

**Town of Garner  
Town Council Meeting Minutes  
March 20, 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:**

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

Staff Present: Rodney Dickerson-Town Manager, John Hodges-Asst. Town Manager-Development Services, Matt Royslance-Asst. Town Manager-Operations, Jonathan Ham-Asst. Planning Director, Tony Chalk-Town Engineer, BD Sechler-Human Resources Director, Mari Howe-Downtown Development Manager, Pam Wortham-Finance Director, Forrest Jones-Public Works Director, Joe Binns-Police Captain, Lori Smith-Captain, Het Patel-Senior Planner-Transportation & Land Use, Brandon Zuidema-Police Chief, William E. Anderson-Town Attorney, and Stella Gibson-Town Clerk

**PLEDGE OF ALLEGIANCE:** Council Member Gra Singleton

**INVOCATION:** Council Member Gra Singleton

**PETITIONS AND COMMENTS**

Mayor Pro Tem Marshburn acknowledged the Garner 101 Citizens Academy attendees present.

**ADOPTION OF AGENDA**

Mayor ProTem Marshburn requested to amend the agenda to add a closed session per N.C. General Statutes 143-318.11(a)(6)) "to discuss the qualifications, competence, performance, character, fitness or conditions of appointment of an individual public officer or employee."

Motion: Marshburn  
Second: Singleton  
Vote: Unanimous

**PRESENTATIONS**

**Downtown Garner Association 2018 Work Plan**

Presenter: Mari Howe, Downtown Development Manager and Members of the Downtown Garner Association

Ms. Howe and members of the Downtown Garner Association presented the 2017 Accomplishments and the 2018 Plan of Work as part of their commitment to the Town as an Economic Development Partner. Ms. Howe also presented Council with the Best Image Building Campaign Award received at the recent Main Street Conference.

Mayor Williams invited Eagle Scout Dean Price to address Council regarding a proposed project near the Rec Center. Council consensus to place on the March 27 Work Session agenda for further discussion.

## **CONSENT**

### **Council Meeting Minutes**

Presenter: Stella Gibson, Town Clerk

Adopt minutes from the November 8-9, 2017 Council Retreat.

Action: Adopted Minutes

Motion: Marshburn  
Second: Singleton  
Vote: Unanimous

## **PUBLIC HEARINGS**

## **NEW/OLD BUSINESS**

### **Historic Depot Relocation**

Presenter: Mari Howe, Downtown Development Director

Ms. Howe reported staff completed a preliminary site plan for relocating the Depot to the Town-owned property at the corner of Pearl and Main Streets. Ms. Howe reminded Council the Depot currently houses several donated historical items as well as providing general storage for the Downtown Garner Association. One consideration of use may be to utilize the Depot as flex space for meetings and event rentals. However, this would require access to the restrooms at Avery Street or Pearl Street. Depending on the use and location of the Depot, water and sewer facilities may need to be added. Discussions included the option to look at the feasibility of an additional site comparable to Pearl and Main Street in an area further out of the downtown area.

Council discussed the original intended use of the property which was to provide additional parking in the downtown area. There has been an increase in activity in the downtown area which will increase once the Rec Center is complete and there will be an even greater need for additional parking.

Council also discussed what repairs were needed to the Depot, both before and after it was moved; project costs could be up to \$200,000. Mr. Jones provided a list of repairs needed due to the recent damage to the building (floor repair, siding, HVAC system, meter base service). These repairs will be paid for as part of the insurance claim. Mr. Jones recommended remedial repair to prevent further deterioration. Ms. Howe added the Downtown Garner Association had designated \$11,000 towards renovating the Depot into a museum and suggested these funds may be available to use towards the project.

Some concern was expressed at removing the Depot from the Town's historical district. However, with the implementation of the new transit and long-range plan, placing the Depot at this site would not be a good fit.

Mr. Hodges advised the Council that in 2015 the railroad agreed to pay a portion of relocating the Depot. At this time, they will need to review the site plan and understand the full cost, etc. to evaluate whether they would still consider paying a percentage towards the project.

While Council was supportive of repairing and relocating the Depot, they felt at this time, there were still too many unknowns. Council also supported the need to move forward with this project sooner rather than later.

Action: Staff to work with Council Member Kennedy to review both the Avery Street and Old Garner Road site and to move forward with making repairs to the Depot resulting from the insurance claim. Report back to Council in 90 days.

Motion: Singleton  
Second: Marshburn  
Vote: Unanimous

### **Design Services for South Garner Greenway Extension**

Presenter: Matt Roylance, Asst. Town Manager-Operations

The Town plans to extend the South Garner Greenway and needs to determine the best alignment before proceeding. Staff recommended hiring the design firm of McAdams to help guide the Town through this process. Total project cost is \$33,400.

Council Member Kennedy asked that sufficient opportunities be provided allowing for public comment. He also suggested some changes to the contract language and asked the Town Attorney to review.

Action: Authorize Contract pending review of Attorney

Motion: Kennedy  
Second: Behringer  
Vote: Unanimous

### **Additional Design Services for Parking Lot at Main Street**

Tony Chalk, Town Engineer

Mr. Chalk stated this amendment was for the original design contract for enhancements in the downtown area. The property recently purchased at 112 Rand Mill Road will offer additional parking spaces adjacent to the existing lot. This design will also include storm water devices to offset the additional impervious that will be added.

Action: Approve Contract Amendment

Motion: Singleton  
Second: Marshburn  
Vote: Unanimous

### **Pedestrian Crossing Signage Improvements**

Presenter: Jonathan Ham, Asst. Town Engineer

Mr. Ham presented the proposed pedestrian crossing signage improvements for the intersections at Aversboro Road and Buffaloe Road; and Timber Drive and Buckingham Road. Mr. Ham also presented cost estimates for installation and materials based on whether the improvements were performed in-house or by an outside contractor. Mr. Dickerson stated this project may be funded from the general fund or possibly qualify for funding under the streets and sidewalks bond.

Action: Authorize staff to move forward with the project and work with staff to install.

Motion: Singleton  
Second: Marshburn  
Vote: Unanimous

### **Police Salary Adjustments**

Presenter: Rodney Dickerson, Town Manager

Mr. Dickerson explained the Police Department recently recognized that some officers did not receive proper starting compensation, based on defined hiring criteria and the Town's pay policy. An analysis of officer starting pay was completed by Chief Zuidema and it was determined that 13 officers were affected. Mr. Dickerson stated the amount to compensate these officers, beginning January 1, 2018, is \$31,000. Funding resulting from Town-wide lapse salaries is proposed. Moving forward the entire Town will operate under the same hiring policy.

Action: Authorize Salary Adjustments

Motion: Singleton  
Second: Marshburn  
Vote: Unanimous

## **COMMITTEE REPORTS**

### **LOBBYIST REPORT**

Mr. Bridges reported that Beau Mills is the new Executive Director of the Metro Mayors Association. The Association is re-exploring the possibility of establishing a working relationship with the League.

## **MANAGER REPORTS**

- garner info
- Finance Report
- Building & Permit Report
- Development Review Update
- March 22:
  - Women in Business Luncheon @ 11:30 a.m.
  - Informational Meeting re: Spring Drive/Vandora Springs Sidewalk Project@ 6:00 p.m.
  - “68” playing @ GPAC
- March 23: Employee Pancake Breakfast @ 7:00 a.m.
- March 24: Eggstravaganza @ 10:00 a.m.
- March 26: Recognition of Epilepsy World Purple Day
- March 27: NCDOT US70/Timber/Hammond Public Meeting @ 1:00 p.m.
- Proposed construction completion of Rec Center is September 18, 2018
- Moody’s Investors Service Report
- Temporary road closure Vandora Springs and Frederick Roads

## **ATTORNEY REPORTS**

Mr. Anderson requested to add a closed session pursuant to N.C. General Statutes 143-318.11(a)(6) “to discuss the qualifications, competence, performance, character, fitness, or conditions of appointment of an individual public officer or employee.”

## **COUNCIL REPORTS**

### Kennedy

- Suggested Garner may need an additional Post Office and reported cars parked in the fire lane at the existing Post Office which impedes the view when crossing the road and making it difficult to access the handicap ramp.
- Asked for a status of the Highway 50 project. Mr. Hodges responded staff is continuing to monitor to ensure they are in compliance with what they are supposed to do.
- Asked for an update on the status of running the underground power lines on Aversboro Road adjacent to Town Hall. Mr. Chalk respond staff is working with Duke Energy, however, there is no update available at this time.
- Requested maps be included on pending projects report.

### Singleton

- Asked staff to notify NCDOT the “school ahead” sign on Creech Road, north of Arleen street, has been destroyed.
- Asked what happened to the Garner City Limit sign that was on Garner Road, from Raleigh south, near the ABC warehouse. Needs to be replaced.

### Johns

- Asked the status of the ditches on New Rand Road. Mr. Jones responded staff looked at this location and the lack of road shoulder makes it difficult to do anything without adding additional piping. Staff would need to work with NCDOT for that.

Behringer

- Advised the Garner Ed Foundation is holding a fundraiser on April 22 at 1:30 p.m. at Aversboro Restaurant.
- Asked the status of the business on Main Street with the concrete slabs close to the road. Mr. Dickerson responded they have been advised of the violation and staff is monitoring.

Marshburn

- Thanked the Human Resources Department for their work on the wellness reward program and Rick Mercier for keeping Council informed of things relating to Garner.

**CLOSED SESSION**

Pursuant to N.C. General Statutes 143-318.11(a)(3) “to consult with the Town Attorney regarding litigation.”

Pursuant to N.C. General Statutes 143-318.11(a)(4) “to discuss economic development.” This item was removed from the agenda.

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

Pursuant to N.C. General Statutes 143-318.11(a)(6) “to discuss the qualifications, competence, performance, character, fitness, or conditions of appointment of an individual officer or employee.”

**RETURN TO REGULAR SESSION AND ADJOURNMENT: 10:08 p.m.**