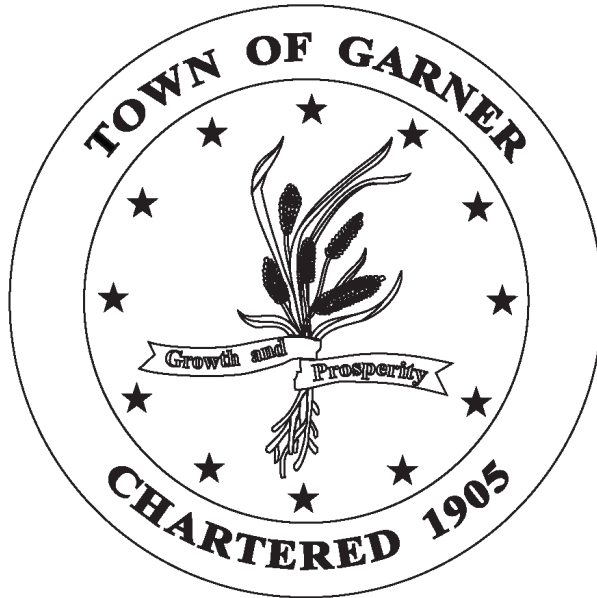


# TOWN OF GARNER



## TOWN COUNCIL MEETING

February 19, 2019  
7:00 P.M.

Garner Town Hall  
900 7th Avenue  
Garner, NC 27529

**Town of Garner  
Town Council Agenda  
February 19, 2019**

The Council will meet in regular session at 7:00 p.m. in the Garner Town Hall located at 900 7<sup>th</sup> Avenue.

- A. CALL MEETING TO ORDER/ROLL CALL: Mayor Ronnie Williams

*The Council will call for a brief recess at 9:00 p.m.*

- B. PLEDGE OF ALLEGIANCE: Council Member Kathy Behringer

- C. INVOCATION: Council Member Kathy Behringer

- D. PETITIONS AND COMMENTS

*This portion of the meeting is to receive comments from the public on items not included in this agenda. Citizens should sign up with the Town Clerk to speak prior to the start of the meeting. The Board is interested in hearing your concerns but may not act or deliberate on the subject matter brought up during the Petitions and Comments segment. Topics requiring further investigation will be referred to the appropriate town officials or staff and may be scheduled for a future agenda.*

- E. ADOPTION OF AGENDA

- F. PRESENTATIONS

- 1. Introduction of Miss Garner and Miss Garner Outstanding Teen ..... Page 3  
Presenter: Harold Garner, Executive Director of Miss Garner Pageant Association

Mr. Garner will introduce Miss Garner, Maya Bryant and Miss Garner Outstanding Teen, Karlee Sanderford.

- G. CONSENT

- 1. Council Meeting Minutes ..... Page 4  
Presenter: Stella Gibson, Town Clerk

Minutes from the December 3, 2018, January 22, 2019, January 29, 2019, and February 4, 2019 Council Meetings, November 7-8, 2018 Council Retreat, and Closed Session Minutes from December 3, 2018 and February 4, 2019.

Recommended Action: Consider Adopting Minutes

H. PUBLIC HEARINGS

1. UDO-19-01, Bar, Nightclub, Tavern Use in the CBD ..... Page 40  
Presenter: Jeff Triezenberg, Planning Director

UDO text amendment submitted by the Downtown Manager's Office on behalf of Josh Whitaker to add Bar, Nightclub, Tavern to the list of permitted uses in the Central Business District under certain additional standards.

Recommended Action: Refer to Planning Commission

I. NEW/OLD BUSINESS

1. Introduction of FY 2019-20 Budget Process ..... Page 44  
Presenter: Mike Franks, Budget & Special Projects Manager

Staff will review key dates and priorities for the FY 2019-20 budget.

Recommended Action: No Action Required

2. UDO-18-02, Neighborhood Meetings ..... Page 53  
Presenter: Jeff Triezenberg, Planning Director

UDO text amendment submitted by the Planning Department to require applicant-led neighborhood meetings for any development application including a Conditional Use District Zoning, Planned Development or Special Use Permit request.

Recommended Action: Consider Adopting Ordinance (2019) 3951

J. COMMITTEE REPORTS

K. MANAGER REPORTS

1. garner info
2. Finance Report
3. Building & Permit Report

L. ATTORNEY REPORTS

M. COUNCIL REPORTS

N. ADJOURNMENT

Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: February 19, 2019		
Subject: Introduction of Miss Garner and Miss Outstanding Teen		
Location on Agenda: Presentations		
Department: Administration		
Contact: Stella Gibson, Town Clerk		
Presenter: Harold Garner, Executive Director of Miss Garner Pageant Association		
Brief Summary:  Mr. Garner will introduce Miss Garner Maya Bryant and Miss Garner Outstanding Teen, Karlee Sanderford.		
Recommended Motion and/or Requested Action: No Action Required		
Detailed Notes:		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations:		
Attachments Yes: <input type="radio"/> No: <input checked="" type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	SG	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: February 19, 2019		
Subject: Council Meeting Minutes		
Location on Agenda: Consent		
Department: Administration		
Contact: Stella Gibson, Town Clerk		
Presenter: Stella Gibson, Town Clerk		
Brief Summary:  Minutes from the December 3, 2018, January 22, 2019, January 29, 2019, and February 4, 2019 Council Meetings, November 7-8, 2018 Council Retreat, and Closed Session Minutes from December 3, 2018 and February 4, 2019.		
Recommended Motion and/or Requested Action: Consider adopting minutes		
Detailed Notes:		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations:		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	SG	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

**Town of Garner  
Town Council Meeting Minutes  
December 3, 2018**

The Council met in regular session at 7:00 p.m. in the Garner Town Hall located at 900 7<sup>th</sup> Avenue.

**CALL MEETING TO ORDER/ROLL CALL:**

Present: Mayor Ronnie Williams, Mayor ProTem Ken Marshburn Council Member Kathy Behringer, Council Member Buck Kennedy, and Council Member Gra Singleton. Council Member Jackie Johns was absent.

Staff Present: Rodney Dickerson-Town Manager, John Hodges-Asst. Town Manager-Development Services, Matt Royslance-Asst. Town Manager-Operations, Jeff Triezenberg-Planning Director, David Bamford-Planning Services Manager, Het Patel-Senior Planner, Rick Mercier-Communications Manager, Tony Chalk-Town Engineer, William E. Anderson-Town Attorney, Stella Gibson-Town Clerk

**PLEDGE OF ALLEGIANCE:** Mayor ProTem Ken Marshburn

**INVOCATION:** Mayor ProTem Ken Marshburn invited Reverend Dr. Jeffrey B. Robinson, Pastor of Juniper Level Missionary Baptist Church to deliver the invocation.

**PETITIONS AND COMMENTS**

**ADOPTION OF AGENDA**

Request to add Closed Sessions pursuant to N.C. General Statutes 143-318.11(a)(3)) "to consult with the Town Attorney regarding litigation" and 143-318.11(a)5)) "to discuss possible real estate acquisition and the Town's negotiating position regarding such real estate".

Motion: Marshburn  
Second: Kennedy  
Vote: 40

**PRESENTATIONS**

**CONSENT**

**Ordinance Amending FY2018-2019 Operating Budget (Veterans' Memorial)**

Presenter: Pam Wortham, Finance Director

The Parks and Recreation Department is purchasing bricks to be placed at the Veterans' Memorial at Lake Benson Park. We have revenue that has been collected to pay the Town for the bricks, and we are requesting to use those funds to cover the cost.

Action: Adopt Ordinance (2018) 3937

### **Nuisance Abatements**

Presenter: Pam Wortham, Finance Director

Resolution declaring certain delinquent nuisance abatements as a lien on property. This Resolution authorizes Wake County to add these abatement costs to Wake County property tax bills.

Action: Adopt Resolution (2018) 2363

### **NCDOT Concurring Speed Ordinances (Bryan Road)**

Presenter: Tony Chalk, Town Engineer

NCDOT has requested that the Town pass concurring ordinances to lower the speed limit on Bryan Road within the Town's jurisdiction and create a school zone at Bryan Road Elementary School.

Action: Approve Concurring Ordinance (2018) 3938 and (2018) 3939

Motion: Marshburn  
Second: Behringer  
Vote: 4:0

### **PUBLIC HEARINGS**

### **NEW/OLD BUSINESS**

#### **Historic Depot Resolution**

Presenter: Rodney Dickerson, Town Manager

Mr. Dickerson

In previous meetings, Council discussed preserving Garner's history and the relocation of the Historic Depot to Pearl St., in principle, based on forthcoming information on the scope and budget. The Town Council also agreed to partner with Garner Area Historical Society (GAHS) on operation of the Depot as a museum. The previous name of GAHS was Friends of Historic Garner and we believe there may be approximately \$11K set aside that can be used for upstart and operations.

Mr. Dickerson stated he met with the group and discussed their desires for the Depot and the type of amenities it might have. The GAHS recognizes there are some of items they would like to have but are not absolutely necessary. Their goal is to get the Depot moved. Mr. Dickerson met with staff to discuss developing a site plan to include refurbishing costs, foundation work, ramps, and ADA compliance. These costs need to be known before making a 100% decision. Repairs from the vehicle accident have been completed. When complete, this will be brought back to Council.

It was determined Mr. Dickerson will work with the railroad to move the Depot and Caboose out of their right-of-way. It is possible the railroad will contribute to the cost of the relocation; however a site plan is needed before any decision on the amount of the contribution.

Council Member Behringer expressed concern with the following statement from Resolution (2018) 2364.

“That the Town Council of the Town of Garner approves in principle that the process should be started for the Garner Depot to be relocated to a site to be determined near the Town’s Pearl Street facility, and that the Garner Depot be rehabilitated consistent with preservation standards, for use as an educational, cultural and historic facility, subject to determination of costs and establishment of a budget for the project; and”

The felt the statement *subject to determination of costs and establishment of a budget for the project*” should be revised to state the Town is committed to relocating the Depot. She added one reason for this change is to preserve the Town’s action should there be a change in Council.

Ms. Judy Bass stated the GAHS does intend to fundraise for continuous operation of the Depot and felt this language would give the impression the Town may not move the Depot if the costs are too high.

Council discussed the Town’s fiduciary responsibility for tax dollars and to tax payers and felt a more defined cost estimate was needed before moving further. The preamble of the Resolution clearly states the Council’s intention to relocate the Depot.

Action: Adopt Resolution (2018) 2364

Motion: Marshburn  
Second: Kennedy  
Vote: 4:0

**General Use Rezoning Z-18-04, 800 & 1000 Maxwell Drive**

Presenter: Het Patel, Senior Planner

Mr. Patel stated this request is to rezone from Residential 9 Conditional Use (R-9 C153) to Residential 40 (R-40) general use. No conditions are proposed as part of this request. No development plan is proposed at this time. The public hearing was held on October 16, and the Planning Commission reviewed this request at their November 11 meeting. At that meeting they voted unanimously to recommend approval of this request along with a simultaneous amendment to the Garner Forward Comprehensive Plan re-designating the site from medium-density residential to low density residential.

Action: Find the rezoning inconsistent with the Comprehensive Plan Approve General Use Rezoning Z-18-04 along with simultaneous Comprehensive Plan amendment designating the property as medium density residential to low density residential; Adopt Ordinance (2018) 3940

Motion: Kennedy



Second: Marshburn  
Vote 4:0

### **Proposed Suspension of Water Sewer Allocation Policy**

Presenter: Tony Chalk, Town Engineer

Mr. Chalk stated a Public Works Committee meeting was held on November 20<sup>th</sup>, 2018 to the Town's Water/Sewer Allocation Policy. Staff shared some concerns from the development community regarding the total amount of lots annually permitted by the policy and the total lots that could be allocated to each project on an annual basis.

The Town's current daily water usage is approximately 2.2 million gallons per day, while the available water allocation is in excess of 3.5 million gallons per day. Taking this information into consideration, along with the commercial to residential tax base ratio trending towards a 50/50 ratio, the Public Works committee elected to:

- Suspend the Water Sewer Allocation Policy until March 1, 2021
- Receive biannual reports from staff on the available water and sewer capacity utilizing City of Raleigh actual flow reports
- Receive annual updates on the commercial to residential tax base ratio

An annual Public Works Committee meeting will be scheduled for each February to review this information.

Action: Approve Recommendations from the Public Works Committee

Motion: Marshburn  
Second: Kennedy  
Vote: 4:0

### **COMMITTEE REPORTS**

#### **MANAGER REPORTS**

- garner info
- Employee Recognition & Safety Awards – December 13 at 10:30 a.m. @ GPAC
- Reported the Fairview Fire District petitioned the Legislature to create a separate fire district for them. The bill went through Committee today and will move on to Legislature. Staff will monitor. At this time, we don't know how this will affect the Town; it could alter the fire district the way we know it now and have implications to the current funding model. This shouldn't affect plans for Fire Station 5.
- Provided an update on the paving on Mechanical Drive. The Public Works Director will meet with City of Raleigh officials later this week and will address the issue with them. We also plan to contact the utility company who made the patch. This matter was reported several times but has had no

action. The Town will reach out to its governmental liaison at AT&T to see if they can offer any assistance.

- The projected completion date for completion of the Rec Center remains at February 8, 2019.
- Significant accomplishments over the last 30 days include finished sheetrock ceilings, continued interior painting and sidewalk placement, installation of coping, trim, gutters, downspouts, gym equipment, and elevator. Over the next 30 days, the terrazzo floors, gym floors, rubber running track, scoreboards, bleachers and retractable wall should be installed. Until the HVAC situation is resolved, the gym floors cannot be installed. The contractor is making staff changes to move things along. Landscaping work is being done at the GPAC parking lot and is now waiting to be paved. Staff reached out to NCDOT to discuss options if paving cannot be done before its too cold. Mr. Chalk added the improvements at Hwy 70 and Montague will need to be paved first as they are in NCDOT right-of-way.

#### ATTORNEY REPORTS

#### COUNCIL REPORTS

##### Kennedy

- Asked about the building located downtown with the 'Coke' advertising sign. Mr. Hodges responded staff is working with the developer to ensure intending use is consistent with current zoning.
- Asked about the email regarding the reporting requirement of Garner's Criminal Ordinances. Mr. Anderson stated this requirement of the Legislative Study Commissions identifying violations which are made misdemeanors in the Town ordinances. The report has been submitted.
- Asked for a paper copy of the Rec Center Construction Meeting Update memo.
- Asked that staff reports be summarized when presented.

##### Singleton

- Stated there is a Veteran's Memorial near the Depot and Caboose that will need to be moved when the Depot and Caboose are relocated.

##### Behringer

- Reported a work truck and equipment parked on the sidewalk in front of 101 East Garner Road impeding the walkway. Mr. Dickerson reported work is being done in the right-of-way and the equipment should be moved soon.

##### Marshburn

- Reported attending the NC League of Municipalities Advocacy Goals Conference.

**RETURN TO REGULAR SESSION AND ADJOURNMENT: 9:10 p.m.**

**Town of Garner  
Town Council Meeting Minutes  
January 22, 2019**

The Council met in regular session at 7:00 p.m. in the Garner Town Hall located at 900 7<sup>th</sup> Avenue.

**CALL MEETING TO ORDER/ROLL CALL:** Mayor Ronnie Williams

Present: Mayor Ronnie Williams, Mayor ProTem Ken Marshburn Council Member Kathy Behringer, Council Member Buck Kennedy, and Council Member Gra Singleton.

Staff Present: Rodney Dickerson-Town Manager, John Hodges-Asst. Town Manager-Development Services, Matt Roylance-Asst. Town Manager-Operations, Jeff Triezenberg-Planning Director, David Bamford-Planning Services Manager, Het Patel-Senior Planner, Stacey Harper-Senior Principal Planner, Rick Mercier-Communications Manager, Chris Johnson-Town Engineer, Brandon Zuidema-Police Chief, Pam Wortham-Finance Director, William E. Anderson-Town Attorney, and Stella Gibson-Town Clerk

**PLEDGE OF ALLEGIANCE:** Mayor Williams asked Boy Scout Keefer Froom to lead the pledge.

**PETITIONS AND COMMENTS**

**ADOPTION OF AGENDA**

Add introduction of Town Engineer and remove closed session.

Motion: Marshburn  
Second: Singleton  
Vote: 4:0

**PRESENTATIONS**

Council Member Behringer read the Human Trafficking Awareness Week Proclamation.

Introduction of Chris Johnson, Town Engineer

**CONSENT**

**Council Meeting Minutes**

Presenter: Stella Gibson, Town Clerk

Minutes from the October 16, 2018 and December 18, 2018 Council Meetings. Closed Session Minutes from December 18, 2018.

Action: Adopted Minutes

**Resolution Declaring Unpaid Nuisance Abatements as Liens**

Presenter: Pam Wortham, Finance Director

Resolution declaring certain delinquent nuisance abatements as a lien on property. This resolution authorizes Wake County to add these abatement costs to Wake County property tax bills.

Action: Adopted Resolution (2019) 2367

**Ordinance Amending FY2018/2019 Operating Budget (Recognize Revenue for Downtown Project)**

Presenter: Pam Wortham, Finance Director

Together with United Arts, the Downtown Garner Association (DGA) contracted with Sean Kernick to paint a mural in downtown Garner. United Arts provided \$5,000 towards the project. The remaining \$5,000 was split equally between Full Bloom Coffee and DGA. United Arts provided their funding directly to the artist. DGA and Full Bloom gave the funds to the Town, and the Town will pay the remainder of the project. We are requesting to budget the \$5,000 in revenue and increase our expenditures.

Action: Adopted Ordinance (2019) 3950

**Clifford Grove Stop Conditions**

Presenter: Chris Johnson, Town Engineer

The Engineering Department is seeking approval for three stop conditions within the Clifford Grove subdivision.

Action: Approved stop conditions within the Clifford Grove subdivision.

Motion: Marshburn  
Second: Singleton  
Vote: 4:0

**PUBLIC HEARINGS**

**Annexation Petition ANX-18-07, Auburn Village**

Presenter: David Bamford, Planning Services Manager

Annexation petition submitted by CalAtlantic Group, Inc. to incorporate 120.01 +/- acres on the west side of Auburn-Knightdale Road.

Action: Adopt Ordinance (2019) 3945

Motion: Singleton  
Second: Marshburn  
Vote: 4:0

**Annexation Petition ANX 18-09, 5105 Fayetteville Road**

Presenter: David Bamford, Planning Services Manager

Annexation petition submitted by Midtown Group, LLC to incorporate 0.433 +/- acres with an existing house on the east side of Fayetteville Road for which they are requesting connection to public water.

Action: Adopt Ordinance (2019) 3946

Motion: Marshburn  
Second: Singleton  
Vote: 4:0

**Annexation Petition ANX 18-10, Ashton Forest**

Presenter: David Bamford, Planning Services Manager

Annexation petition submitted by Mohler Investments, LLC to incorporate 15.0 +/- acres on the west side of Creech Road.

Action: Adopt Ordinance (2019) 3947

Motion: Marshburn  
Second: Singleton  
Vote: 4:0

**Annexation Petition ANX 18-11, 1504 Creech Road**

Presenter: David Bamford, Planning Services Manager

Annexation petition submitted by Douglas Robertson to incorporate 0.8 +/- acres with an existing house located at 1504 Creech Road for which he is requesting connection to public water.

Action: Adopt Ordinance (2019) 3948

Motion: Singleton  
Second: Marshburn  
Vote: 4:0

**General Use Rezoning Z 18-06, Jordan Road**

Presenter: Het Patel, Senior Planner

Harold Godwin is requesting a change in zoning for 18.59 +/- acres from Community Retail (CR) to Neighborhood Office (NO) General Use. The site is located at 0 Jordan Road (where Jordan Road ends before NC 50 north of Ten-Ten Road) and may be further identified as Wake County PIN# 1618-38-8558.

Action: Refer to Planning Commission

Mr. Anderson explained the procedures to be followed during the hearing and the Town Clerk administered the Affirmation of Oath. Oath administered to: Het Patel, Stacey Harper, Jeff Triezenberg, David Bamford, Chris Johnson, Randy Miller, and Tom Hester. Mr. Anderson then asked the Council to

disclose any ex parte communications and to state any reasons they could not render a fair decision. Mayor Williams asked Mr. Patel and Ms. Harper to provide the staff reports.

### **Conditional Use Rezoning CUD-Z-18-08 and Conditional Use Permit CUP-SB-04, Buffaloe Springs Rezoning and Subdivision Plan**

Presenters: Het Patel, Senior Planner and Stacy Harper, Principal Planner

Mr. Patel stated Trilandco requested a change in zoning for 24.75 +/- acres from Single-Family Residential (R-40) to Multifamily Residential Conditional Use (MF-1 C-207). Trilandco is also requesting conditional use permit approval for a residential cluster use comprising 77 single-family lots. The site is located on the east side of Buffaloe Road and may be further identified as Wake County PIN#'s 1700-65-4039, 1700-65-1054, and portions of 1700-64-3525, 1700-64-3392 and 1700-75-2389.

Mr. Patel also stated Buffaloe Road is a 22-foot wide NCDOT-maintained facility within a 60-foot right of way. This road lacks curb and gutter and sidewalks. Mr. Patel also stated the project is consistent with the 2018 Garner Forward Comprehensive Plan as proposed development has a density of 3.12 dwelling units per acre which is within the recommended density of the future land use map designation, and single-family residences, regardless of subdivision style, are identified as a compatible use within the Medium-Density Residential designation and the rezoning also supports the following principles and recommendations for living spaces: 1) The proposed district permits household living uses that are attractive to younger families with children as well as older residents looking to maintain private but smaller outdoor spaces; 2) The proposed district provides adequate buffers and usable open spaces that help to preserve and protect adjacent housing stock.

Mr. Patel then reviewed the proposed conditions to the project and added staff recommended approval of CUD-Z-18-08 & finds CUP-SB-18-04 in conformity with UDO.

Council Member Kennedy expressed concern regarding the amount of siding proposed to the buildings and asked if there was any discussion to require a specific amount of stone. Ms. Rehab Hamad responded that this was not being proposed as part of the design; however, buyers will have the option to upgrade to stone. She added the Planning Commission found the project was in conformity with requirements and would be in harmony with the surrounding area.

The following expressed their support of the project:

Buddy Gupton, 153 Luxorwind Drive  
Jean Stevens, 6528 Malweathers Road  
Zackery Davis, 123 Pecan Harvest Drive  
Cardiff Shea, 1608 Buffaloe Road  
Bill Spence, 120 Spence Lane

Jay Kamm, 2113 Cliffs Edge Drive, Austin, TX, read a statement from his wife whose family owns the property and is in support of the project and asked that they be allowed to develop the property.

The following were opposed to the project:

Jon Richter, 146 Roan Drive  
Lack of notification of project, parking, location, cluster housing, zoning

Kathleen Abbey, 107 Lyne Court

Density, traffic, stormwater, noise pollution, lack of public transportation, light issues, location of drainage

Kirk Abbey, 107 Lyne Court

Riparian buffer, zoning

Mark Beasley, 1516 Buffaloe Road

Drainage, trash and debris, stormwater runoff

Carolyn and Chuck Heindel, 305 Tiffany Circle

Location, density, responsibility of correcting erosion issues when complete

Molly Stevens, 313 Tiffany Circle

Runoff

Demian Dellinger., 1311 Sycamore Drive

Impact on adjacent property

Rehab Hamad stated along Tiffany Woods to the northern part of the site plan will be a fence. These lots were widened to 60 ft (which is the same as R-9) which should affect 3 homes on that side of the subdivision. The requested zoning is MF-1 which will allow 3.1 homes per acre. Problems with the creek exists there now. The project is required to have 27% of open space. If the zoning were R-9, only 10% would be required, which would result in the green buffer along Buffaloe going away. The maximum amount of impervious space is 70%; the project is proposing 35%.

Ms. Harper presented the following:

- Tree Cover - Requirement of 12% is met with both existing and proposed plant material. Plan shows 14.42% tree cover area.
- Perimeter Buffers - A 50-foot (30-foot planted and 20-foot open space area) perimeter buffer is provided. A 6-foot tall wooden fence is now being provided between the two buffers.
- Open Space - Required: 25% (6.17 acres), Provided: 26.9% (6.64 acres)
- Parks - Parks, Recreation and Cultural Resources Department recommended fee-in-lieu of park land dedication. A public greenway easement is being dedicated to facilitate future access to Town parks as required by the Garner Forward Transportation Plan.

Inspections Department, together with the Fire Department, reviewed and approved.

Southeast corner of the site falls within 100-year and 500-year FEMA designated floodzone. FEMA designated floodway runs along the east side of the site.

This site is subject to stormwater quality regulations for nitrogen as well as stormwater quantity regulations for detention of the 1, 10 and 25-year storms. A wet retention pond is designed for both water quantity and quality and will reduce the nitrogen below the allowable threshold of 6 pounds per acre per year for residential. A nitrogen offset payment will be required.

Site will be served by City of Raleigh water and sewer infrastructure. 12" water main at Buffaloe Road and 15" sewer main to the east of the site.

One access point on Buffalo Road with stubs to the north for future connectivity. The plans would improve Buffalo Road along the project's frontage with curb, gutter and sidewalks. Sidewalk is provided throughout the subdivision as required.

Lighting for the mail kiosk area will be provided by street lighting and will be reviewed by Engineering at the Construction Drawing phase.

The 2018 Garner Forward Transportation Plan identified Buffalo Road as two-lane facility. It also identifies a greenway connection between Buffalo Road and White Deer Park in this general vicinity. With the proposed improvements along the frontage of Buffalo Road, this project, as proposed, may be found to be in conformity with the 2018 Garner Forward Transportation Plan.

The site falls within the New Urban designation of the Swift Creek Land Management Plan. The New Urban designation allows for up to 6 dwelling units/acre. Furthermore, impervious surface limits are allowed to reach 70% so long as the first inch of rainfall can be retained on-site. The proposed development at 3.12 dwelling units/acre and the proposed stormwater infrastructure is in conformity with the Swift Creek Land Management Plan restrictions.

After sufficient review and plan revisions, staff finds that this project, as proposed, conforms to the regulations of the Unified Development Ordinance so long as the site specific conditions are met.

#### Site Specific Requirements

- Prior to recordation of the first final plat, an annexation petition shall be submitted to the Garner Planning Department;
- Prior to recordation of the first final plat, documents establishing a Homeowner's Association and restrictive covenants shall be submitted to the Garner Planning Director for a courtesy review;
- Prior to building permit, a fee in lieu of park land dedication shall be paid to the Town of Garner;
- The developer shall be responsible for all roadway improvements required by NCDOT.

The Planning Commission reviewed this request at their November 13, 2018 meeting and denied approval of rezoning request CUD-Z-18-08 based on a lack of compatibility of the proposed district with the present zoning, conforming uses on nearby property and the character of the neighborhood.

Planning Commission did not provide a recommendation on Subdivision Plan Conformity under the requested zoning (CUP-SB-18-04); however, they indicated that they found the plan non-conforming as related to the current R-40 zoning district.

Randy Miller, Project Engineer, stated the NC Department of Water Quality looked at the site and approved. They also determined no features on the site required a riparian buffer. After development of grading for the lots and streets and stormwater only 1.9 acres of the 35 acres drains to Tiffany Woods. Currently, 90% of drainage comes from Tiffany Woods and to the east.

Regarding protection of the spring running along the boundary of Tiffany Woods, there will be a ditch to direct it to the street and while its being graded proper erosion control measures will be in place. After grading it will be stabilized with grass, then the ditch will remain and converted to permanent for any possible water draining and will be directed back to the street.

During construction Wake County will perform inspections after every rain event and record to ensure no sediment is allowed to leave the site. A report will be provided to the Town and the Homeowner's Association (once they take over). After construction if problems occur with erosion it would be the HOA would be responsible for taking care of.



Tom Hester, 228 Fayetteville Street, stated this project will have no negative impact on the adjacent property and would be in harmony with surrounding properties.

Bob Anderson, 1107 S Person Street stated 50% homes will have minimum of 100 sq. ft. of masonry on the front elevation and each side will have minimum of one 1 window or closed shutter.

Hearing no further comments, Mayor Williams closed the hearing and called for a motion.

Action: Move the Town Council accept staff's statements regarding zoning consistency with the Comprehensive Growth Plan, detailed in Section V of the staff report as our own; and therefore move further that the Town Council adopt Ordinance (2019) 3949 approving rezoning request CUD-Z-18-08 as it is reasonable and in the public interest because it will likely allow household living uses that are attractive to younger families with children as well as older residents looking to maintain private but smaller outdoor spaces; allow adequate buffers and usable open spaces that help to preserve and protect adjacent housing stock; and allow the development of an appropriate density of housing in the area in which it is located.

Motion: Marshburn  
Second: Behringer  
Vote: 3:1

Council Member Kennedy voted nay.

Council Member Kennedy stated the design was well done, the applicants followed the rules, concerns regarding the drainage was well addressed. He would prefer the density to be less. His main two issues were the aesthetics and use of vinyl. However, the Buffaloe family should be able to develop their land, especially when they have adhered to the Town's development requirements.

Action: Move that the Council accept the staff statements regarding plan consistency in Section VII of this report as our own and find the application meets the 10 permit criteria in Section 3.14.D. and therefore approve CUP-SB-18-04, Buffaloe Springs, with the three standard conditions and four site-specific conditions to be listed on the permit that will be prepared separately by staff.

Find CUP-SB-18-04 in conformity with UDO and adopt Ordinance (2019) 3949; add additional condition: a minimum of a 20-foot Greenway dedication to be provided to give access from Buffaloe Road to the rear property line of the development.

Motion: Singleton  
Second: Marshburn  
Vote: 4:0

### **UDO-18-02, Neighborhood Meetings**

Presenter: Jeff Triezenberg, Planning Director

Mayor Williams opened the hearing and asked Mr. Triezenberg to provide the staff report.

Mr. Triezenberg stated this UDO text amendment submitted by the Planning Department is to require applicant-led neighborhood meetings for any development application including a Conditional Use District Zoning, Planned Development or Special Use Permit request. After discussion regarding methods of notification to affected properties, it was determined the developer should keep a log of who they send notices to and return envelopes that are not delivered to the Town.

Mayor Williams closed the hearing.

Rosa Bonapart expressed concern regarding setting a minimum number of people required to participate in the neighborhood meetings. It was determined this would not meet the notification objectives.

Action: Refer to Planning Commission

## **NEW/OLD BUSINESS**

### **Wake Transit Community Funding Area Program Application**

Presenter: Het Patel, Senior Planner

Mr. Patel provided an update to Wake Transit Community Funding Area Program application process and recommendations for completing application for FY 2020 planning study/technical assistance funds.

Action: Consider approving CFAP Application and authorization for Town Manager to provide Letter of Support. The Town Attorney will refine the contract and bring back for Council's review.

Motion: Marshburn  
Second: Kennedy  
Vote: 4:0

## **COMMITTEE REPORTS**

### **MANAGER REPORTS**

Finance Report  
garner info

2019 Town & State Dinner – February 20, 5:00 p.m. at the Raleigh Convention Center

## **ATTORNEY REPORTS**

### **COUNCIL REPORTS**

Council discussed the process in which to fill the vacancy created by the passing of Council Member Johns. Consensus to use an application/interview process.

Kennedy

- Asked about the budget for the Historic Depot project. Mr. Dickerson responded staff met with he Garner Area Historical Society and discussed their plans and requests and narrowed the scope. Staff is currently refining costs and those should be available in the next 2-3 weeks.

- Asked for discussion on how to pay for significant land acquisition and getting utilities to the property. Asked that this matter be brought to a Public Works Committee meeting.

Singleton

- Requested an update on the status of the pavement survey. Mr. Roylance responded this item will be discussed at next week's work session.

Behringer

- Reported a transfer truck parked at the intersection of W. Garner Road and St. Mary's Street.
- Reported streetlights out in the 400 and 500 block of W. Garner Road and Garner Station Blvd. Mr. Dickerson responded the staff has already reported this to Duke Energy.

Council Member Marshburn had nothing to report.

**ADJOURNMENT:** 10:55 p.m.

DRAFT

**Town of Garner  
Council Work Session Minutes  
January 29, 2019**

The Council met in a Work Session at 6:00 p.m. in the Council Chambers located at 900 7<sup>th</sup> Avenue.

**CALL MEETING TO ORDER/ROLL CALL**

Present: Mayor Ronnie Williams, Council Member Kathy Behringer, and Council Member Gra Singleton, Council Member Buck Kennedy. Absent: Mayor Pro Tem Ken Marshburn.

Staff Present: Rodney Dickerson-Town Manager, John Hodges-Asst. Town Manager- Development Services, Matt Roylance-Asst. Town Manager-Operations, Chris Johnson-Town Engineer, Jonathan Ham-Asst. Town Engineer, Jeff Triezenberg-Planning Director, Het Patel-Senior Planner, Pam Wortham-Finance Director, Joe Stallings-Economic Development Manager, Mike Franks-Budget & Special Projects Manager, Mari Howe-Downtown Development Manager, Sonya Shaw-PRCR Director, Forrest Jones-Public Works Director, BD Sechler-Human Resources Director, Brandon Zuidema-Police Chief, Joe Binns-Police Captain, Rick Mercier-Communication Manager, William E. Anderson-Town Attorney, and Rebecca Schlichter-Deputy Town Clerk.

Also present: Sam Bridges – Town Lobbyist

**ADOPTION OF AGENDA**

Motion: Singleton  
Second: Behringer  
Vote: 3:0

**REPORTS/DISCUSSION**

**Health Care Renewal**

Presenter: BD Sechler, Human Resources Director and Paul Sydor, Independent Benefits Advisors

Mr. Sechler and Mr. Sydor updated Council on current renewal plans and discussed options that might be available to enhance our health care plan and keep costs as reasonable as possible.

**Vendor Bid Strategy**

**Aetna (Current Vendor)**

- Firm renewal in hand. Rate hold with \$55,000 rebate, which is equivalent to a 2.0% rate *decrease*
- Potential for revised renewal with further rate decrease as additional months of claims data becomes available

The Town is seeking bids from other insurers with provider networks and customer service comparable to Aetna:

**North Carolina League of Municipalities (MedCost Provider Network)**

- Preliminary *estimate* with 0.7% rate decrease over current
- Firm proposal will become available as additional months of claims data becomes available

Blue Cross Blue Shield of NC

- Will be invited to submit a proposal

United Healthcare

- Will be invited to submit a proposal

Renewal Timeline

- Staff recommendation presented to Council at March 26, 2019 Council Work-Session
- Recommendation approved by Council at April 1, 2019 meeting
- Staff Open Enrollment from April 29 through May 17, 2019
- New benefits elections effective on July 1, 2019

### **Pavement Condition Assessment**

Presenter: Jonathan Ham, Assistant Town Engineer and Forrest Jones, Public Works Director

Mr. Lander of the Kercher Group gave an overview of the PCS Methodology, findings, Pavement Management Software, results and analysis.

Mr. Ham and Mr. Jones presented the results from the 2018 Pavement Condition Assessment performed by Kercher Group. Along with individual street ratings, Kercher Group evaluated best maintenance practices for each street and developed a five-year workplan based on different options:

- The worst-first approach (This is how the Town has approached pavement management)
- Optimized approach (Using all tools in pavement management and modeling)
- Optimized approach with increased funding of \$1M per year
- Optimized approach with a PCI of 80
- Optimized approach with a PCI of 78 (*added after deliverables meeting*)
- Optimized approach with a PCI of 76.2 (*added after deliverables meeting*)
- Modified worst-first with 60% resurfacing and 40% preservation/repair (*added after deliverables meeting*)

Under the worst-first approach, the Town would be resurfacing about 2.25 miles of Town streets.

Under the optimized approach, the Town would be treating 19 miles of Town streets. The modified approach would allow for 16.06 miles of treatment, with 1.85 miles of resurfacing.

Staff reviewed these approaches and believes that the modified approach with 60% spent on resurfacing and 40% being spent on other pavement preservation and repair tactics is the best approach for 2019. The streets that would be resurfaced in the 2019 work plan under this scenario include Devon Ct, Tafton Ct, Lyme Ct, Briarhaven Ct, Easton Ct, Smith Dr, Center St, Ryerson Dr, Penny St, and Forest Dr.

Council consensus to move forward with the modified 60/40 approach.

### **UDO-19-01, Bar, Nightclub, Tavern in the CBD**

Presenter: Jeff Triezenberg, AICP, GISP, Planning Director

Mr. Triezenberg presented an application from the Downtown Development Manager in cooperation with the Planning Department to allow a bar, nightclub, tavern use that does not meet the minimum kitchen requirements to fully qualify as a restaurant use in the CBD district under select circumstances via special use permit.

Ms. Howe and Mr. Josh Whittaker, applicant, gave an overview of current plans for the building.

Council consensus to put in reference of current noise ordinance and place on future agenda.

### **Recreation Center Capital Project Budget Amendment**

Presenter: John Hodges, Assistant Town Manager – Development Services

Construction update March 29<sup>th</sup> is still the expected complete date.

Mr. Hodges presented recommendation of an amendment to the Recreation Center Capital Project Budget to account for cost changes and the addition of costs not originally budgeted for the project.

#### *Background*

The Recreation Center Capital Project includes three sub-projects - Construction of the Recreation Center and Stormwater BMP, Roadwork and the GPAC Parking Lot. The capital project budget utilizes 19 funding sources, some of which have changed over the lifetime of the project planning and construction. While these changes have been reported to Council, budget amendments have not been done to reflect all of them in the Recreation Center Capital Project Budget. As the project nears the final stages of construction, an amendment is needed to ensure adequate funds are budgeted to the correct parts of the capital budget.

#### *Project Changes and Additions*

The Recreation Center Construction has experienced a number of change orders. Some of the changes are justifiable, unforeseeable issues that can occur with any project of this size and scope. Some of the changes are necessary elements of the project that may have been missed in bidding (the overall project bid was more than \$1.5 Million under the estimated cost). Several other changes are necessary elements of the project that we will negotiate with the architect or contractor toward the closeout of the project. These change orders currently total approximately \$340,000 and there are a few more that will be added.

Parks, Recreation and Cultural Resources has previously presented designs for signage for the Recreation Center building and campus. The signage package costs exceed the minimal amount that was included in the original project budget for a single, basic monument sign. The cost estimate for the building and site signage that Council approved moving forward with is \$95,000. Staff will bring plans and revised costs estimates for the additional signage/artwork that was discussed at a future date.

Council has previously received an update on changes to the Community Development Block Grant (CDBG) funding that was budgeted for this project. Those changes leave an unfunded gap of \$118,000 in the original project revenues.

#### *Operating Costs Savings*

At your November 2018 retreat, Council asked staff to calculate potential operating cost savings that could be realized from the delayed opening of the Recreation Center. Mr. Franks has calculated this savings at \$77,305 from two departmental budgets (see attached) and notes that this is subject to change until the exact opening date is known. He further recommends waiting to budget this savings until Third Quarter recommendations are presented.

### *Proposed Budget Amendment*

Staff proposes the following budget amendment to the Recreation Center Capital Project Budget Revenues:

- + \$148,000 from Interest Earned on Recreation Center Bond Funds to partially offset cost increases
- + \$118,000 from Parks & Recreation Unallocated Bond Funds to offset CDBG shortfall
- + \$95,000 from Parks & Recreation Unallocated Bond Funds to cover unbudgeted signage costs

Council consensus to bring budget amendment to future meeting.

### **Prioritization of Funding for Jones Sausage Road Design**

Presenter: John Hodges, Assistant Town Manager – Development Services

Mr. Hodges announced Mr. Patel was asked to serve as the Vice chair of TPAC committee.

Mr. Hodges reviewed the schedule and next steps for the design of Jones Sausage Road for consideration.

At the retreat, staff shared development pressures that could impact the Jones Sausage Road corridor and future extension/realignment. Since the retreat, staff has continued to meet with property owners, business owners and developers who are actively working on projects that could impact or be impacted by the road project. We are currently asking these developers to dedicate what we think will be adequate right-of-way for the future roadway but, without a design, this is just an estimate. Staff is concerned that this approach could eliminate the opportunity to set the optimum alignment for the grade-separation project before development plans are finalized.

Staff has also begun developing a schedule for a future LAPP application for some portion of this project (right-of-way and/or construction) and a schedule for a potential 2020 bond referendum that will likely fund a significant portion of this project. This analysis becomes very complicated with the two schedules overlaid to maximize funding opportunities and construction timelines.

With the convergence of all these schedules, staff believes we are at a critical point to begin this design work. Staff recommends moving forward with one of the on-call transportation planning firms to develop a scope of work with three phases:

1. Conceptual design for the section south of Garner Road including the grade-separation and Hwy 70 intersection. This phase will provide better information to protect the necessary right-of-way for the future realignment.
2. Conceptual design for the section north of Garner Road and right-of-way assessment. This phase will be needed to estimate right-of-way acquisition costs so a funding strategy can be developed.
3. Construction design for the section north of Garner Road. This phase will establish construction costs estimates that will be needed to develop a funding strategy, including future bonds, and prepare for partner funding application(s).

Staff recommends combining items 1 and 2 into one task work order that would begin immediately upon Council approval. Item 3 would be negotiated as an additional task work order with a separate approval at a future time.

Funding for this work was previously estimated at \$1,300,000. Staff suggests that Council consider reallocating the \$1,100,000 earmarked for Hwy 70 Lighting and Landscaping to cover a substantial portion of the cost. The remaining \$200,000 could likely be covered by unallocated Street & Sidewalk Bond proceeds that currently total \$870,000. A copy of the Street & Sidewalk bond funding update from the November Council retreat is attached for your reference as you consider funding strategies.

Staff will continue to work with Duke Energy to develop a lighting plan and cost estimate for the Hwy 70 corridor so this project can be moved forward when funding is identified.

Council consensus to bring proposed scope of services to future work session.

### **Minor Town Hall Campus Improvement Projects**

Presenter: Matt Roylance, Assistant Town Manager - Operations

Mr. Roylance reviewed the staff recommendations of several projects related to the recently completed construction and renovation work at the Town Hall campus.

#### Background

Now that the Police Department and Town Hall construction projects are complete, the warranty period is over, and staff has spent some time “living” in the buildings, several issues have come up that need to be addressed for the buildings to function optimally. These projects are minor compared to the original construction costs but taken together they represent several hundred thousand dollars.

#### Police Department Roof Coating

The roof at this facility was nearing the end of its useful life when we purchased this facility, and now that the renovation is complete the roof is leaking consistently. Unfortunately, patching and minor repairs have not stopped the leaks and, as a result, staff recommends applying a new coating to the roof. The coating comes with a warranty that will extend the life of the roof at least 15 years.

Estimated cost: \$108,375

#### Police Department Gutters

The roof at the Police Department does not have gutters, which has proven to be more problematic than staff anticipated. While water dripping on staff and visitors at many of the building entrances is one obvious issue, there are other more serious concerns that gutters would help solve. There are several points where rainwater is seeping back into the building through the doorways because water is pooling in those areas. There have also been instances where, because of the high volume of water coming off the roof, water hitting the HVAC units splashing back onto the windows and causing leaks around the window frames. And finally, because all the HVAC units are located directly under the dripline of the roof, the wear and tear on those units during snow and ice events is significant. Staff recommends installing gutters on the building to channel the water to appropriate drainage points.

Estimated cost: \$85,000

#### Police Department Step Repairs

During construction of the Police Department, the concrete steps at the front of the building were coated with an “Ardex” product, which is a special finishing material. Unfortunately, the Ardex did not



bond well with the concrete and it has begun to flake and fall off. Staff recommends sandblasting the remaining Ardex off the steps and creating a surface that will bond to a correct application of a concrete finishing product, and then applying that product to the steps. During this repair, staff will also ask the contractor to install a control joint to keep any existing cracks from expanding.

Estimated cost: \$30,000-\$39,000

#### Bio-Retention Area Repairs

The two lower bio-retention areas between the Police Department and Southeast Regional Library have held water for longer than they should since shortly after their installation. To fix this problem, staff recommends removing the bio-mix media and replacing it with new media, as well as replacing the landscaping in these two areas.

Estimated cost: \$15,000

#### Town Hall Turf Rehabilitation

The landscaping plan for Town Hall called for two different installations of turf – sod near the publicly accessible building entrances and seed for the remaining area. The sod installation was successful, and those areas continue to look good today. Unfortunately, the seeded areas were not very successful and there are significant bare spots that are unsightly and not in keeping with the look of the rest of Town Hall. One of the main reasons the seed did not establish successfully in many areas is the poor condition of the soil, including a significant amount of debris and rocks. While it is possible to put down new seed in those areas at a relatively low price, we are unlikely to see dramatic improvement unless we improve the soil condition first. By the time staff or a contractor improves the soil condition, which is a very labor-intensive process, the difference in cost and effort between seed and sod becomes less significant.

Given that sod will provide “instant” impact and likely perform better in the long run, staff recommends installing sod in all areas that were originally seeded at an estimated cost of \$92,960 (\$1.12 per square foot).

Once the sod (or seed) is installed, it requires frequent watering while it establishes roots. During construction, the contractor watered the sod on a regular basis since they were onsite doing other work. There is no sprinkler system at Town Hall, so the contractor used hoses and sprinklers, which was manageable because the sodded areas were relatively small and close to the building where there is access to water. Public Works staff can use a similar process to get the new sod established, but it will be very labor intensive because the area is much larger (83,000 square feet), spread out across different areas of campus, and farther away from water sources. While this effort would be short-term, Public Works staff would have to pull back on other services they typically provide during this time.

The other option is to install an irrigation system while the ground is already being disturbed for the soil conditioning. At an estimated cost of \$74,000 this option is expensive, but it would save significant labor costs and allow staff to water at optimal times of day (early morning and/or evening). It would also make it easier to keep the sod in good condition after the initial watering period and especially during periods of drought or extreme summer heat.

Estimated cost: Depends on options chosen. Max cost of \$178,134 including the costs for water and other miscellaneous costs.

#### Town Hall Countertop Replacement

The kitchen area near the Council Chambers was designed primarily as an employee break room with some accommodations for providing food at Council meetings. In hindsight, staff did not fully realize how much they would use this space for catering purposes. One of the primary issues is the lack of

counter space to spread out the food. Design choices that work well for a break room, such as holes cut in the countertop to drop trash and recycling into the appropriate containers, make that part of the counter difficult to use for catering purposes. Also, there is no counter on top of the ice machine. Replacing the countertop would address both of those issues and provide 4-5 additional feet of countertop.

Estimated cost: \$3,000

Altogether, these projects would cost approximately \$429,009 if Council chooses the most expensive option for turf rehabilitation.

Project	Estimated Cost
<b>Police Department Roof Coating</b>	\$108,375
<b>Police Department Gutters</b>	\$85,000
<b>Police Department Step Repairs</b>	\$13,000
<b>Bio-Retention Area Repairs</b>	\$15,000
<b>Town Hall Turf Rehabilitation</b>	\$178,134
<b>Town Hall Countertop Replacement</b>	\$3,000
<b>Total</b>	<b>\$429,009</b>

Available Funding

Now that the Police Department and Town Hall buildings are substantially complete, the Public Safety and Services Bond fund has a remaining balance of \$271,188. In addition, interest earned on the bond funds and sales tax refunded to the Town Hall projects total \$165,127. When combined, the total funding available for projects in the Public Safety and Services category is \$436,315.

Council consensus to move forward with available funding sources above.

**MANAGER REPORTS**

- Distributed a draft application used to fill the Town Council vacancy.

Information regarding the following will be provided:

- Early voting site in Garner
- NCLM Advocacy Goals Conference November 29<sup>th</sup>
- Distributed a sample Resolution for the proposed relocation of the Depot and partnership with Garner Area Historical Society for December 3<sup>rd</sup> meeting.

**COUNCIL REPORTS**

**Behringer**

- Reported the Asst. Principal of Garner High School requested a modified entry sign on Creech Road coming into Garner.
- Requested an update on the potholes on Old Mechanical Road. Mr. Jones reported that these are not a high priority pothole for NCDOT but is scheduling Public Works to patch.

**ADJOURNMENT:** 9:03 p.m.

Motion: Behringer  
Second: Kennedy  
Vote: 3:0

DRAFT

**Town of Garner  
Town Council Meeting Minutes  
February 4, 2019**

The Council met in regular session at 7:00 p.m. in the Garner Town Hall located at 900 7<sup>th</sup> Avenue.

**CALL MEETING TO ORDER/ROLL CALL:** Mayor Ronnie Williams

Present: Mayor Ronnie Williams, Council Member Kathy Behringer, Council Member Buck Kennedy, and Council Member Gra Singleton.

Mayor ProTem Ken Marshburn was absent.

Staff Present: Rodney Dickerson-Town Manager, John Hodges-Asst. Town Manager-Development Services, Matt Roylance-Asst. Town Manager-Operations, BD Sechler-Human Resources Director, Mike Franks-Budget & Special Projects Manager, Thad Anderson-Associate Attorney, William E. Anderson-Town Attorney, and Stella Gibson-Town Clerk

**PLEDGE OF ALLEGIANCE:** Mayor Williams

**PETITIONS AND COMMENTS**

**ADOPTION OF AGENDA**

Council Member Kennedy asked to add the acquisition of Lot 20 in the Lakewood Subdivision to the Consent Agenda.

Motion: Kennedy  
Second: Singleton  
Vote: 3:0

**PRESENTATIONS**

The MLK Committee presented the Council with the MLK Dream in Action Award

**CONSENT**

**Council Meeting Minutes**

Presenter: Stella Gibson, Town Clerk

Minutes from the January 7, 2019 Council Meeting.

Action: Adopt Minutes

**Prudential 457 Retirement Savings Plan**

Presentation: BD Sechler, Human Resources Director

Resolution recognizing the implementation of a 457 retirement plan through Prudential Retirement. This plan will complement our existing 401K retirement savings plan, also managed by Prudential Retirement. The resolution is required by Prudential.

Action: Adopt Resolution (2019) 2368

**Approval of Administrative Services Intern**

Mike Franks, Budget and Special Project Manager

The Town Manager's Office has identified a need for an Administrative Services Intern position to assist with various administrative tasks related to a future referendum.

Action: Approve Position

**Buffaloe Road Greenway Trailhead/Access**

Presenter: William E. Anderson, Town Attorney

Acquisition of all of Lot 20, Lakewood Subdivision, as shown on the plat recorded in Book of Maps Page 1957, Page 116, Wake County Registry.

Action: Approve Purchase

Motion: Singleton  
Second: Behringer  
Vote: 3:0

**PUBLIC HEARINGS**

**NEW/OLD BUSINESS**

**COMMITTEE REPORTS**

**MANAGER REPORTS**

**ATTORNEY REPORTS**

**COUNCIL REPORTS**

Council Vacancy Application

Council consensus to place the application to fill the Council vacancy on the website and social media with a deadline of two weeks. at 5:00 p.m.

Behringer

- Stated the need to become aware of Human Trafficking and to make a strong stance against.

Singleton

- Added North Carolina is one of the largest states for human trafficking because of the I-95 corridor.

Kennedy

- Stated activity seems to be occurring on the Highway 50 property. Mr. Anderson stated the activity is due to cleaning up the stack of wood on the property.

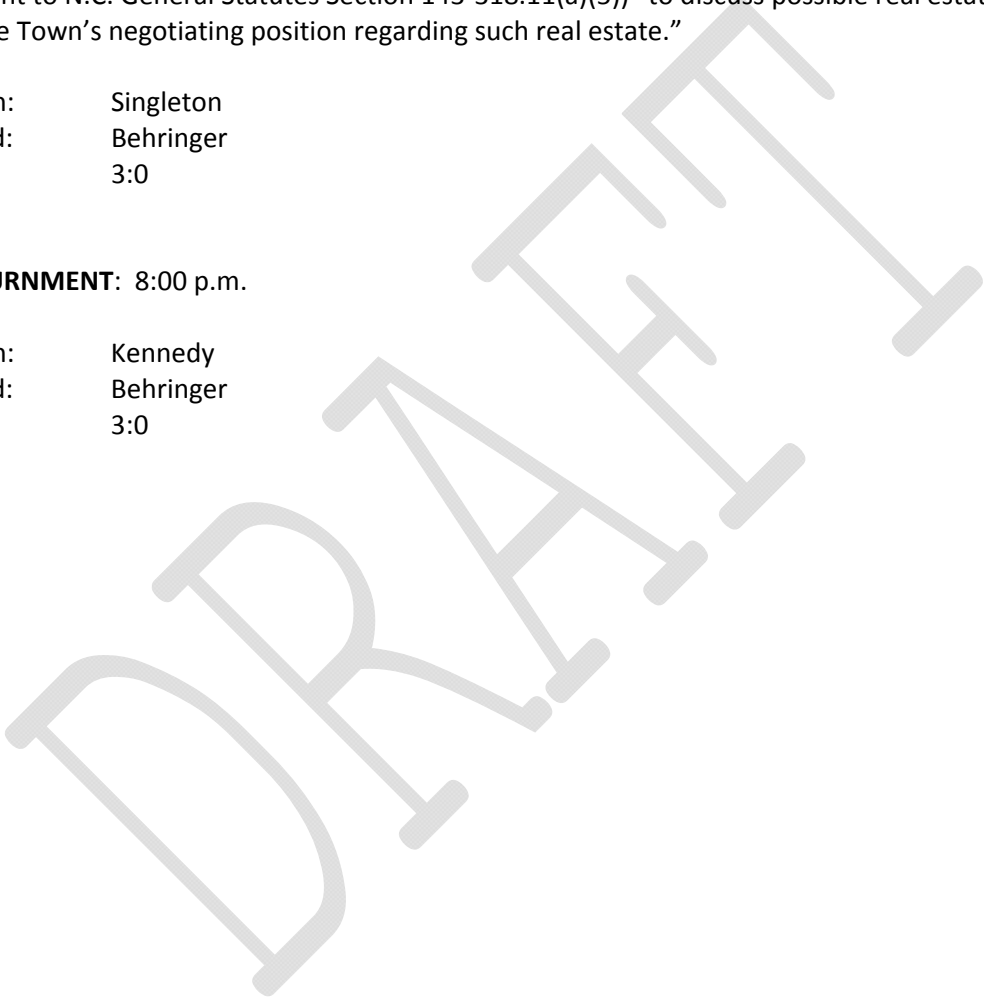
**CLOSED SESSION**

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

Motion: Singleton  
Second: Behringer  
Vote: 3:0

**ADJOURNMENT:** 8:00 p.m.

Motion: Kennedy  
Second: Behringer  
Vote: 3:0



**Garner Town Council  
2018 Planning Retreat Minutes  
November 7-8, 2018  
Rand Bryan House - Garner**

**Funding Garner's Future – Capacity • Investment • Progress**

**Day 1 - Wednesday, November 7, 2018**

Attending: Mayor Ronnie Williams, Mayor ProTem Ken Marshburn, Council Member Kathy Behringer, Council Member Buck Kennedy, Council Member Gra Singleton

Staff Present: Rodney Dickerson-Town Manager; John Hodges, Asst. Town Manager-Development Services, Matt Roylance-Asst. Town Manager, Operations, Tony Beasley-Inspections Director, Tony Chalk-Town Engineer, Forrest Jones-Public Works Director, BD Sechler-Human Resources Director, Brandon Zuidema-Police Chief, Mike Franks-Budget & Special Projects Manager, Jeff Triezenberg-Planning Director, Pam Wortham-Finance Director, Rick Mercier-Communications Manager, Lori Smith-Captain, Joe Binns-Captain, Sonya Shaw-PRCR Director, Rob Smith-Asst. PRCR Director, Mari Howe-Downtown Development Manager, Bill Anderson-Town Attorney, Thad Anderson-Asst. Town Attorney, Stella Gibson-Town Clerk

Also Present: Matt Poole-Fire Chief, Garner Volunteer Fire-Rescue Department, Sam Bridges-Lobbyist

**Welcome and Logistics:** Rodney Dickerson

**Overview of Retreat and Agenda:** Rodney Dickerson

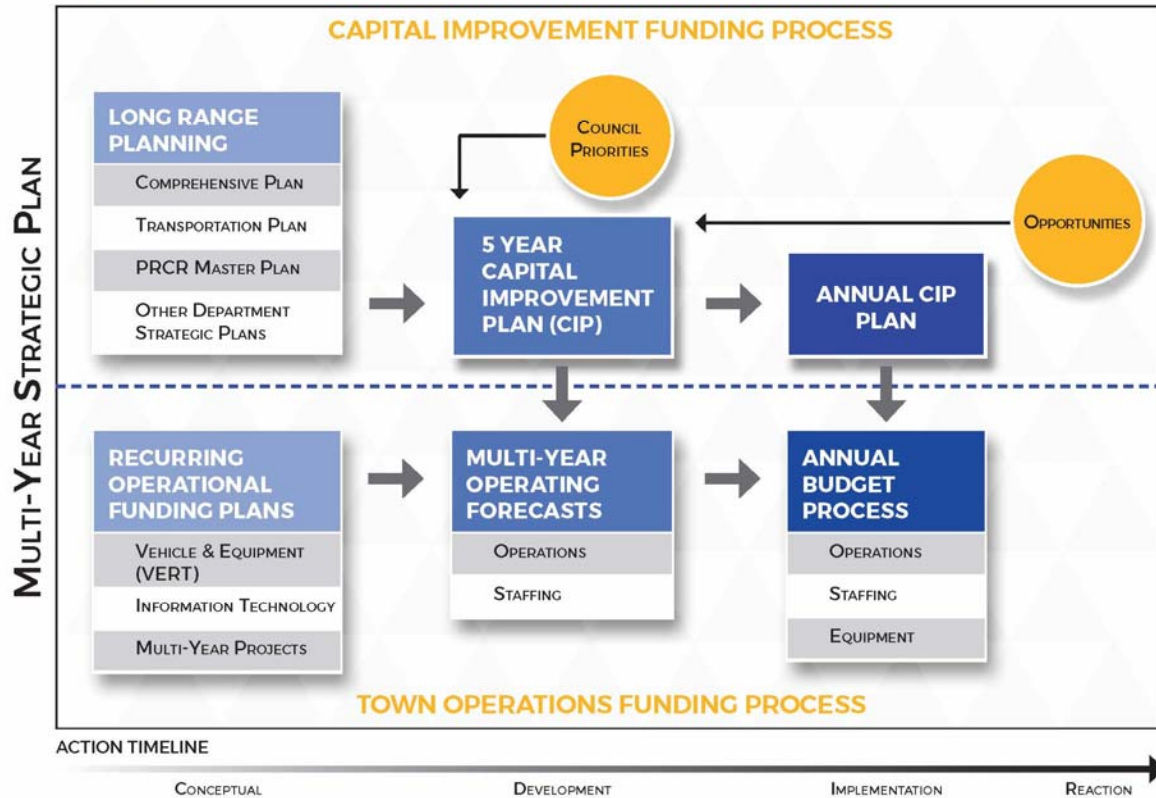
Mr. Dickerson asked staff to provide accomplishments from the past year that they are particularly proud of.

Mr. Hodges reviewed the key accomplishments from the Town's Strategic Plan.

**Multi-Year Planning and Budgeting System**

Mr. Hodges presented the following multi-year planning & budget system model.

**GARNER** *A Great Place to Be.* **MULTI-YEAR PLANNING & BUDGET SYSTEM**



**Davenport & Company**

Mitch Brigulio from Davenport and Company presented the Town’s existing debt profile, key debt ratios, debt affordability and revenue savings plan, general obligation bond authorization, and future debt capacity.

Staff stated the expenditure budget is growing faster than tax base in recent years and advised the next County property re-evaluation process will be done in FY2020. Council discussed the single model showing a 4% growth for 5 years; then 2.5%. Council asked Mr. Brigulio to run higher scenarios – 2.75 cents, 3.75 cents and 5 cents.

**Overview of Capital Improvement Plan (CIP) and Funding Streams**

Following is an overview of the Town’s Capital Improvement Plan.

- Multi-year plan identifying capital projects, significant purchases, and land acquisition and a planning schedule and options for financing.
- Utilize long-term planning documents to determine future projects:
  - Parks Master Plan
  - Garner Forward Comprehensive Plan
  - Garner Forward Transportation Plan



- Department Strategic Plans
- Utilize multi-year planning budget to monitor/track operating impact
- Identify long-term funding source
  - Capital Renewal
  - Stormwater

Operating Impact:

	<b>FY2020</b>	<b>FY2021</b>	<b>FY2022</b>	<b>FY2023</b>	<b>FY2024</b>
Beginning Balance	\$0	\$0	(\$39,650)	(\$199,300)	(\$338,450)
Revenue:					
General Fund Revenue	\$32,000,000	\$32,000,000	\$32,000,000	\$32,000,000	\$32,000,000
<b>Total Available</b>	<b>\$32,000,000</b>	<b>\$32,000,000</b>	<b>\$31,960,350</b>	<b>\$31,800,700</b>	<b>\$31,661,550</b>
Expenditures:					
General Fund					
Expenditures	\$32,000,000	\$32,000,000	\$32,000,000	\$32,000,000	\$32,000,000
Parks	\$0	\$0	\$50,000	\$50,000	\$5,000
Public Works	\$0	\$39,650	\$54,650	\$60,350	\$60,350
Information Technology	\$0	\$0	\$0	(\$26,200)	(\$26,200)
Capital Renewal	\$0	\$0	\$55,000	\$55,000	\$55,000
<b>Total Expenditures</b>	<b>\$32,000,000</b>	<b>\$32,039,650</b>	<b>32,159,650</b>	<b>32,139,150</b>	<b>32,094,150</b>
Ending Balance	\$0	(\$39,650)	(\$199,300)	(\$338,450)	(\$432,600)

Funding associated with personnel requirements has not been included as the department will address the impact of approved projects in their staffing plan.

Funding has been included to replace the splash pad and playground based on anticipated 10-year life cycle.

## Review Recommended CIP

Draft FY2020/2024 Capital Improvement Plan. This plan includes all of the Town's projects.

Category/Project	FY2020	FY2021	FY2022	FY2023	FY2024	5 Year Total	Long Term Forecast							
							FY2025	FY2026	FY2027	FY2028	FY2029			
<b>Parks</b>														
Meadowbrook	-	1,000,000	1,000,000	X	X	2,000,000								
Splash Pad at Garner Recreation Center	-	300,000	-	-	-	300,000								
Playground at Garner Recreation Center	-	250,000	-	-	-	250,000								
South Garner Greenway Extension	-	3,307,659	3,307,659	-	-	6,615,318								
<b>Total Parks</b>	-	4,857,659	4,307,659	-	-	9,165,318								
<b>Transportation</b>														
Pavement Condition Improvements	1,205,000	1,225,363	1,246,074	1,267,178	1,288,645	6,232,260	X	X	X	X	X			
US 70 Lighting & Landscaping	1,100,000	-	-	-	-	1,100,000								
Montague Street/ Hwy 70	1,050,000	-	-	-	-	1,050,000								
Main Street Streetscape	545,000	-	-	-	-	545,000								
Raynor Road Bridge Enhancements	40,000	40,000	-	-	-	80,000								
Ackerman Road/Hebron Church Rd @ White Oak Rd	2,155,626	-	-	-	-	2,155,626								
Jones Sausage Road Improvements	1,300,000	-	-	-	-	1,300,000								
New Rand Road	2,500,000	-	-	-	-	2,500,000								
US 401 Sidewalk and Lighting	-	341,834	-	-	-	341,834								
Highway 50 Bridge Enhancements	-	-	300,000	-	-	300,000								
Spring Drive Sidewalk	810,000	-	-	-	-	810,000								
Vandora Springs Sidewalk	1,150,000	-	-	-	-	1,150,000								
Timber Drive Sidewalk	406,690	-	-	-	-	406,690								
Public Transit	100,000	-	-	-	-	100,000								
Vandora Springs Bridge Enhancements	-	-	-	-	-	-	X							
Ackerman Road Extension	-	-	-	-	-	-	X							
<b>Total Transportation</b>	12,362,316	1,607,197	1,546,074	1,267,178	1,288,645	18,071,410								
<b>General Government</b>														
Space Needs Assessment	100,000	-	-	-	-	100,000								
Fire Station 5	-	500,000	2,800,000	2,968,000	-	6,268,000								
Fiber Ring	-	-	800,000	-	-	800,000								
<b>Total General Government</b>	100,000	500,000	3,600,000	2,968,000	-	7,168,000								
<b>Stormwater</b>														
Meadowbrook Drive at Cason St.	119,498	-	-	-	-	119,498								
Junction Boulevard	183,300	-	-	-	-	183,300								
Woodbridge Subdivision	351,325	-	-	-	-	351,325								
Staunton Meadows	595,725	-	-	-	-	595,725								
Winterlochen Drive	-	-	81,250	-	-	81,250								
Weston Ridge Subdivision	-	-	390,000	-	-	390,000								
Kimber Woods/Heather Hills/Georgetown Manor	-	-	292,500	-	-	292,500								
Forest Manor / Vandora Avenue	-	-	341,250	-	-	341,250								
<b>Total Stormwater</b>	1,249,848	-	1,105,000	-	-	2,354,848								
<b>Capital Renewal</b>														
Various Projects	-	414,409	346,314	384,859	337,516	1,483,098								
<b>Total Capital Renewal</b>	-	414,409	346,314	384,859	337,516	1,483,098								
<b>Total Capital Improvement Plan Costs</b>	13,712,164	7,379,265	10,905,047	4,620,037	1,626,161	38,242,674								

- Keep large un-funded projects on list.
- Add \$25M for the Meadowbrook property.
- Add \$2.4M for land acquisition for a future park.
- Expressed support of a no-fee splash pad.
- Keep South Garner Greenway but fund with future bond (need more reasonable estimates).
- Start space needs assessment sooner.
- Add County fire facilities study numbers into PFRM.

## Review Recommended CIP

Staff presented the following summary of projects and funding sources.

The FY 2020 – 2024 Capital Improvement Plan (CIP) includes funding requirements totaling \$38,242,674. The plan assumes a General Fund contribution of \$0. Other funding sources include \$9,577,795 in Bond Proceeds, \$3,803,700 in Other, \$2,509,260 in Powell Bill, \$2,477,183 in Partner Agency contributions and \$1,550,000 in Impact Fees. It is important to note that there are requirements without a dedicated revenue source totaling \$18,344,736.

Category	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	5 Year Total
Parks	\$0	\$4,857,659	\$4,307,659	\$0	\$0	\$9,165,318
Transportation	\$12,362,316	\$1,607,197	\$1,546,074	\$1,267,178	\$1,288,645	\$18,071,410
General Government	\$100,000	\$500,000	\$3,600,000	\$2,968,000	\$0	\$7,168,000
Stormwater	\$1,249,848	\$0	\$1,105,000	\$0	\$0	\$2,354,848
Capital Renewal	\$0	\$414,409	\$346,314	\$384,859	\$337,516	\$1,483,098
<b>Total</b>	<b>\$13,712,164</b>	<b>\$7,379,265</b>	<b>\$10,905,047</b>	<b>\$4,620,037</b>	<b>\$1,626,161</b>	<b>\$38,242,674</b>

Revenue Source	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	5 Year Total
Transfer from General Fund	\$0	\$0	\$0	\$0	\$0	\$0
Bond Proceeds	\$7,815,245	\$1,442,550	\$300,000	\$0	\$0	\$9,557,795
Impact Fees	\$0	\$1,550,000	\$0	\$0	\$0	\$1,550,000
Powell Bill	\$475,000	\$488,063	\$501,474	\$515,278	\$529,445	\$2,509,260
Appropriated Fund Balance	\$0	\$0	\$0	\$0	\$0	\$0
Unknown Funding Source	\$2,699,848	\$2,595,540	\$9,358,973	\$3,352,859	\$337,516	\$18,344,736
Partner Agency Funding	\$1,992,072	\$485,112	\$0	\$0	\$0	\$2,477,183
Other	\$730,000	\$818,000	\$744,600	\$751,900	\$759,200	\$3,803,700
<b>Total</b>	<b>\$13,712,164</b>	<b>\$7,379,265</b>	<b>\$10,905,047</b>	<b>\$4,620,037</b>	<b>\$1,626,161</b>	<b>\$38,242,674</b>

The FY 2020 - 2024 CIP includes operating requirements totaling \$477,600. Of this total, funding of \$215,000 is associated with Public Works, \$150,000 for Parks and \$165,000 for Capital Renewal related costs. There are also anticipated savings of \$52,400 in Information Technology. These costs are based on a review of operation requirements for each project. In addition, staff has reviewed the life cycle of various projects and factored in the annual cost to replace the infrastructure based on its anticipated life cycle.

Impacted Area	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	5 Year Total
Parks	\$0	\$0	\$50,000	\$50,000	\$50,000	\$150,000
Public Works <sup>1</sup>	\$0	\$39,650	\$54,650	\$60,350	\$60,350	\$215,000
Information Technology	\$0	\$0	\$0	-\$26,200	-\$26,200	-\$52,400
Capital Renewal <sup>2</sup>	\$0	\$0	\$55,000	\$55,000	\$55,000	\$165,000
<b>Total</b>	<b>\$0</b>	<b>\$39,650</b>	<b>\$159,650</b>	<b>\$139,150</b>	<b>\$139,150</b>	<b>\$477,600</b>

<sup>1</sup> Funding associated with personnel requirements has not been included as the department will address the impact of approved projects in their staffing plan.

<sup>2</sup> Funding has been included to replace the splash pad and playground based on an anticipated 10-year life cycle.

## Park Projects

Category	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	5 Year Total
Facility Development	-	1,000,000	1,000,000	X	X	\$2,000,000
Park Enhancements	-	550,000	-	-	-	\$550,000
Greenways	-	3,307,659	3,307,659	-	-	\$6,615,318
<b>Total</b>	<b>\$0</b>	<b>\$4,857,659</b>	<b>\$4,307,659</b>	<b>\$0</b>	<b>\$0</b>	<b>\$9,165,318</b>

Revenue Source	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	5 Year Total
Transfer from General Fund	-	-	-	-	-	\$0
Bond Proceeds	-	1,300,000	-	-	-	\$1,300,000
Impact Fees	-	1,550,000	-	-	-	\$1,550,000
Powell Bill	-	-	-	-	-	\$0
Appropriated Fund Balance	-	-	-	-	-	\$0
Unknown Funding Source	-	1,681,131	4,307,659	-	-	\$5,988,790
Partner Agency Funding	-	245,828	-	-	-	245,828
Other	-	80,700	-	-	-	\$80,700
<b>Total</b>	<b>\$0</b>	<b>\$4,857,659</b>	<b>\$4,307,659</b>	<b>\$0</b>	<b>\$0</b>	<b>\$9,165,318</b>

## End of Day 1

## Day Two – Thursday, November 8, 2018

### Discuss Outstanding 2013 Bond Funds and Projects

The unallocated fund balance for the Street & Sidewalk \$869,756. These changes include:

- White Oak / Ackerman / Hebron Church Road construction estimate has been refined, increasing the total Town commitment to \$869,644 (including design)
- Estimates have been received for the Spring Drive and Vandora Springs sidewalk projects (\$810,000 and \$1,150,000 respectively). These estimates are substantially higher than original estimates due to changes in scope, unforeseen drainage issues and escalation in construction costs.
- The Main Street Streetscape project scope is being changed per the direction recommended by the Public Works Committee and Council. Construction costs for the revised scope are estimated at \$545,000. This project is still in design and the estimate may change as the scope is refined

The Parks & Recreation fund balance has not changed significantly since the last update. The unallocated fund balance is estimated at \$595,800.

Staff is working to close out the projects in the Public Safety and Services and Redevelopment bond funds. Any funds remaining in the Public Safety and Services fund will be needed for repairs and modifications to the Police building. Any remaining funds in the Redevelopment fund will be reserved for strategic property acquisition.

The following summarizes the committed projects that are completed or in progress, committed projects that are in planning/design and unallocated bond funds.

**Street & Sidewalk Bonds - \$14,566,000**

Committed - Completed or In Progress	
Sidewalk Projects	\$ 2,820,000
Jessup Drive	\$ 375,000
Benson/Main Sidewalk	\$ 500,000
Underground Power (Rec)	\$ 250,000
Underground Power (Town Hall)	\$ 150,000
Neighborhood Improvement	\$ 150,000
Susan Drive Drainage	\$ 13,600
Hwy 50 Drainage	\$ 42,000
Bryan Road Shared Use	\$ 90,000
Raynor Road Bridge Enhancements	\$ 80,000
<b>Total Completed/Committed</b>	<b>\$ 4,470,600</b>

Committed - In Planning/Design	
Montague Street	\$ 1,050,000
New Rand Road	\$ 2,500,000
Land for Road Projects	\$ 616,000
Main Street Streetscape	\$ 545,000
Hwy 70 Lighting & Landscaping	\$ 1,100,000
White Oak - Ackerman - Hebron	\$ 869,644
Hwy 50 Bridge Enhancements	\$ 300,000
Timber Drive LAPP Match	\$ 82,000
Hwy 401 Sidewalk Match	\$ 103,000
Spring Drive Sidewalk	\$ 810,000
Vandora Springs Sidewalk	\$ 1,150,000
Sidewalk Connectors (3)	\$ 100,000
<b>Total Planned/Committed</b>	<b>\$ 9,225,644</b>

Unallocated Bond Funds	
Total Completed/Committed	\$ 4,470,600
Total Planned/Committed	\$ 9,225,644

Projects/Needs for Funding Consideration	
Jones Sausage Road Design	\$ 1,300,000
Buffaloe Road Side path	\$ 1,820,000
Town Hall Underground Power Overage	\$ 340,000
Town Hall Roadwork Overage	\$ 61,000
Jones Sausage Road Contribution	\$ 600,000
Stormwater Projects (Bond Eligible)	\$ 1,500,000
Hwy 401 Lighting	TBD

Amounts in orange are estimates and need additional professional services guidance to develop final budget.

**PARKS & RECREATION BONDS - \$7,150,000**

Committed - Completed or In Progress	
Park Enhancements	\$ 1,215,000
GPAC Parking	\$ 352,000
Recreation Center	\$ 4,237,200
<b>Total Completed/Committed</b>	<b>\$ 5,804,200</b>

Total Committed – In Planning/Design	\$ 750,000
South Garner Greenway	\$ 750,000
<b>Total Planned/Committed</b>	<b>\$ 750,000</b>

Unallocated Bond Funds	
Total Completed/Committed	\$ 5,804,200
Total Planned/Committed	\$ 750,000

Projects/Needs for Funding Consideration	
Recreation Center - CDBG Offset (if needed)	\$ 118,000
Signage for Recreation Center	\$ 130,000
Splash Pad at Garner Recreation Center	\$ 300,000
Playground at Garner Recreation Center	\$ 250,000
South Garner Greenway Additional	\$ 595,800

**Discuss Ideas for Future Bond Referendum**

Council expressed concern about tracking bond funds and suggested tracking via an Excel spreadsheet. Unfortunately, this method of tracking cannot be replicated in the Munis system. Council also discussed reviewing all change orders and asked if the Town needed to hire someone to manage the projects and expenditures.

Inquired about the possibility of reimbursing ourselves cost of work on Jones Sausage Road with bond referendum. Currently the unassigned fund balance (some funds earmarked) is \$17,726,861. The Town’s current policy is to keep 30% of that. Temporarily changing the policy temporarily to 25% can be done, but it will make the Town non-compliant with the policy.

- US 70 lighting design from Vandora Springs to Hwy 40E off ramp, if any money is left we will come back to discuss landscaping
- \$17,726,861 is unassigned fund balance as of June 30, 2018 (how much is available above our 30% policy)

- Use fund balance for Town Hall underground power, \$600,000 for Jones Sausage, Frederick Road reimbursement (may be included in next year's budget).
- Staff to research how much of Jones Sausage Road design costs could be reimbursed by a future bond referendum.
- Identify how much in unspent money related to delayed opening of Rec Center.
- Identify scope of work for playground and splash pad (would like no-fee) use Parks bond funds.
- Continue to work on South Garner Greenway design (design, ROW – from \$750,000 bond funds).

## Bond Timing

### Debt Capacity Case Summary

Close out of the 2013 bonds should be a priority and take necessary steps to plan for the next bond referendum in 2020. Rodney – be realistic on what we can handle at one time, finish up old ones before starting new ones, will come back with list of resources we need to make things happen. Davenport & Company will provide scenarios on potential tax increases of 0%, 1%, 2%, and 3%. Have a refresh discussion on this in six months

### Bond Referendum Suggestions

- Meadowbrook - \$12-\$25M
- Park Enhancements
- PCRC Comp Plan Projects
- Civic Center
- Water/Sewer Extensions – 540 Area (Carrier Crossings) - \$10M
- Fire Station #5
- Jones Sausage Road Extension
- South Garner Greenway – Revised
- Greenways
- Facility Needs from Space Needs Study – Public Works, Others
- Park #2 – Planning and Construction
- Transit – Multi-Modal Facilities - \$2M
- Sidewalks - \$4M (at least)
- Transportation Plan Priorities - \$10M (Vandora Springs Road Bridge, Ackerman Road Extension)
  - Hwy 50?
- Stormwater Projects – Existing and Future Needs
- Historic Preservation
- Main Street Parking Lot
- Police Outdoor Firing Range
- Fire Station #2 – Renovate/Relocate
- Avery Street Annex Renovation

The two priorities on the list are Meadowbrook and Jones Sausage Road.

## Employee Health Insurance

High rates in the past are attributed to the Town's health history. Following are three options being considered: Gallagher, League of Municipalities, and Aetna.

- Proposal received by Gallagher recommending NCHIPs Board accept Garner. If accepted, NCHIP proposal calls for a -4.3% renewal, plus or minus 2 %. In the NCHIP process, Gallagher (which is a self-funded pool with 7 other local governments) would take the place of IBA. The Town has an opportunity to be presented to the NCHIP board for acceptance into the pool. The decision is not binding. NCHIP is healthcare only.
- Preliminary proposal received from the NC League of Municipalities. NCLM proposal call for a minimum of a -0.7% renewal with possibility of greater decrease after review of July through December 2018 claims data.
- Preliminary proposal requested from Aetna made on October 22<sup>nd</sup>. A revised quote was received from Aetna for a 2% reduction in premiums with no changes to the current plan.

If the Town should decide to go out to bid, vendors would need information by the end of December before a quote can be obtained.

- Get quote from Blue Cross/Blue Shield and share with Aetna.
- Obtain employee costs from Wake Forest and Holly Springs.
- Provide a 10-year snapshot of premiums, deductibles, out of pocket expenses from FY2019 to present. Include line item costs to the Town.

**End of Day 2**



Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: February 19, 2019		
Subject: UDO-19-01, Bar, Nightclub, Tavern Use in the CBD		
Location on Agenda: Public Hearings		
Department: Planning		
Contact: Jeff Triezenberg, Planning Director		
Presenter: Jeff Triezenberg, Planning Director		
Brief Summary:  UDO text amendment submitted by the Downtown Manager's Office on behalf of Mr. Josh Whitaker to add Bar, Nightclub, Tavern to the list of permitted uses in the Central Business District under certain additional standards.		
Recommended Motion and/or Requested Action: Refer to Planning Commission for review and recommendation.		
Detailed Notes: See attached staff report.		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations:		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JT	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

**TO:** Honorable Mayor and Town Council Members

**FROM:** Jeff Triezenberg, AICP, GISP; Planning Director

**SUBJECT:** *UDO-19-01, Bar, Nightclub, Tavern Use in the CBD*

**DATE:** February 19, 2019

### I. BACKGROUND

The Planning Department is actively engaged with the Downtown Garner Association, the association’s manager and various association subcommittees. Over the months, the Department has examined the Unified Development Ordinance closely in how it applies to the Central Business District. More often than not, anticipated barriers to desired redevelopment have been found not to be present; however, in addition to a couple found last year, another has been identified and is introduced now for consideration at the request of the Downtown Development Manager’s office.



Preliminary draft language changes are shown in the following section of this report. Staff will be on hand to discuss the exact nature of the amendments that are being proposed. Staff considers all of these items as positive in nature and in support of **Garner Forward** promoting downtown as an area that is “fostering downtown’s reputation as the destination for local flavor and flair in Garner” but would like to take the opportunity to share, take suggestions and answer any questions from management, the Mayor and Town Council Members.

**II. PROPOSED TEXT CHANGES**

USE		RESIDENTIAL DISTRICTS								NONRESIDENTIAL DISTRICTS								
P = Permitted by right		P* = Permitted subject to standards								S = Special use permit required								
Use Category	Specific Use	R-40	R-20	R-15	R-12	R-9	R-MH	MF-1	MF-2	NO	NC	CBD	OI	CR	SB	I-1	I-2	Notes
COMMERCIAL, OFFICE, RETAIL																		
Entertainment (see 5.2F.1)	Bar, Nightclub, Tavern											S		S	S	P*	P*	5.3C.2

**5.3. Specific use standards**

**C. Commercial, office and retail uses.**

**2. Bar, nightclub, tavern.** A bar, nightclub or tavern shall not be permitted within 500 feet of any residential use or residential district.

**a.** In the CR, SB, I-1 and I-2 districts, a bar, nightclub or tavern shall not be permitted within 500 feet of any residential use or residential district.

**b.** In the CBD district, a bar, nightclub or tavern may only be located on parcels with frontage on Main Street between Montague and Griffin Streets.

**c.** In the CBD district, a bar, nightclub or tavern shall have a minimum of 250 square feet devoted to food preparation (kitchen, food refrigeration/freezers, etc.)

**d.** In the CBD district, a bar, nightclub or tavern shall be open no later than 1:00am.

### **III. RECOMMENDATION**

Planning staff recommends that upon conducting the public hearing and receiving public comment, the Council close the hearing and refer the matter to the Planning Commission which will meet on March 18<sup>th</sup> to review the request and make a recommendation. Barring any delay, the matter is scheduled to come back to Council on April 1<sup>st</sup> for consideration of final action.

Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: February 19, 2019		
Subject: Introduction of FY 2019-20 Budget Process		
Location on Agenda: Old/New Business		
Department: Town Manager's Office		
Contact: Mike Franks, Budget and Special Projects Manager		
Presenter: Mike Franks, Budget and Special Projects Manager		
Brief Summary: Staff will review key dates and priorities for the FY 2019-20 budget.		
Recommended Motion and/or Requested Action: No action required.		
Detailed Notes:  N/A		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations:		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	MR	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

# Budget Update

## Fiscal Year 2019-20

# Agenda

- Introduce Budget Team
- Key Dates
- Budget Issues/Priorities
- Questions?

# Budget Team Members

- Rodney Dickerson, Town Manager
- John Hodges, Assistant Town Manager – Development Services
- Matt Roylance, Assistant Town Manager – Operations
- Pam Wortham, Finance Director
- Mike Franks, Budget & Special Projects Manager



# Key Dates

- January 25<sup>th</sup> – Decision Packages + Five Year Requirements Due
- February 15<sup>th</sup> – FY 2020 Operating Budget Due
- February 26<sup>th</sup> – Review Budget Requirements and Third Quarter with Council
- March 26<sup>th</sup> – Bond and Third Quarter Update with Council
- April 1<sup>st</sup> – Approval of Third Quarter

# Key Dates Continued

- April 30<sup>th</sup> – Council Receives Copy of Proposed Budget
- May 2<sup>nd</sup> – Law and Finance Committee – Garner Volunteer Fire-Rescue, Inc
- May 6<sup>th</sup> – Recommended Budget Public Hearing and Overview
- May 7<sup>th</sup> – Budget Work Session
- June 3<sup>rd</sup> – Recommended Budget Public Hearing and Overview
- June 18<sup>th</sup> – Council Adopts Budget

# Budget Priorities

- Review upcoming requirements and mechanisms available to fund them
- Make strategic investments to maximize available resources
- Provide comprehensive benefits to retain and attract high-performing personnel
- Utilize technology and tools to improve service and workplace efficiency

QUESTIONS?

# Fiscal Year 2020 Budget Schedule

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\* Dates Impacting Council Members are shaded in gray

## December

- Budget Kick-Off Meeting.....12.17.18

## January

- MUNIS Training Sessions.....1.7.19, 1.15.19 and 1.23.19
- Operating Budget Data Entry by Departments begins.....1.7.19
- Decision Packages and Significant Requests Due.....1.25.19
- Last Day to Submit Personnel Forms & IT Request Forms to HR & IT.....1.25.19

## February

- Last Day for HR & IT to Provide Response and Costs to Departments.....2.8.19
- Last Day to Enter Operating Budget .....2.15.19
- Last Day for Non-Departmental Agencies to Submit Budget Requests to Town.....2.15.19
- Review Budget Requirements and Third Quarter with Council.....2.26.19
- Operating & Capital Reviews with Departments.....2.18.19-3.8.19

## March

- FY 2020 Budget Preparation.....3.11.19-3.29.19
- Last Day for Department Narratives (Mission, Vision, Goals, Objectives, Performance Measures, Workload Indicators) .....3.15.19
- Bond and Third Quarter Update with Council.....3.26.19

## April

- Third Quarter Approval.....4.1.19
- FY 2020 Budget Preparation.....4.1.19-4.30.19
- Final Budget Overview with Department Heads.....4.18.19-4.19.19
- Management Team Review of Printed Working Copy of Recommended Budget.....4.24.19-4.30.19
- Council Receives Copy of Proposed Budget/Initial Presentation.....4.30.19

## May

- Law and Finance Committee Meeting - Garner Volunteer Fire-Rescue, Inc.....5.2.19
- Recommended Budget - Public Hearing and Overview.....5.6.19
- Town Council Budget Special Work Session and Five-Year Budget Overview.....5.7.19
- Town Council Additional Budget Special Work Session (If Needed) .....TBD

## June

- Recommended Budget Public Hearing.....6.3.19
- Proposed Council Adoption.....6.18.19
- Prepare Adopted Budget Book and Budget Brief.....6.19.19-6.28.19

## July

- Prepare Adopted Budget Book and Budget Brief (continued).....7.1.19-7.31.19

## August

- Publish Adopted Budget Book and Budget Brief.....8.15.19

## September

- Submit Budget to GFOA.....9.30.19

\*\*Dates are estimates and subject to change

Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: February 19, 2019		
Subject: UDO-18-02, Neighborhood Meetings		
Location on Agenda: Old/New Business		
Department: Planning		
Contact: Jeff Triezenberg, Planning Director		
Presenter: Jeff Triezenberg, Planning Director		
<b>Brief Summary:</b>  UDO text amendment submitted by the Planning Department to require applicant-led neighborhood meetings for any development application including a Conditional Use District Zoning, Planned Development or Special Use Permit request.		
<b>Recommended Motion and/or Requested Action:</b> Adopt Ordinance (2019) 3951		
<b>Detailed Notes:</b> See attached staff report.		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
<b>Manager's Comments and Recommendations:</b>          		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JT	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

**TO:** Mayor and Town Council

**FROM:** Jeff Triezenberg, Planning Director

**SUBJECT:** ***UDO-18-02, Neighborhood Meetings***

**DATE:** February 19, 2019

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### **I. BACKGROUND**

For at least the past four (4) years, the Town of Garner Planning Department has been strongly advising applicants involved with projects that are in close proximity to existing residential development and required to be approved at a public hearing to hold a neighborhood meeting informing local residents of the proposed project's scope, listening to concerns expressed, and answering questions that may arise. To date, this has been accomplished with no language in the Unified Development Ordinance (UDO) to back up this recommendation. Having consulted with the Council's liaison to the Planning Commission and in an effort to better set expectations for developers regarding approval processes, staff proposes to amend the UDO and establish a minimum standard governing the expected conduct and reporting of applicant-organized neighborhood meetings.

Having scanned other local ordinances, staff located three (3) nearby municipalities with similar neighborhood meeting requirements.

#### **TOWN of WAKE FOREST**

*The Town of Wake Forest incorporates neighborhood meetings as part of a series of "Levels" of public involvement. The neighborhood meeting level applies to Major Site Plans, Major Design Reviews, Major Subdivisions/TNDs and Special Use Permits. The exact language follows:*

#### **LEVEL 5 – NEIGHBORHOOD MEETING**

The applicant shall conduct a neighborhood meeting where required prior to any public hearing or review by an approving board or commission. This meeting will allow the applicant to explain the proposed project and to be informed of the concerns of the neighborhood. A summary of the meeting in the form of meeting notes or minutes along with a list and contact information for all attendees shall be submitted to the approving board or commission for their review at all subsequent approval hearings. If no public

hearing is required as part of the application review, the meeting summary shall be submitted to the Administrator as part of their technical review.

## TOWN of APEX

### 2.2.7 Neighborhood Meeting

Neighborhood meetings are required for all applications for rezonings, major site plans, residential subdivisions, excluding minor or exempt subdivisions, and special use permits. Before a public hearing or meeting may be held on a rezoning petition, residential subdivision plan, major site plan, or special use permit, the petitioner must file in the office of the Planning Director a written report of at least one neighborhood meeting held by the petitioner. The neighborhood meeting shall comply with the following procedures.

#### A) General.

The purpose of the neighborhood meeting is to educate neighbors about the proposed development and application, to receive neighborhood comments, and to address concerns about the development proposal. At least one (1) neighborhood meeting shall be scheduled and held by the applicant or applicant's agent prior to submission of the initial application. The neighborhood meeting shall take place within six (6) months of submittal of the application; if more than six (6) months have passed at the time of application, the applicant shall hold a subsequent neighborhood meeting.

#### B) Time and Place.

The neighborhood meeting shall be held at a place that is generally accessible to neighbors that reside in close proximity to the land subject to the application.

#### C) Notification.

The applicant shall provide notification of the neighborhood meeting a minimum of 10 calendar days in advance of the meeting by mail, to all landowners within 300 feet of the land subject to the application, to any neighborhood association that represents citizens within that area and to the Town of Apex Planning and Community Development Department. When less than an entire parcel of land is subject to the proposed zoning map amendment, the 300-foot notification area shall be measured from the property line of that entire parcel.

#### D) Conduct of Meetings.

At the neighborhood meeting, the applicant shall explain the development proposal and application, answer any questions, respond to concerns neighbors have about the application and proposed resolutions to these concerns.

#### E) Report.

The report shall include, among other things:

- 1) A listing of those persons and organizations contacted about the meeting and the manner and date of contact;
- 2) The date, time and location of the meeting;



- 3) An Apex Neighborhood Meeting Roster Form identifying the persons in attendance at the meeting;
- 4) A summary of issues discussed at the meeting; and,
- 5) A description of any changes made by the petitioner as a result of the meeting.

## TOWN of FUQUAY-VARINA

### E. Neighborhood Meeting.

At least one (1) neighborhood meeting is required for an application for rezoning, conditional zoning, planned unit development zoning, and form-based zoning. Before a public hearing or meeting may be held on a zoning matter the applicant shall file a written report to the Planning Director of at least one (1) neighborhood meeting held by the applicant. The neighborhood meeting shall comply with the following procedures:

#### i. General.

The purpose of the neighborhood meeting is to educate adjoining property owners and other interested persons about the proposed application, to receive neighborhood comments, and to address concerns about the proposed zoning. At the neighborhood meeting, the applicant shall explain the application, answer questions, respond to concerns neighbors have about the application and proposed solutions and/or unresolved concerns.

#### ii. Time & Place.

The neighborhood meeting shall be held at a place that is generally acceptable to neighbors that reside in close proximity to the land subject to the application.

#### iii. Notification.

The applicant shall provide notification of the neighborhood meeting a minimum of 10 calendar days in advance of the meeting by mail to all landowners within 200 feet of the land subject to the application, to the neighborhood association (if any) and to the Town of Fuquay-Varina Planning Department.

#### iv. Report.

A report shall be submitted to the Planning Department include, among other things:

1. List of Contacts: A list of persons and organizations contacted about the meeting and the manner and date of contact.
2. Meeting Schedule: The date, time and location of the meeting.
3. Attendees: A list of all neighbors/persons in attendance at the meeting.
4. Summary of Issues: A summary of issues discussed at the meeting.
5. Changes & Resolutions: A description of any changes and/or resolutions made by the petitioner as a result of the meeting.

## **II. PROPOSED TEXT CHANGES**

Planning staff propose to insert a new subsection “Q” under Section 3.1. General Approval Procedures. Existing subsections Q – U shall be re-codified as new subsections R – V respectively.

### **3.1. General approval procedures.**

#### **Q. Neighborhood meetings.**

1. **Purpose.** The purpose of the neighborhood meeting is to educate neighbors about the proposed development and application, to receive neighborhood comments and to address concerns about the development proposal.
2. **Applicability.** At least one (1) neighborhood meeting is required for an application for a Conditional Use District Zoning, Planned Development or Special Use Permit.
3. **Procedure.** The applicant shall conduct said neighborhood meeting(s) in a place generally accessible to neighbors living in close proximity to the land subject to the application, and prior to review by the Planning Commission and/or Town Council.
4. **Notification.** No later than 10 calendar days before the first meeting, a first class mailed notice shall be sent (postmarked) to those same persons who have listed for taxation real property subject to the mailed notice requirements of Subsection 3.1.R. Hearing procedures **and to the Town of Garner Planning Department.**
5. **Meeting Summary.** A summary of the meeting in the form of meeting notes or minutes along with a list of attendees and their contact information, **as well as a list of returned undelivered mailed notices,** shall be submitted to the Planning Department no later than seven (7) calendar days prior to the Planning Commission meeting or Town Council hearing, whichever occurs first.

## **III. RECOMMENDATION**

The Town Council conducted a public hearing on January 22, 2019, to formally review this proposed amendment. Council closed the hearing and referred the matter to the Planning Commission for review and recommendation during their regular meeting of January 23, 2019. Upon review, the Planning Commission unanimously approved a motion to recommend approval of UDO-18-01 to the Town Council with the minor suggestions highlighted above. Staff also recommends approval, with the Commission suggestions added, and supports a motion from the Town Council to approve UDO-18-02 and adopt the attached ordinance.

**ORDINANCE NO. (2019) 3951**

**AN ORDINANCE TO AMEND ORDINANCE NO. (2003) 3250 ENTITLED  
“THE GARNER UNIFIED DEVELOPMENT ORDINANCE FOR THE TOWN OF  
GARNER AND ITS EXTRATERRITORIAL JURISDICTION” BY AMENDING THE  
UNIFIED DEVELOPMENT ORDINANCE TO REQUIRE NEIGHBORHOOD MEETINGS  
AS PART OF THE PROCEDURE FOR OBTAINING SPECIFIED APPROVALS**

**Section One.** Amend Article 3.1 entitled “General approval procedures” to insert a new subsection Q entitled “Neighborhood meetings” read as follows:

**3.1. General approval procedures.**

**Q. Neighborhood meetings.**

1. **Purpose.** The purpose of the neighborhood meeting is to educate neighbors about the proposed development and application, to receive neighborhood comments and to address concerns about the development proposal.

2. **Applicability.** At least one (1) neighborhood meeting is required for an application for a Conditional Use District Zoning, Planned Development or Special Use Permit.

3. **Procedure.** The applicant shall conduct said neighborhood meeting(s) in a place generally accessible to neighbors living in close proximity to the land subject to the application, and prior to review by the Planning Commission and/or Town Council.

4. **Notification.** No later than 10 calendar days before the first meeting, a first class mailed notice shall be sent (postmarked) to those same persons who have listed for taxation real property subject to the mailed notice requirements of Subsection 3.1.R. Hearing procedures and to the Town of Garner Planning Department.

5. **Meeting Summary.** A summary of the meeting in the form of meeting notes or minutes along with a list of attendees and their contact information, as well as a list of returned undelivered mailed notices, shall be submitted to the Planning Department no later than seven (7) calendar days prior to the Planning Commission meeting or Town Council hearing, whichever occurs first.

**Section Two.** Amend Article 3.1 entitled “General approval procedures” to re-enumerate existing subsections Q through U as new subsections R through V respectively.

**Section Three.** All ordinances or portions thereof in conflict with this ordinance are hereby repealed.

Duly adopted this 19<sup>th</sup> day of February, 2019.

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Ronnie S. Williams, Mayor

ATTEST:

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Stella L. Gibson, Town Clerk

APPROVED AS TO FORM:

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William E. Anderson, Town Attorney

# Reports



**PUBLICSTUFF**

**garner info**

**BOARD REPORT**

Id	Title	Description	Current Status	Address	Date Created
5372023	Construction Without Permit	There has been what looks like a 3-4" PVC pipe place in a shallow trench coming from what appears to be the rear of the property and dumps out in the ditch at the front of the property. Not sure as to what is going to be coming from the pipe but etherway it will be adding to the already "messed" up drainage on New Rand Rd. Places that should be going through a drainage pipe that is clogged and then the water is forced to then travel down the road and erode driveways etc..I looked for any permits pulled to do such work and was unable to locate any. Thank you for your time and effort.	Submitted	104 New Rand Rd, Garner	12/27/2018
5385300	Misc. - Streets	This utility box was exposed by the builders while working on the sidewalks at Preakness Place Subdivision. The site manager is failing to correct the problem despite homeowner request. Located on Oakton Ridge Place, between Sheldon Place and Preakness Place.	In Progress		12/30/2018
5459649	Pothole/ Pavement Repair	The street gutter at the end of our driveway is cracking and coming up in peices. We will soon just have a big hole and non drivable driveway. Requesting for repair. Please contact Mike @ 602-295-7895. Thank you.	In Progress	1405 Buckingham Rd, Garner	1/16/2019
5462061	Pothole/ Pavement Repair	Pothole at intersection	In Progress	1-101 Saint Marys St, Garner	1/16/2019
5475272	Pothole/ Pavement Repair	Pothole on side of road	In Progress	1010 Meadowbrook Dr, Garner	1/18/2019
5477183	Trash/Solid Waste (Private)	Avon dined shopping cart and a ton of litter behind grocery boy jr. and tree line	In Progress	1912 W Garner Rd, Garner	1/20/2019

5500042	Animal Concern - Non Emergency	at least six feral cats running amok back and forth from houses behind me and houses across street from me. they are constantly fighting (occasionally bleeding on my back deck), urinating on (spraying) my car's wheels, and making all kinds of noises in the middle of the night just outside my window which disrupt my sleep and work my dogs into a frenzy. they also continue to mate just multiplying the problem.	In Progress	145 Parkhaven Ln, Garner	1/24/2019
5514287	Misc. - Streets	Possible water leak along this part of Kenway St. hasn't rained lately, but water is running down side of street	In Progress	506 Kenway St, Garner	1/28/2019
5544301	Misc. - Parks / Town Property	Mildew growing on granite slabs with the deceased names.	In Progress	Lake Benson Park, Garner	2/4/2019
5552087	Neighborhood Speeding	In the last week I have observed 2 different cars, on 2 different occasions pass someone in the turn lane. The person they are passing appears to be going to speed limit. The person passing is not only speeding, but also doing so in the turn lane. Both time happened btw 9-9:30am.	In Progress	300 W Garner Rd, Garner	2/6/2019
5576505	Construction Without Permit	The construction company that built Preakness Place dug out this utility box in my yard and refused to fix this. This is unsightly and a safety issue.	Submitted	154 Belmont Ridge Dr, Garner	2/12/2019
5582916	Litter Pickup	My previous complaint #5558222 has not been completed. My concern was on Timber Dr from Hwy 70 to Vandora Springs Rd, and I see no improvement at all. Please take a second look especially between Grovemont and Woodland, it's full of litter. Thank you	Submitted	Timber Dr, St Marys	2/13/2019



5583027	Sign Violation	<p>The was a yard sign on a wire stand about tree service and stump grinding put it at the Jessup/Winterlochen intersection. Claude Jenkins politely called the number to explain that the HOA sign can only be up within 10 days of the meeting, (since they put this business sign right next to the house meeting sign), and that signs for business are not permissible. The gentleman took it down. We are concerned about the increase in activity of signs, trucks, business .</p>	Submitted		2/13/2019
5583245	Litter Pickup	<p>There is tons of litter up and down Old Stage Rd. I have seen full bags of garbage, strips of metal, cushions for a couch, car parts from an accident, etc... on both sides of the street. It is starting from Vandora St., all the way up to Eagle Ridge Community. Looks horrible. Can someone please clean this area up? Also can you put up some "Do not litter" signage (with fines/fee amount\$\$) as well? I am not sure why this keeps happening in this particular area. Is there anything the town can do to keep this street cleaner?</p>	Submitted	State Rd 1006, Raleigh	2/13/2019
5583281	Sign Violation	<p>There is a yellow and black, curve ahead sign (I think) that must have been a part of a car accident. The sign is laying on the ground and needs to be put back up. Can someone please look into this? It is actually location on Old Stage Rd, just down in the valley in this area. I think it is near the entrance of the Garner Golf Club.</p>	Submitted	124 Owensboro Ct, Raleigh	2/13/2019

5583366	Ditch/ Surface Drainage Problem	<p>There must have been an accident to cause this, but there is a drain pipe (maybe called a culvert) that goes under a driveway that is severely damaged. The metal is all bent up, close off this pipe. The next time we have a heavy rain, the water is not going to have a place to go and it will cause flooding in this area. The driveway with the drain pipe problem is actually located on Old Stage Rd. It is next to the entrance of the Garner Golf Club, next driveway up the hill, on the same side of the road. The driveway is going to an empty piece of land/lot. Can you please contact someone to fix this before it causes a future problem?</p>	Submitted	124 Owensboro Ct, Raleigh	2/13/2019
5588605	Litter Pickup	<p>There is a mattress laying on the side of the road. It is actually located on Old Stage Rd., just after Popular Springs Church Rd, heading toward 1010 Rd. Can someone please pick this up? Also, I heard there was a discussion on the news about the NCDOT cleaning up from Seastone St. to 1010 Rd or up to Hwy 42, but that is not the only problem spot. There is always garbage along the sides of the road on Old Stage Rd starting from 401/Fayetteville Rd and on up to 1010 or 42. There is always tons of garbage dumped near the Swift Creek bridge and back to Vandora Springs Rd.....and in the valley after the Resco gas station or where the entrance to the Garner Country Club is located. Please make sure the NCDOT is aware that the problem on Old Stage Rd starts at 401 and goes all the way to 42.</p>	Submitted	125 Sommerville Park Rd, Raleigh	#####
5588754	Sign Violation	<p>A sign had been posted on the telephone pole here for her reading</p>	Submitted	Winterlochen Rd, Garner	2/14/2019

## Memorandum

**To:** Rodney Dickerson, Town Manager  
**From:** Pam Wortham, Finance Director  
**Date:** February 12, 2019  
**Subject:** Financial Reports for January 2019  
**CC:** Town Council

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Attached is the statement of revenues and expenditures for FY 2019 through January 31, 2019. We are seven months, or about 58% in to the budget year.

The report shows that year-to-date, the Town has collected approximately 65.2% of estimated revenues. Some important analysis of the Town's revenues included:

- Through the end of January, we have collected 94.5% of the budgeted amount of property tax. The remainder is expected to be received as vehicle registrations are renewed.
- Sales tax revenues for July through October are 10.18% higher compared to those months in FY 2018.
- The Town's total assessed value on our year-to-date property tax billings is 7.25% higher than this time last year.

Please review the attached Analysis of Revenues for additional information.

Overall, the report shows that the Town expended approximately 52.0% of its budget. At the same point in the previous fiscal year, the Town had spent 54.4% of its budget. Some of the major expenditures so far are:

- Annual dues and subscriptions and several annually contracted services usually are paid at the beginning of the year.
- The Town has made the annual payment for workers' compensation, property and liability insurance.
- The Town has experienced fifteen pay periods (57.7% of all pay periods) year to date and we have expended approximately 53.9% of the budget for personnel.

If you have any questions, please let me know. Thank you.

Town of Garner  
Statement of Revenues and Expenditures  
For the Period July 1, 2018 - January 31, 2019

**FOR INTERNAL USE ONLY**

	Budget	Actual	Over (Under) Budget	Percentage of Budget	Actual Prior Year
<b>REVENUES</b>					
Ad valorem taxes	\$ 18,569,806	\$ 17,556,977	\$ (1,012,829)	94.5%	\$ 16,848,732
Other taxes and licenses	6,846,875	2,323,146	(4,523,729)	33.9%	2,113,770
Intergovernmental revenues	3,334,967	1,486,071	(1,848,896)	44.6%	1,442,080
Permits and fees	2,278,716	1,689,360	(589,356)	74.1%	1,213,148
Sales and services	573,573	304,220	(269,353)	53.0%	260,027
Investment earnings	410,000	267,240	(142,760)	65.2%	153,850
Other revenues	169,590	163,564	(6,026)	96.4%	95,104
Other Financing Sources	4,353,534	18,599	(4,334,935)	0.4%	17,480
Proceeds from issuance of debt		-	-	0.0%	-
Transfers in		-	-	0.0%	-
Appropriated fund balance		-	-	0.0%	-
<b>Total Revenues</b>	<b>\$ 36,537,061</b>	<b>\$ 23,809,176</b>	<b>\$ (12,727,885)</b>	<b>65.2%</b>	<b>\$ 22,144,191</b>
<b>EXPENDITURES</b>					
Governing body	\$ 337,286	\$ 198,257	(139,029)	58.8%	\$ 283,563
Administration	1,568,382	865,615	(702,767)	55.2%	740,443
Finance	910,012	520,893	(389,119)	57.2%	470,980
Economic development	307,414	176,964	(130,450)	57.6%	241,085
Economic incentives	70,000	-	(70,000)	0.0%	-
Planning	789,190	409,423	(379,767)	51.9%	369,871
Inspections	1,126,151	543,882	(582,269)	48.3%	486,414
Engineering	610,780	368,894	(241,886)	60.4%	331,635
Information technology	586,697	506,506	(80,191)	86.3%	250,409
Police	7,933,622	4,440,709	(3,492,913)	56.0%	5,235,098
Fire services	3,408,021	2,083,728	(1,324,293)	61.1%	1,798,497
Public works	8,692,590	4,185,368	(4,507,222)	48.1%	4,014,667
Parks and recreation	2,255,050	1,142,551	(1,112,499)	50.7%	1,099,985
Debt service	3,717,729	2,312,120	(1,405,609)	62.2%	2,353,811
Special appropriations	1,358,208	962,080	(396,128)	70.8%	977,484
Capital Outlay - VERT	463,967	293,461	(170,506)	63.3%	-
Transfers out	2,401,962	-	(2,401,962)	0.0%	-
Contingency	-	-	-	0.0%	-
<b>Total expenditures</b>	<b>\$ 36,537,061</b>	<b>\$ 19,010,452</b>	<b>\$ (17,526,609)</b>	<b>52.0%</b>	<b>\$ 18,653,942</b>
<b>Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ 4,798,724</b>	<b>\$ 4,798,724</b>		<b>\$ 3,490,249</b>

Town of Garner  
 Analysis of Major Revenues  
 For the Period July 1, 2018 Through January 31, 2019

<b>Property Tax Collections</b> <i>(collections compared to budget)</i>	Through Month Ending	
	1/31/2019	1/31/2018
Collections--Current Year	\$ 17,556,977	\$ 16,803,997
Collection % Budget	95.20%	95.55%
Collection % Value/Levy (both DMV & Wake County)	102.08%	97.26%

<b>Property Tax Billings (from Wake County &amp; DMV)</b>	Through Month Ending		
	1/31/2019	1/31/2018	
Real Property	\$2,896,345,048	\$2,732,009,205	
Personal Property	219,266,615	179,065,109	
Public Service Property	133,018,450	118,064,138	
Vehicles	135,337,865	126,099,393	
<b>Total</b>	<b>\$3,383,967,978</b>	<b>\$3,155,237,845</b>	<b>Percent Change 7.25%</b>

<b>Sales Tax Distributions</b>	Through Month Ending		% Change
	1/31/2019	1/31/2018	
Sales Taxes	\$2,209,039	\$2,004,985	10.18%

*Sales taxes distributed through 12/31 represent sales tax paid by consumers in July-October 2018.*

<b>Building Permit Fees</b>	Through Month Ending		% Change
	1/31/2019	1/31/2018	
Fees Collected	\$964,439	\$461,925	108.79%

<b>PRCR Fees</b>	Through Month Ending		% Change
	1/31/2019	1/31/2018	
Recreation Fees	\$130,802	\$120,522	8.53%
Facility Rentals	\$133,139	\$113,762	17.03%

Town of Garner  
 Selected Balance Sheet accounts  
 As of January 31, 2019

**FOR INTERNAL USE ONLY**

		General
<b>ASSETS</b>		
Cash in Bank	\$	2,949,819
Petty cash and change funds		2,036
NC Cash Management Trust investments		22,559,767
PFM Investments		9,917,384
Police Asset Forfeiture account		44,519
Receivables & Inventory (excluding Taxes & Assessments)		314,665
	\$	35,788,191
 <b>LIABILITIES</b>		
Accounts Payable	\$	339,116
Bonds on deposit for Planning/Engineering		90,330
Rental Deposits		12,940
Deferred Revenue		60,402
	\$	502,788
 Current Year Revenues to date	 \$	 23,809,176
Current Year Expenditures to date		(19,010,452)
Restricted Fund Balance July 1		859,287
Committed Fund Balance July 1		8,147,054
Unrestricted Fund Balance		21,480,337
	\$	35,285,403

**Building Activity by Type and Proposed Use for  
Report Beginning: 01/01/2019 to Report Ending: 01/31/2019**

**Addition**

<b>Proposed Use</b>	<b>Number of Units</b>	<b>Construction Value</b>	<b>Intown Value</b>
SINGLE FAMILY DWELLIN	1	\$40,000.00	\$40,000.00
<b>Total</b>	<b>1</b>	<b>\$40,000.00</b>	<b>\$40,000.00</b>

**Alteration**

<b>Proposed Use</b>	<b>Number of Units</b>	<b>Construction Value</b>	<b>Intown Value</b>
ABC LICENSE	1	\$100.00	\$0.00
BUSINESS/OFFICE	5	\$277,515.00	\$277,515.00
CHURCH/RELIGIOUS	2	\$70,155.00	\$0.00
MERCANTILE/RETAIL	3	\$1,918,604.00	\$1,918,604.00
SOLAR SYSTEM (RES)	5	\$90,001.00	\$74,501.00
STORAGE/WAREHOUSE	2	\$20,400.00	\$0.00
<b>Total</b>	<b>18</b>	<b>\$2,376,775.00</b>	<b>\$2,270,620.00</b>

**Electrical**

<b>Proposed Use</b>	<b>Number of Units</b>	<b>Construction Value</b>	<b>Intown Value</b>
ELECTRICAL SERVICE REC	1	\$250.00	\$250.00
FIRE ALARM SYSTEM	1	\$4,779.00	\$4,779.00
GENERATOR	4	\$39,500.00	\$30,500.00
OTHER	2	\$5,700.00	\$5,700.00
RESIDENTIAL STORAGE	1	\$2,500.00	\$2,500.00
SINGLE FAMILY DWELLIN	2	\$815.00	\$165.00
<b>Total</b>	<b>11</b>	<b>\$53,544.00</b>	<b>\$43,894.00</b>

**Mechanical**

<b>Proposed Use</b>	<b>Number of Units</b>	<b>Construction Value</b>	<b>Intown Value</b>
GAS FUEL LINE	2	\$1,200.00	\$1,200.00
GAS LOGS	1	\$1,000.00	\$1,000.00
MECHANICAL REPLACEME	42	\$340,032.00	\$317,558.00

<b>Total</b>	45	\$342,232.00	\$319,758.00
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### New Building

Proposed Use	Number of Units	Construction Value	Intown Value
SINGLE FAMILY DWELLIN	14	\$2,407,383.00	\$2,407,383.00
TOWNHOME	4	\$574,135.00	\$574,135.00
<b>Total</b>	18	\$2,981,518.00	\$2,981,518.00

### Plumbing

Proposed Use	Number of Units	Construction Value	Intown Value
GAS HOT WATER HEATER	1	\$2,000.00	\$2,000.00
PLUMBING	4	\$11,114.00	\$10,614.00
SINGLE FAMILY DWELLIN	1	\$3,000.00	\$0.00
TANKLESS HOT WATER HE	1	\$2,000.00	\$2,000.00
<b>Total</b>	7	\$18,114.00	\$14,614.00

### Repair

Proposed Use	Number of Units	Construction Value	Intown Value
MULTI-FAMILY 5 UNITS &	1	\$43,253.00	\$43,253.00
SINGLE FAMILY DWELLIN	2	\$23,126.00	\$23,126.00
TOWNHOME	1	\$10,000.00	\$10,000.00
<b>Total</b>	4	\$76,379.00	\$76,379.00

<b>Sum</b>	<b>Total Number of Permits</b>	<b>104</b>
	<b>Total Construction Value</b>	<b>\$5,888,562.00</b>
	<b>Total Intown Value</b>	<b>\$5,746,783.00</b>



<b>Permit #:</b>	2181071	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	1/10/2019	<b>Census tract:</b>	<b>PIN#:</b> 1720-45-8348
<b>Lot#:</b>		<b>Subdivision:</b> N/A	<b>Total cost:</b> \$1,100,000.00
<b>PropAddress:</b>	1040 TIMBER DRIVE EAST		
<b>Owner's</b>	TARGET CORPORATION	<b>Owner's Phone:</b>	
<b>Contractor</b>	VANNOY CONSTRUCTION	<b>Contractor's Phone:</b> 864-261-8458	
<b>Type of Improvement:</b>	Alteration	<b>Proposed Use</b>	MERCANTILE/RETAIL
<b>Permit #:</b>	2181113	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	1/22/2019	<b>Census tract:</b>	<b>PIN#:</b> 1712-30-4922
<b>Lot#:</b>	38	<b>Subdivision:</b> CLOVERDALE	<b>Total cost:</b> \$209,700.00
<b>PropAddress:</b>	1232 NORTHVIEW STREET		
<b>Owner's</b>	MBM BUILDERS	<b>Owner's Phone:</b> 919-422-0401	
<b>Contractor</b>	MBM BUILDERS INC	<b>Contractor's Phone:</b> 919-782-6483	
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN
<b>Permit #:</b>	2181522	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	1/2/2019	<b>Census tract:</b>	<b>PIN#:</b> 1720-54-8421
<b>Lot#:</b>		<b>Subdivision:</b> N/A	<b>Total cost:</b> \$132,500.00
<b>PropAddress:</b>	501 HEALTH PARK DRIVE STE 170		
<b>Owner's</b>	WHITE OAK PHARMACY	<b>Owner's Phone:</b> 919-829-4969	
<b>Contractor</b>	NORTHGATE GROUP LLC	<b>Contractor's Phone:</b> 919-796-3704	
<b>Type of Improvement:</b>	Alteration	<b>Proposed Use</b>	MERCANTILE/RETAIL
<b>Permit #:</b>	2181548	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	1/3/2019	<b>Census tract:</b>	<b>PIN#:</b> 0699-06-6357
<b>Lot#:</b>	89	<b>Subdivision:</b> MCCULLERS WALK	<b>Total cost:</b> \$195,350.00
<b>PropAddress:</b>	127 INDIGO DUSK WAY		
<b>Owner's</b>	HALLE BUILDING GROUP	<b>Owner's Phone:</b> 919-387-1885	
<b>Contractor</b>	RYAN HOMES	<b>Contractor's Phone:</b> 703-956-4000	
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN
<b>Permit #:</b>	2181553	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	1/7/2019	<b>Census tract:</b>	<b>PIN#:</b> 1619-92-7731
<b>Lot#:</b>	15	<b>Subdivision:</b> OAK PARK	<b>Total cost:</b> \$164,340.00
<b>PropAddress:</b>	176 GUNDERSON LANE		
<b>Owner's</b>	ROYAL OAKS BUILDING GROUP	<b>Owner's Phone:</b> 919-233-3886	
<b>Contractor</b>	ROYAL OAKS BUILDING GROUP, LLC	<b>Contractor's Phone:</b> 919-233-3886	
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2181554	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	1/7/2019	<b>Census tract:</b>	<b>PIN#:</b> 1619-92-7508
<b>Lot#:</b>	17	<b>Subdivision:</b> OAK PARK	<b>Total cost:</b> \$161,239.00
<b>PropAddress:</b>	184 GUNDERSON LANE		
<b>Owner's</b>	ROYAL OAKS BUILDING GROUP	<b>Owner's Phone:</b>	919-233-3886
<b>Contractor</b>	ROYAL OAKS BUILDING GROUP, LLC	<b>Contractor's Phone:</b>	919-233-3886
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN
<b>Permit #:</b>	2181555	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	1/7/2019	<b>Census tract:</b>	<b>PIN#:</b> 1619-92-5186
<b>Lot#:</b>	24	<b>Subdivision:</b> OAK PARK	<b>Total cost:</b> \$129,954.00
<b>PropAddress:</b>	112 EDMER LANE		
<b>Owner's</b>	ROYAL OAKS BUILDING GROUP	<b>Owner's Phone:</b>	919-233-3886
<b>Contractor</b>	ROYAL OAKS BUILDING GROUP, LLC	<b>Contractor's Phone:</b>	919-233-3886
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN
<b>Permit #:</b>	2181576	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	1/7/2019	<b>Census tract:</b>	<b>PIN#:</b> 1619927615
<b>Lot#:</b>	16	<b>Subdivision:</b> OAK PARK	<b>Total cost:</b> \$129,954.00
<b>PropAddress:</b>	180 GUNDERSON LANE		
<b>Owner's</b>	ROYAL OAKS BUILDING GROUP, LLC.	<b>Owner's Phone:</b>	919-233-3886
<b>Contractor</b>	ROYAL OAKS BUILDING GROUP, LLC	<b>Contractor's Phone:</b>	919-233-3886
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN
<b>Permit #:</b>	2181581	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	1/7/2019	<b>Census tract:</b>	<b>PIN#:</b> 1619-92-8010
<b>Lot#:</b>	98	<b>Subdivision:</b> OAK PARK	<b>Total cost:</b> \$184,635.00
<b>PropAddress:</b>	195 BELLEFORTE PARK CIRCLE		
<b>Owner's</b>	ROYAL OAKS BUILDING GROUP	<b>Owner's Phone:</b>	919-233-3886
<b>Contractor</b>	ROYAL OAKS BUILDING GROUP, LLC	<b>Contractor's Phone:</b>	919-233-3886
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN
<b>Permit #:</b>	2181582	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	1/7/2019	<b>Census tract:</b>	<b>PIN#:</b> 1711-34-0805
<b>Lot#:</b>	35	<b>Subdivision:</b> VANDORA WEST	<b>Total cost:</b> \$129,538.00
<b>PropAddress:</b>	105 COVINGTON CHASE COURT		
<b>Owner's</b>	KELLYS CROSSING DEVELOPER	<b>Owner's Phone:</b>	919-810-2945
<b>Contractor</b>	SMITH DOUGLAS HOMES	<b>Contractor's Phone:</b>	919-812-0350
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2190018	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	1/9/2019	<b>Census tract:</b>	<b>PIN#:</b> 1701-06-3947
<b>Lot#:</b>		<b>Subdivision:</b> N/A	<b>Total cost:</b> \$114,718.00
<b>PropAddress:</b>	27 RUPERT ROAD		
<b>Owner's</b>	DREAM VAPOR, LLC	<b>Owner's Phone:</b>	910-922-4011
<b>Contractor</b>	GREGORY DEVELOPMENT	<b>Contractor's Phone:</b>	919-779-3522
<b>Type of Improvement:</b>	Alteration	<b>Proposed Use</b>	BUSINESS/OFFICE
<b>Permit #:</b>	2190023	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	1/11/2019	<b>Census tract:</b>	<b>PIN#:</b> 0699-06-6392
<b>Lot#:</b>	90	<b>Subdivision:</b> MCCULLERS WALK	<b>Total cost:</b> \$143,751.00
<b>PropAddress:</b>	123 INDIGO DUSK WAY		
<b>Owner's</b>	HALLE BUILDING GROUP	<b>Owner's Phone:</b>	919-387-1885
<b>Contractor</b>	RYAN HOMES	<b>Contractor's Phone:</b>	703-956-4000
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN
<b>Permit #:</b>	2190024	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	1/11/2019	<b>Census tract:</b>	<b>PIN#:</b> 0699-06-7217
<b>Lot#:</b>	91	<b>Subdivision:</b> MCCULLERS WALK	<b>Total cost:</b> \$161,381.00
<b>PropAddress:</b>	117 INDIGO DUSK WAY		
<b>Owner's</b>	HALLE BUILDING GROUP	<b>Owner's Phone:</b>	919-387-1885
<b>Contractor</b>	RYAN HOMES	<b>Contractor's Phone:</b>	703-956-4000
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN
<b>Permit #:</b>	2190042	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	1/17/2019	<b>Census tract:</b>	<b>PIN#:</b> 0699-06-5299
<b>Lot#:</b>	17	<b>Subdivision:</b> MCCULLERS WALK	<b>Total cost:</b> \$243,276.00
<b>PropAddress:</b>	148 MISTY PIKE DRIVE		
<b>Owner's</b>	HALLE BUILDING GROUP, INC.	<b>Owner's Phone:</b>	(919)387-1885
<b>Contractor</b>	HALLE BUILDING GROUP LP	<b>Contractor's Phone:</b>	919-796-4425
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN
<b>Permit #:</b>	2190043	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	1/17/2019	<b>Census tract:</b>	<b>PIN#:</b> 0699-05-6928
<b>Lot#:</b>	54	<b>Subdivision:</b> MCCULLERS WALK	<b>Total cost:</b> \$197,646.00
<b>PropAddress:</b>	132 AMBER ACORN AVENUE		
<b>Owner's</b>	HALLE BUILDING GROUP	<b>Owner's Phone:</b>	(919)387-1885
<b>Contractor</b>	RYAN HOMES	<b>Contractor's Phone:</b>	703-956-4000
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2190044	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	1/16/2019	<b>Census tract:</b>	<b>PIN#:</b> 1701-61-7139
<b>Lot#:</b>	113	<b>Subdivision:</b> WOODLANDS	<b>Total cost:</b> \$126,000.00
<b>PropAddress:</b>	1311 ELKHORN ROAD		
<b>Owner's</b>	SCOTT MIZELLE	<b>Owner's Phone:</b>	(919)279-7933
<b>Contractor</b>	MIZELLE CONSTRUCTION SERVICES, INC	<b>Contractor's Phone:</b>	(919)279-7933
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN
<b>Permit #:</b>	2190067	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	1/28/2019	<b>Census tract:</b>	<b>PIN#:</b> 1710-44-0477
<b>Lot#:</b>		<b>Subdivision:</b> N/A	<b>Total cost:</b> \$686,104.00
<b>PropAddress:</b>	1845 AVERSBORO ROAD		
<b>Owner's</b>	LOWES FOODS	<b>Owner's Phone:</b>	336-775-3782
<b>Contractor</b>	SALCOA CONTRACTING INC	<b>Contractor's Phone:</b>	704-638-2357
<b>Type of Improvement:</b>	Alteration	<b>Proposed Use</b>	MERCANTILE/RETAIL
<b>Permit #:</b>	2190076	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	1/31/2019	<b>Census tract:</b>	<b>PIN#:</b> 0699-06-5128
<b>Lot#:</b>	15	<b>Subdivision:</b> MCCULLERS WALK	<b>Total cost:</b> \$230,619.00
<b>PropAddress:</b>	140 MISTY PIKE DRIVE		
<b>Owner's</b>	HALLE	<b>Owner's Phone:</b>	919-387-1885
<b>Contractor</b>	RYAN HOMES	<b>Contractor's Phone:</b>	703-956-4000
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN
<b>Permit #:</b>	2190077	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	1/31/2019	<b>Census tract:</b>	<b>PIN#:</b> 0699-06-9449
<b>Lot#:</b>	49	<b>Subdivision:</b> MCCULLERS WALK	<b>Total cost:</b> \$137,857.00
<b>PropAddress:</b>	160 MISTY PIKE DRIVE		
<b>Owner's</b>	HALLE	<b>Owner's Phone:</b>	919-387-1885
<b>Contractor</b>	RYAN HOMES	<b>Contractor's Phone:</b>	703-956-4000
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	TOWNHOME
<b>Permit #:</b>	2190078	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	1/31/2019	<b>Census tract:</b>	<b>PIN#:</b> 0699-06-9469
<b>Lot#:</b>	48	<b>Subdivision:</b> MCCULLERS WALK	<b>Total cost:</b> \$135,211.00
<b>PropAddress:</b>	164 MISTY PIKE DRIVE		
<b>Owner's</b>	HALLE	<b>Owner's Phone:</b>	919-387-1855
<b>Contractor</b>	RYAN HOMES	<b>Contractor's Phone:</b>	703-956-4000
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	TOWNHOME

<b>Permit #:</b>	2190079	<b>Inside Town Limits</b>		Yes
<b>Issue date:</b>	1/31/2019	<b>Census tract:</b>	<b>PIN#:</b>	0699-06-9580
<b>Lot#:</b>	47	<b>Subdivision:</b>	MCCULLERS WALK	<b>Total cost:</b> \$144,881.00
<b>PropAddress:</b>	168 MISTY PIKE DRIVE			
<b>Owner's</b>	HALLE	<b>Owner's Phone:</b>	919-387-1885	
<b>Contractor</b>	RYAN HOMES	<b>Contractor's Phone:</b>	703-956-4000	
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	TOWNHOME	

<b>Permit #:</b>	2190081	<b>Inside Town Limits</b>		Yes
<b>Issue date:</b>	1/31/2019	<b>Census tract:</b>	<b>PIN#:</b>	0699-16-0551
<b>Lot#:</b>	44	<b>Subdivision:</b>	MCCULLERS WALK	<b>Total cost:</b> \$156,186.00
<b>PropAddress:</b>	180 MISTY PIKE DRIVE			
<b>Owner's</b>	HALLE	<b>Owner's Phone:</b>	919-387-1885	
<b>Contractor</b>	RYAN HOMES	<b>Contractor's Phone:</b>	703-956-4000	
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	TOWNHOME	