

**Garner Town Council
Council Work Session Minutes
February 27, 2018**

The Council met in a Work Session at 6:00 p.m. on Tuesday, February 27, 2018 in the Town Hall Council Chambers located at 900 7th Avenue.

CALL MEETING TO ORDER/ROLL CALL

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

Staff Present: Rodney Dickerson-Town Manager, Matt Roylance-Asst. Town Manager-Operations, John Hodges-Asst. Town Manager- Development Services, Pam Wortham-Finance Director, Rick Mercier-Communications Manager, Mike Franks-Budget & Special Projects Manager, Lori Smith-Police Captain, Sonya Shaw-PRCR Director, Forrest Jones-Public Works Director, Tyson Langdon-Asst. Public Works Director, Reginald Buie-Neighborhood Improvement Manager, William E. Anderson- Town Attorney, and Rebecca Schlichter-Deputy Town Clerk.

Also Present: Sam Bridges

ADOPTION OF AGENDA

Motion: Kennedy
Second: Johns
Vote: Unanimous

REPORTS/DISCUSSION

Affordable Housing

Presenter: Jessica Holmes, Wake County Commission Chair, Alicia Arnold and Brian Coats, Wake County Staff Members

Commissioner Holmes, Ms. Arnold and Mr. Coats presented and discussed the Affordable Housing plan and the three essential strategies to address Wake County's growing housing crisis:

- **Land Use Policy:**
The county and its municipalities will use their land use regulations and zoning authorities to indirectly support the production and preservation of affordable housing. More intensive and flexible land use will better enable housing supplies to keep pace with housing needs. This strategy will also help to mitigate housing cost increases and reduce the pressure to convert existing affordable units to market-rate housing.

- **Leveraged Programs:**

New subsidized affordable housing will be created or preserved to meet residents' needs. Structuring programs to effectively combine public funding with private and philanthropic capital will increase the total amount of affordable housing that can be produced or preserved.

- **New Public Resources:**

New funding sources for affordable housing production and preservation will be developed to increase the resources available to meet Wake County's housing challenges. A dedicated public subsidy will help produce affordable housing, because it closes the gap between what a household can afford to pay and what it costs to develop and maintain quality housing.

Council expressed appreciation for Commissioner Holmes and Wake County staff for providing such useful information. Commissioner Holmes stated a willingness to participate in further discussions and keep the conversation going.

Use of Fund Balance to Balance the Budget

Presenter: Matt Roylance, Assistant Town Manager – Operations and Pam Wortham, Finance Director

Mr. Roylance and Ms. Wortham presented the budget process and the use of fund balance to balance the annual operating budget. Also presented were alternatives for Council to consider the following options to minimize the use of fund balance as a budget balancing technique.

- Continue current practice (when budget needs dictate)
- Increased use of multi-year funding strategies (smooth out the spikes)
- Don't make the one-time purchases (or cut an equivalent amount elsewhere in the budget to make room for those purchases)
- Budget revenues more aggressively
- Raise revenues through higher fees
- Raise revenue through higher property taxes

Mr. Singleton recommended loosening the Towns projected revenue estimates as fund balance has not been used in recent years since the revenue has come in higher than projected.

The budget team will explore options to reduce use of fund balance in future budgets.

VERT Funding Update

Presenter: Mike Franks, Budget and Special Projects Manager

Mr. Franks presented an update on the FY 2018-19 VERT budget process and reviewed the current replacement criteria. Staff has prepared an update on VERT funding requirements in future years and summarized three funding options.

- Debt Financing
- Pay Exact Amount
- Fixed Annual Contribution

Mr. Singleton recommended the Fixed Annual Contribution method with adding a small amount for inflation. Council consensus to move forward with this recommendation.

Meadowbrook Update

Presenter: Rodney Dickerson, Town Manager

Mr. Dickerson reviewed the maintenance and repair needs for the Meadowbrook property including:

- One HVAC unit has failed and needs to be replaced for \$8,000
- The second HVAC unit is likely to fail soon based on age and condition \$8,000
- Repair of failed septic system using Town labor and equipment \$6,000
- Dilapidated shelter needs to be demolished for safety reasons \$3,000
- State mandated well testing and construction of well house \$3,000
- General repairs for safety concerns based on staff inspection \$1,000

Council consensus to place on consent agenda and move forward with repairs.

COUNCIL REPORTS

Marshburn

- Commended those who were involved in creating the new Town of Garner guide as it contains lots of good information.

Kennedy

- Reported a pothole on Aversboro Road by Walgreens. Mr. Jones reported that NCDOT has fixed that pothole many times with a cold patch method.

MANAGER REPORTS

- Budget Work Session is scheduled for May 23rd at 8:30 a.m.
- Pancake Breakfast is scheduled for May 21st
- Town of Garner Relay for Life Team is holding a Pig Pickin on Friday, April 6th in front of Town Hall
- NCDOT Meeting to discuss the Timber and Hwy 70 intersection on March 27th from 1:00 to 2:00 for elected officials at Capital Church.
- Garner 101 starts on March 1st at 6:30 p.m.
- Reminded Council that the HWY 50 Bridget project preferences can be reported to staff or to NCDOT directly by May 1st.

Motion: Singleton
Second: Johns
Vote: Unanimous

ADJOURNMENT: 10:10 P.M.