

**Town of Garner
Council Meeting Minutes
March 7, 2016**

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

CALL MEETING TO ORDER/ROLL CALL: Mayor Ronnie Williams called the meeting to order at 7:00 p.m.

Mayor Ronnie Williams, Council Member Johns, Council Member Kennedy, Council Member Marshburn, Council Member Singleton. Mayor Pro Tem Kathy Behringer had an excused absence.

PLEDGE OF ALLEGIANCE: Council Member Gra Singleton invited the members of Girl Scout Troop 3322 of Garner to lead the pledge.

INVOCATION: Council Member Gra Singleton

PETITIONS AND COMMENTS - None

ADOPTION OF AGENDA

Interim Town Manager Rodney Dickerson requested to add a closed session to the agenda per N.C.G.S. 143-318.11(a)(5) "to discuss possible real estate acquisition and the Town's negotiating position regarding such real estate."

Motion: Johns
Second: Marshburn
Vote: Unanimous

PRESENTATIONS - None

CONSENT

Real Estate Purchase

Presenter: William E. Anderson, Attorney

Joy Hall-Edwards is the owner of the house and lot at the corner of Montague Street and Parker Street, identified as 301 Parker Street. At a minimum, the Town needs additional right-of-way and easements from this property. In the course of discussing those, the owner's interest in selling the property was discussed.

Action: Authorized purchase of house and lot and action by Town Attorney and Town Manager to close by May 30, 2016

UDO Text Amendment

Presenter: David Bamford, Senior Planner

A proposed text amendment to the Unified Development Ordinance (UDO) to modify setback requirements in several single-family zoning districts and the Central Business District.

Action: Set Public Hearing for April 4, 2016

Central Garner Initiative

Presenter: Reginald Buie, Neighborhood Improvement Manager

Conduct Neighborhood Initiative in the Central Garner Area beginning March 2016, as discussed during the Town Council Work Session, February 2016. The Central Garner Initiative is in response to concerns of the residents and business community in the downtown area.

Action: Adopt Resolution (2016) 2283

Approval of FY 15-16 Audit Contract

Presenter: Pam Wortham, Interim Finance Director

Audit contract and engagement letter for the Town of Garner's annual external audit and CAFR preparation for the fiscal year ending June 30, 2016. The contract is the standard contract required for use by the Local Government Commission.

Action: Authorize Contract

Motion: Singleton
Second: Johns
Vote: Unanimous

PUBLIC HEARINGS

Annexation Petition ANX-15-03

Presenter: David Bamford, Senior Planner

Annexation petition regarding proposed Bryan Road Elementary School.

Mr. Bamford provided the following staff report.

The Wake County Board of Education is requesting a satellite annexation of 54.89 acres located on Bryan Road. The property is currently zoned R-40 and undeveloped. This is the future site of the Bryan Road Elementary School.

Mayor Williams asked Council to disclose any ex parte communications. Hearing none, he opened the public hearing.

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

Action: Adopt Ordinance (2016) 3806

Motion: Kennedy
Second: Marshburn
Vote: Unanimous

Annexation Petition ANX-15-06

Presenter: David Bamford, Senior Planner

Annexation petition associated with the proposed Oak Park development located on New Bethel Church Road.

Mr. Bamford provided the following staff report.

This request is for a satellite annexation of 97 acres located on New Bethel Church Road. The property is currently zoned Wake County R-30 and undeveloped. The proposed use for this site is a subdivision.

The original schedule for the annexation, rezoning and CUP subdivision public hearings was March 7th. However, the review schedule for the rezoning and CUP subdivision was delayed. It is expected that all items should be ready for Council review on April 4th.

Action: Continue the Public Hearing until April 4, 2016

Motion: Singleton
Second: Kennedy
Vote: Unanimous

NEW/OLD BUSINESS

Comprehensive Growth Plan Update

Presenter: David Bamford, Senior Planner

At the 2015 Garner Town Council Retreat, the Comprehensive Growth & Transportation plan updates were identified as part of the Town's 2015 Strategic Action Plan. Subsequently, staff went through a process to select a consulting firm to assist the Town with the update. The total project budget is \$155,000 and will be spread out over 2 fiscal budget years. The amount of \$75,000 is available for the project through June 30, 2016. An additional \$80,000 is committed to the project for the FY 16-FY 17 budget cycle beginning July 1, 2016.

Action: Approve Scope of Work

Motion: Marshburn
Second: Johns
Vote: Unanimous

Street Closing for Wade Avenue

Presenter: David Bamford, Senior Planner

Request from Danny Shields to close the unimproved portion of Wade Avenue in between 1101 & 1007 Park Ave. This 150' x 50' lot will be divided between the two adjacent properties.

Action: Adopt Resolution (2016) 2284 to set Public Hearing for April 4, 2016

Motion: Kennedy
Second: Singleton
Vote: Unanimous

US 401 Welcome Sign

Presenter: Jeff Triezenberg, Assistant Planning Director

The recommended location for the welcome sign is in front of McCullers Crossing Shopping Center. Shopping Center owners have agreed to donate the sign easement to the Town. However, initial cost estimates indicate a funding gap of \$13,814.00 due to the need for fill dirt and a low retaining wall. Council is asked to endorse the location and determine a preferred approach for addressing the funding gap and timing of construction/installation; original budget of \$18,000.

Action: Authorized location, move forward with securing easement, and examine departmental funds in June for reallocation and begin construction at that time

Motion: Kennedy
Second: Singleton
Vote: Unanimous

Highway 50 Bridge Letter and Resolution

Presenter: Jeff Triezenberg, Assistant Planning Director

Resolution from the Town Council requesting NC DOT to include in its NC 50 Bridge Replacement Project consideration to enhance the design of the bridge as a gateway into downtown Garner and to accommodate future widening of US 70 for three travel lanes in each direction.

Action: Adopt Resolution (2016) 2285 with refined language to identify sidewalk on the bridge and enhanced superstructure features

Motion: Kennedy
Second: Marshburn
Vote: Unanimous

COMMITTEE REPORTS

The Public Works Committee is scheduled to meet on Wednesday, March 9 at 8:30 a.m. in the Police Department Training Room located at 912 7th Avenue.

MANAGER REPORTS

- Wake County Revaluation Every 4 Years – Wake County is meeting to discuss this matter today. Additional information will be provided as it becomes available.
- Review Additional Upcoming Needs List – Additional items have been added for Council’s consideration:
 - Preliminary engineering cost for upgrading the White Oak/Hebron Church Road/Ackerman Road intersection
 - Bryan Road Flood Study to be funded jointly with Wake County
 - Determining cost of a regional wastewater pump station in the vicinity of New Bethel Church Road and I-40 (this item is included in the proposed Comprehensive Plan update)
 - Determining the cost of major water and sewer extensions needed in Garner’s USA (in partnership with City of Raleigh)

Also, previous discussions included the addition of a shelter at Garner Recreation Park. This item will be presented in a decision package for Council’s consideration during the budget process. Council Member Singleton asked that repairs be made to the parking area before adding the shelter. Staff will also prepare a decision package for the parking lot repairs for Council consideration during the budget process.

- Mr. Dickerson advised Council that the next bond sale is scheduled to take place in 2017. A conference call is scheduled with Davenport next week to discuss funding scenarios and Council is asked to provide their input prior to that conference call.
- Mr. Dickerson asked Council for their suggestions of a possible date for the Employees Annual Pancake Breakfast. Staff will check the availability of May 5th.
- Mr. Dickerson presented information on the webinar being hosted by the School of Government for local elected officials. This training is required for all elected and re-elected officials within one-year of their election. The webinar is scheduled for Wednesday, May 18th from 10:00 a.m. to 12:00 p.m. at Town Hall.

ATTORNEY REPORTS

COUNCIL REPORTS

Council Member Kennedy

- Expressed appreciation to the Public Works Department for improvements made to the Thompson Road Park.
- Asked about the email received from Wake County regarding the public hearing on affordable housing on May 14 and the Mayor advised they are looking for support.

Council Member Singleton

- Reported a large pothole at the intersection of 5th Avenue and Aversboro near the First Citizens Bank.

Council Member Johns

- Reported the drainage ditches along Montague Street and Bagwell Street need to be cleaned.
- Asked about the traffic on Jones Sausage Road and Mr. Dickerson advised NCDOT is evaluating the road as part of the school traffic review process. The main concern is the lack of an easement to expand the road.

Council Member Marshburn

- Asked for an update of the Capital Area Youth Soccer League contract. Mr. Dickerson advised the contract was extended for an additional 6 months and staff is currently performing research that they hope to share with Council soon.
- Recognized Jonathan Alexander for awards received from the NC Press Association.

CLOSED SESSION

Motion: Singleton
Second: Johns
Vote: Unanimous

RETURN TO REGULAR SESSION AND ADJOURN – 8:40 p.m.

Respectfully Submitted,
Stella Gibson