

**Town of Garner
Town Council Meeting Minutes
March 5, 2018**

The Council met in a regular session at 7:00 p.m. on Monday, March 5, 2018 in the Town Hall Council Chambers located at 900 7th Avenue.

CALL MEETING TO ORDER/ROLL CALL

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

Staff Present: Rodney Dickerson-Town Manager, Matt Roylance-Asst. Town Manager-Operations, John Hodges-Asst. Town Manager- Development Services, Tony Chalk-Town Engineer, Jeff Triezenberg-Planning Director, Pam Wortham-Finance Director, Adam Carroll-Communications Specialist, William E. Anderson- Town Attorney, and Rebecca Schlichter-Deputy Town Clerk.

PLEDGE OF ALLEGIANCE: Mayor Pro Tem Marshburn invited Kendrick Gattison of Boy Scout Troop 366 to lead the pledge.

INVOCATION: Mayor Pro Tem Marshburn invited Reverend Walter Dosier to deliver the invocation.

PETITIONS AND COMMENTS

ADOPTION OF AGENDA

Motion: Kennedy
Second: Behringer
Vote: Unanimous

PRESENTATIONS

CONSENT

Council Meeting Minutes

Presenter: Stella Gibson, Town Clerk

Adopt minutes from the January 30, 2018 Work Session and the February 20, 2018 Regular Meeting.

Action: Adopt Minutes

Investment Policy Update

Presenter: Pam Wortham, Finance Director

At the February 20th Council meeting, Craig Robinson from PFM presented some recommended changes to the Investment Policy. The changes also included administrative clean-up due to personnel changes.

Action: Approve Revised Investment Policy

Thompson Road Sidewalk Grading

Presenter: Tony Chalk, Town Engineer

The Engineering Department was asked to solicit bids to reduce the steepness of the slopes at 803 and 835 Thompson Road. After review of the bids, staff recommended award of this contract to WE Garrison.

Action: Authorize Contract Execution

Temporary Construction Easements on Avery Street & Curtiss Drive

Presenter: William E. Anderson, Town Attorney

This Resolution of Intent is to acquire temporary construction easements needed for the construction of a sidewalk on Avery Street and Curtiss Drive, by negotiated purchase if possible or by eminent domain if necessary.

Action: Adopt Resolution (2018) 2346

Motion: Johns
Second: Behringer
Vote: Unanimous

PUBLIC HEARINGS

Mayor Pro Tem Marshburn stated the following request was for a quasi-judicial hearing to consider a conditional use site plan and asked the Town Attorney to explain the procedures to be followed during the hearing. The Deputy Clerk administered the Affirmation of Oath to the following: Jeff Triezenberg and Matthew Kirchner.

Mayor Pro Tem Marshburn asked the Council to disclose any exparte communications regarding this project. Hearing none, Mayor Pro Tem Marshburn opened the public hearing and asked Mr. Triezenberg to provide the staff report.

Conditional Use Permit CUP-SP-17-28, McDonald's @ McCullers

Mr. Triezenberg stated this request was for conditional use site plan approval for a restaurant. This project is a complete tear down of the existing McDonald's and gas canopy. The re-build will consist solely of a stand-alone McDonald's restaurant (no gas).

Mr. Kirchner was in attendance to answer any questions regarding the request.

Hearing no further comments, Mayor Pro Tem Marshburn closed the public hearing and called for a motion.

Motion: Kennedy
Second: Johns
Vote: Unanimous

Action: Approve CUP-SP-17-28 with no site-specific conditions.

NEW/OLD BUSINESS

Revenue Savings Plan Policy Update

Presenter: Pam Wortham, Finance Director

Ms. Wortham reviewed the proposed changes to the policy which will simplify the current method of calculation. The Revenue Savings Plan Policy establishes a portion of the annual revenue stream to assist in meeting the Town's annual debt service for future capital improvements.

Action: Approve Revised Revenue Savings Plan Policy

Motion: Behringer
Second: Johns
Vote: Unanimous

Financing Contract

Presenter: Pam Wortham, Finance Director

Ms. Wortham reported in response to the RFQ issued by Davenport & Company on behalf of the Town, sixteen bids were received to secure a direct bank loan for financing various vehicles and equipment purchases for the FY2017/18 budget year. Davenport is recommending award of this loan to KS Bank for an interest rate of 1.41% with no prepayment penalty.

Action: Approve Financing Contract

Motion: Kennedy
Second: Johns
Vote: Unanimous

COMMITTEE REPORTS

MANAGER REPORTS

- garner info
- TCC meeting is scheduled for March 7th
- The Town is currently waiting for change order to be signed on the Recreation Center. The completion date will be moved to the end of September and staff will start giving monthly updates on the status of construction.
- US 70/NC 50 informational meeting for local officials is scheduled for March 27th at The Capital Church from 1:00-2:00 p.m.
- Mr. Hodges reported the federal tax bill passed at the end of December 2017 allows the Governor to designate eligible census tracts as Opportunity Zones. Investments made through Opportunity funds in these zones would be allowed to defer or eliminate federal taxes on capital gains.

ATTORNEY REPORTS

COUNCIL REPORTS

Behringer

- Congratulated the 3 young men from Boy Scout Troop 366 working on the Eagle scout award.
- Reported a drainage problem at 200 West Garner Road.

Marshburn

- Reported information on tax preparation at Aversboro Annex is included in current water bill.
- Thanked the Town staff for repairing the pothole on Aversboro Road.

Kennedy

- Reported he may not be able to attend the Pancake Breakfast on March 23rd.
- Requested the Community Appearance discussion be put on future work session.

Council Member Johns had nothing to report.

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.”

RETURN TO REGULAR SESSION AND ADJOURNMENT: 8:00 p.m.