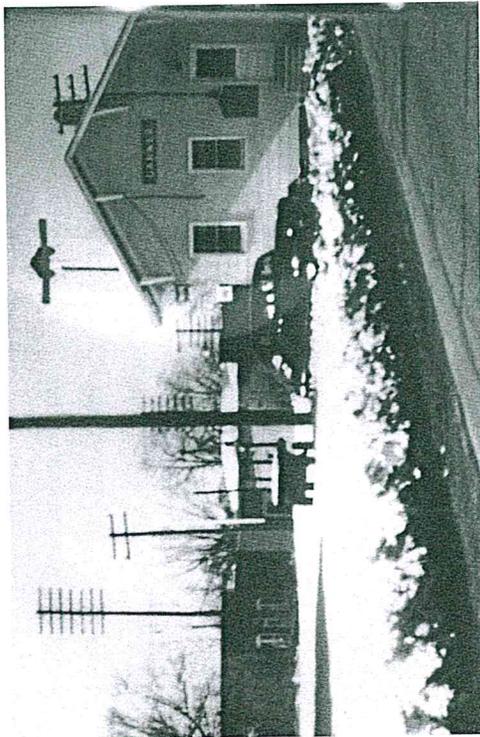
Portrait of Mayor J.B. Richardson.

In 1905, the North Carolina General Assembly granted a new charter for the town of Garner. The townspeople elected J.B. Richardson as their mayor, and five other local men as their aldermen: Hal D. Rand, J.J. Bagwell, Henry Bryan, Mal C. Penny, and Joseph S. Buffaloe. Since there was no town hall at this time, it is likely that the town board meetings were held in a local shop or in the home of one of the officials.<sup>30</sup>

From:

GROWTH AND PROSPERITY:  
A HISTORY OF GARNER

good place for teens to go on a date and to get their first job. Ron Whaley, who worked at the restaurant for a few years in the '50s, described his job: "You ran up and took their order for a hot dog and a milkshake and carried it back to them. Hopefully, you'd get a dime tip or something. I don't think you got paid anything.... You just got what you got for the tips."<sup>31</sup>



*Main Street snowed in, circa 1940.*

In the 1950s and 1960s, business growth on the south side of Garner produced a period of transition for the Main Street area. Some small businesses continued to prosper, while others, like the Carolina Moon, closed before 1970. Downtown shops

included Mrs. R.K. Mitchener's general store, Lucy Jones' florist shop, and Jim Collier's hardware store. Purvis Jones had quit the cotton business to start a grocery store on Main Street, only to see it burn down in 1955. Thelma Bryan owned a piece-goods shop called Thelma's. Long-time druggist Mr. Brown sold his drug store in the mid-fifties to Bill Lloyd, who fixed it up and added a new soda fountain.

Even into the late 1960s, Main Street maintained its importance through public transportation. Passenger trains no longer stopped at the Garner depot, but local bus services carried people between Raleigh and Garner. Helen Phillips got her first salaried job working at Montgomery Ward in Raleigh and rode the bus to work every morning. Many Garner residents rode the eight o'clock bus to Raleigh, so the bus driver would always slow down to pass through the town. "We didn't have a place for the bus to pull in or anything," she recalls, "but there was a big old tree" on Garner Road where the bus would stop. Phillips also rode the six o'clock bus home. She remembers, "When you get into Garner, most of the time, he would stop, but he loved for you to pull that cord. He'd say "GARNER," and you could just see the people raising up.... They'd be looking as if they were coming through a big town."<sup>32</sup>

From:

GROWTH AND PROSPERITY:  
A HISTORY OF GARNER

## Section 5. HISTORY

### Section 5.01 Settlement Patterns

The earliest notion of Garner's existence can be found in records that document a church south of Garner in the Panther Branch Township as far back as 1756. The late Parker Rand once stated that King George granted his forefathers a 3,000-acre tract of land in 1759. A portion of this land area later became the site of a community known as Rand's Mill. The pond on this property is now known as Lake Benson, which is on the southern edge of what is now the Town of Garner. Garner is a part of Saint Mary's Township. Settlements in the area were indicated by a school as early as 1804 and at least four churches established before the Civil War. While no one knows for sure how Garner received its name, the village of Garner's Station was chartered in 1883 the first post office was established by 1878. Garner's Station had its charter repealed in 1891. An application was made in 1905 and granted for its reinstatement as the Town of Garner. The main source of income for the early settlers of Garner was farming with cotton as the primary crop. A wood shop owned by Henry Fort was said to have been the first business in Garner. Early businesses in and around Garner were mostly concentrated in general stores and cotton gins.

Today's Garner Road, previously known as Central Highway, began as a link between Raleigh and the small Garner community. It became known jointly as Number 10 and US 70 in 1910. In 1911, the project was started to extend it from the mountains to the sea. Now Central Highway is known as one of the oldest and longest traveled corridors in North Carolina.

### Section 5.02 Historic Landmarks

The Downtown Garner Historic District was listed on the National Register of Historic Places on December 21, 1989 (see Map 8 – Garner National Register District). Also in the Town of Garner, the Wake County Historic Preservation Commission lists Garner High School and the Banks House as Wake County Landmarks, along with the **Train Depot** and several Downtown buildings.



Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: January 31, 2017		
Subject: Council Tablet Presentation and Demonstration		
Location on Agenda: Discussion		
Department: IT		
Contact: Bret Kelly		
Presenter: Bret Kelly		
<b>Brief Summary:</b>  The IT department will be showing a Powerpoint presentation which will outline the differences between the two suggested tablet models (Microsoft Surface and Apple iPad Pro). Following the presentation the IT department will provide a hands on demonstration of the tablets and answer any Council questions.		
<b>Recommended Motion and/or Requested Action:</b>  NA		
<b>Detailed Notes:</b> The presentation and demonstration will cover the following topics: 1. Council Agendas – ability to view, download and markup/save 2. Stylus - note taking 3. Email 4. Internet access 5. Overall functionality 6. Pros/Cons between the two products with IT recommendations		
<b>Funding Source:</b> Included in FY16-17 Administration budget		
Cost: \$1000/tablet	One Time: <input checked="" type="radio"/>	Annual: <input type="radio"/> No Cost: <input type="radio"/>
<b>Manager's Comments and Recommendations:</b> This is an initial step to take us closer to a paperless agenda process.		
Attachments Yes: <input type="radio"/> No: <input checked="" type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	BK	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		