

TOWN OF GARNER



TOWN COUNCIL MEETING

March 20, 2018
7:00 P.M.

Garner Town Hall
900 7th Avenue
Garner, NC 27529

**Town of Garner
Town Council Agenda
March 20, 2018**

Dinner will be served for town officials in the Conference Room at 6:15 p.m.

The Council will meet in regular session at 7:00 p.m. in the Garner Town Hall located at 900 7th 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 Gra Singleton

- C. INVOCATION: Council Member Gra Singleton

- 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 take action or deliberate on 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. Downtown Garner Association 2018 Work Plan Page 4
Presenter: Mari Howe, Downtown Development Manager

Members of the Downtown Garner Association will present their 2018 Plan of Work as part of their commitment to the town as an Economic Development Partner.

- G. CONSENT

All items on the Consent Agenda are considered routine, to be enacted by one motion and without discussion. If a member of the governing body requests discussion of an item, the item will be removed from the Consent Agenda and considered separately.

1. Council Meeting Minutes Page 5
Presenter: Stella Gibson, Town Clerk

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

Action: Adopt Minutes

H. PUBLIC HEARINGS

I. NEW/OLD BUSINESS

1. Historic Depot Relocation Page 13
Presenter: Mari Howe, Downtown Development Director

Staff has completed a preliminary site plan for relocating the Depot to the Town-owned property at the corner of Pearl and Main Streets as proposed by the steering committee formed by Downtown Garner Association to explore options.

Action: Discussion of Next Steps

2. Design Services for South Garner Greenway Extension Page 16
Presenter: Matt Roylance, Asst. Town Manager-Operations

The Town plans to extend the South Garner Greenway but needs to determine the best alignment before proceeding. Staff recommends hiring the design firm of McAdams to help guide the Town through that process.

Action: Authorize Contract

3. Additional Design Services for Parking Lot at Main Street Page 35
Tony Chalk, Town Engineer

Amendment to 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

4. Pedestrian Crossing Signage Improvements Page 40
Presenter: Het Patel, Senior Planner & Jonathan Ham, Asst. Town Engineer

Recommended pedestrian crossing signage improvements at the intersections located at Aversboro Road and Buffalo Road; and Timber Drive and Buckingham Road.

Action: Authorize Pedestrian Signage Improvements

5. Police Salary Adjustments Page 53
Presenter: Rodney Dickerson, Town Manager

The Police Department recently recognized that some officers did not receive proper starting compensation, based on defined hiring criteria and Town pay policy. The Police Chief completed an analysis of what these officer's starting pay should have been, had the approved guidelines been followed.

Action: Authorize Salary Adjustments

J. COMMITTEE REPORTS

K. LOBBYIST REPORT

L. MANAGER REPORTS

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

M. ATTORNEY REPORTS

N. COUNCIL REPORTS

O. CLOSED SESSION

1. Pursuant to N.C. General Statutes 143-318.11(a)(3) "to consult with the Town Attorney regarding litigation."
2. Pursuant to N.C. General Statutes 143-318.11(a)(4) "to discuss economic development."
3. 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."

P. ADJOURNMENT

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: March 20, 2018		
Subject: Downtown Garner 2018 Plan of Work		
Location on Agenda: Presentations		
Department: Downtown Garner Association		
Contact: Mari Howe, Downtown Development Manager		
Presenter: Mari Howe & Members of the Downtown Garner Association Board of Directors		
Brief Summary: Members of the Downtown Garner Association will present their 2018 Plan of Work as part of their commitment to the town as an Economic Development Partner.		
Recommended Motion and/or Requested Action: Presentation Only; No Action		
Detailed Notes: 		
Funding Source: N/A		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations: The DGA work plan is an important piece of the vitality and economic development prospects of downtown Garner.		
Attachments Yes: No: <input checked="" type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	MH	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: March 20, 2018		
Subject: Council Meeting Minutes		
Location on Agenda: Consent		
Department: Administration		
Contact: Stella Gibson, Town Clerk		
Presenter: Stella Gibson, Town Clerk		
Brief Summary: Adopt minutes from the November 8-9, 2017 Council Retreat.		
Recommended Motion and/or Requested Action: Adopt 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: N/A		
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:		

**Garner Town Council
2017 Planning Retreat Minutes
November 8-9, 2017
Dempsey E. Benton Water Plant - Garner**

Wednesday, November 8, 2017

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

Council Member Jackie Johns was absent

Staff: Rodney Dickerson-Town Manager; John Hodges, Asst. Town Manager-Development Services, Bill Anderson-Town Attorney, Thad Anderson-Asst. Town Attorney, Tony Beasley-Inspections Director, Tony Chalk-Town Engineer, Forrest Jones-Public Works Director, Stella Gibson-Town Clerk, Rebecca Schlichter-Deputy Town Clerk, BD Sechler-Human Resources Director, Joe Stallings-Economic Development Director, Jeff Triezenberg-Planning Director, Pam Wortham-Finance Director, Rick Mercier-Communications Manager, Lori Smith-Captain, Sonya Shaw-PRCR Director, Mari Howe-Downtown Development Manager, Adam Carroll-Communications Specialist

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

Welcome and Logistics: Rodney Dickerson

Overview of Retreat and Agenda: Dr. Peg Carlson, Facilitator

Dr. Carlson asked Council to provide examples from the past year that they are particularly proud of.

Responses:

- Construction of new Town Hall and Police Station
- Bond Issuance – 2/3 accomplished or underway
- Landscaping
- Continuance of Revenue Savings Plan
- Work on the Garner Forward Plan and Transportation Plan
- Staff Performance during employee turn-over
- Involvement in transit planning
- Town's presence on social media and other work by Communications staff
- Sidewalk Connectivity to parks, neighborhoods, schools, shopping
- Work of Garner Revitalization Association
- Utilization of Garner Performing Arts Center
- Construction/refurbishment of Garner schools
- Building relationship with North Carolina Railroad

Strategic Plan Accomplishments – John Hodges

Mr. Hodges provided the following completed milestones toward key strategic initiatives.

Garner Forward Comprehensive and Transportation Plans - A public open house was held on October 16 and a public comment period is open through November 4, 2017. The schedule for Garner Forward is being extended to allow adequate time to review public input with the project steering committee before presenting final plans for Council adoption. An addition to the Comprehensive Plan are updated renderings of the Town Center (downtown) redevelopment area from the Historic Downtown Garner Plan that were done in partnership with GRA. The renderings will be added to the Comprehensive Plan as a fifth opportunity site and will also be used by GRA and the Town in marketing redevelopment opportunities. The renderings are included behind Tab 5.

Parks and Recreation Comprehensive Master Plan – An RFP is being developed and will be issued in January 2018.

Transportation and Land Use Planner - This new position has been filled and will begin employment on November 6, 2017.

Economic Development Incentives Policy Review – This review has been completed and recommendations will be presented at the November 21, 2017 Council meeting.

ConAgra Redevelopment Strategy Refresh – This initiative is substantially complete and will be presented to the GEDC Board of Directors at their November meeting. If recommended, it will be presented to Council at the November 21, 2017 meeting.

Utility Extension to US Hwy 70 Employment Center – Council recently gave staff approval to begin design of this project. A Request for Proposals (RFP) is being prepared.

Ackerman/Hebron Church/White Oak Roads Intersection – Council will receive an update and recommendation from staff at the October 31, 2017 Work Session.

Stormwater Infrastructure Study – This initiative is substantially complete. Preliminary findings and cost estimates are included in your retreat materials to consider during CIP discussions. The full draft report is included behind Tab 5 for your reference.

South Garner Greenway – A Request for Qualifications (RFQ) has been developed and will be issued in early November for revised alignment options and updated project cost estimates.

Communications & Marketing – A new Communication Specialist position has been added to enhance the Town's popular communications and marketing efforts. The new specialist began employment on October 6, 2017.

In addition to these accomplishments, Strategic Plan Task Sheets have been completed for FY 2017-2018.

Davenport & Company

Mitch Brigulio provided an update on the Town's existing debt profile, key debt ratios, debt affordability and revenue savings plan, general obligation bond authorization, and future debt capacity.

Key points from the presentation include:

- The Town's positive bond ratings and ranking amongst peers is important and should be shared as an indicator of financial health.

- The Revenue Savings Plan and other efforts are seen as positives by rating agencies as they demonstrate a commitment to planning and management.
- The Town has borrowing capacity that could be used for new debt or restructuring of existing debt. Estimated capacity, beginning in 2019, range from \$6.6 to \$12.6 million.

Overview of 2013 Bond Capacity – John Hodges

Mr. Hodges provided an overview of the 2013 bond program which included Parks & Recreation, Streets & Sidewalks, Redevelopment, and Public Safety & Services. Mr. Hodges also provided a list of committed projects and available capacity and its possible uses.

New Capital Improvement Plan (CIP) Model- Matt Roylance

Mr. Roylance explained the purpose of a CIP: encourages long-term planning, avoids spikes in operation budget due to one-time projects, and allows projects to span multiple fiscal years. Types of capital include:

Capital Assets -land improvements, infrastructure, vehicles, etc.

Operating Capital - significant, long-term expenses that don't meet capital asset criteria

Types of on-going needs include: facility maintenance, vehicle and equipment replacement, infrastructure maintenance (stormwater and streets), and technology investment

There elements of a CIP model may include:

- 2013 Bond Program
- Ongoing Needs
 - o Vehicle & Equipment Replacement (VERT)
 - o Facilities Repair and Maintenance (PFRM)
 - o Infrastructure Maintenance
 - o Technology Investment
- New Investments (Traditional CIP)
 - o Parks & Greenways
 - o Building & Facilities
 - o Infrastructure & Technology
 - o Transportation & Transit

Council was asked to participate in a capital investment prioritization exercise.

2013 Bond Program Areas identified:

Parks & Recreation: parking at Centennial Park, South Garner Greenway

Streets & Sidewalks: White Oak/Ackerman/Hebron Church Roads design, Garner Road sidewalk, Benson/Garner Road, Bryan Road sidewalk

Redevelopment: Expand Main Street parking lot

Funds for Town technology systems

On-going needs identified:

VERT: Vehicle/Equipment

PRFM: Cloverdale Park, relocation of Depot, facility maintenance projects, park enhancements, trail maintenance

Technology: switches, servers, etc., major software applications, timekeeping

New Investment identified:

Parks & Recreation: Meadowbrook, splash pad, PRCR master plan projects, land acquisition for parks, East Garner Road, 1010 at Hwy 401, boathouse relocation and expansion, disc golf, pool

Buildings & Facilities: Fire Station #5, Public Works expansion/satellite, PD evidence storage, land acquisition, future fire station land

Infrastructure & Technology: fiber ring, water/sewer along Jones Sausage Road, sewer extension from Raynor Road to Hwy 70

Transportation & Transit: Jones Sausage Road design, Hwy 50 bridge enhancement, Ackerman Road extension, Hwy 70 improvements from Morris Blvd to Timer Drive, 401 to Timber connector, Aversboro Road & Hwy 70 intersection improvements, bridge enhancement at Vandora Springs Road, new sidewalks, bike lanes

Council Observations

Recognizing the challenge (to funding ongoing needs) is a first step.

Some ongoing needs don't fit in an obvious category (i.e. trail maintenance, parking lots, curb and gutter)

Other funding sources may need to be developed, like a Stormwater Enterprise Fund.

Need for additional categories (i.e. Infrastructure and Technology don't relate, Streets may be too large to combine with others).

We need to plan now so we have projects in place for a future bond referendum.

Meadowbrook - Develop short-term use plans while long-term plan is being Layout plan/schedule for investigating interim uses.

This discussion has captured Council attention to manage capital needs in a more formal manner.

CIP Next Steps

Council Directed staff to organize prioritization recommendations and bring to a future Work Session.

Day 1 Review

Positive comments included flow of the agenda, preparation of materials and good information.

Opportunities for change included providing opportunities for more direct staff engagement and making sure everyone was encouraged to speak and identify needs.

END OF DAY 1

Thursday, November 9, 2017

Mr. Dickerson and Dr. Carlson provided a review of Day 1 of the Retreat.

Wake Country Transit Plan – Garner Opportunities – John Hodges

Mr. Hodges explained the need to discuss a circulator route (timing and funding) and how to encourage and manage transit-oriented development. Discussion centered around what the Town would be responsible for funding and learning more about what matching funds will cover.

Questions/Comments regarding transit

- Can some of the matching funds be used for analysis and education; finding out where people want to go and why.
- What percent of Garner people will likely want to go to other areas (may go into a ridership study)?
- Anticipate that this will be used for public education transportation in any way.
- Important to correlate circulator route with need for second Garner train station, which would serve more than Garner (regional stop).
- Opportunity to tell Garner's story as the Town outlines transit needs.
- Piggyback on studies being done for regional rail to learn more about Garner economic development benefit.
- Route skirts some residential areas with some big gaps, is this supplementing existing route or replacing?
- Proposed route intended to focus first on those who need to use public transportation for work; next level is for those who want to but have other options.
- Will need to be addressing correlation between transit and affordable housing in future. What data is currently available?
- Any discussion on ways to get children from schools to recreation centers?
- Transit increasingly seen as flexible option; education is needed to help people learn what's possible.
- Status of TRACS for senior transportation? Most of Garner is no longer considered rural.

Transit Issues vary between needs for residents and wants for residents.

Needs: work, health services, education points, before and after school care, shopping.

Wants: recreation, shopping, route GPS, Wi-Fi, visiting family/friends, recruiting tool for employees.

Council reviewed the bus stop location list and provided the following feedback:

- Serves Hwy 70 corridor well; other opportunities to extend loop or divide into 2 loops to keep ride times about 1 hour.
- Capture apartments in White Oak and Greenfield areas.
- Focus on Timber and Aversboro corridor and WakeMed.
- Use Vandora Springs as dividing line for second route.
- North Garner neighborhoods may find Cloverdale better than Garner Road.
- Option of parking for 'mini park and ride' lots.
- Add Wake Tech and Wal-Mart stops.
- Possible connection to Rec Center after school.

Transit Next Steps

TPAC will provide feedback on suggested route changes.

Determine how to utilize COG services after completion of current study of corridors.

Affordable Housing Discussion – John Hodges-Copple, Triangle J Council of Governments and Town Staff

Mr. Dickerson presented the following introduction:

The topic of affordable housing is not a new subject for Garner and the surrounding region. It seems to be more prevalent as the region becomes more affluent and one of the most desirable places to live in the U.S. New housing starts are priced higher than the average wage increase can keep up with. A

spotlight has also been placed on the topic because of private acquisitions that have transitioned affordable rental housing units to market-based rents.

Current market conditions are causing more families to spend a higher proportion of their income on housing related needs. Many of these families work in jobs that provide valuable services to society; such as teachers, emergency services, construction, food service, etc. The increasing cost of workforce housing is pushing many of these families out of the communities in which they work. There is also the question of affordable housing along the transit line and how that can contribute to mixed housing types and walkable communities.

John Hodges-Copple presented demographic and housing data for Garner. He and his staff prepared Garner-specific info-graphic reports that can be used to educate the Council and community. He highlighted the work that the TJCOG is doing in the region centered around affordable housing and noted examples from Chatham County.

John Hodges expressed the importance of understanding and educating people on what affordable housing is, how it's defined, and key phrases and terminology. Sharing information compiled by our community partners (Triangle J Council of Government and Wake County Government) will assist in this endeavor. Mr. Hodges also noted the tie between affordable housing and transit.

Affordable Housing Next Steps

Provide periodic updates regarding the continuing work of the Wake County affordable housing group. Assist potential developers understand where their ideas and sites may be best received, how it fits with Town goals.

Commissioner Matt Calabria provided updates on Wake County activities as well as information regarding transit planning. When asked about the County's top issues, Commissioner Calabria responded that growth and the demand it creates for services and schools and the demands of their budget were the biggest challenges.

Human Capital Challenges – BD Sechler

Mr. Sechler provided an overview of the personnel challenges the Town is facing and recommended the following:

- Complete a comprehensive, independent, town-wide pay and benefits study to determine where our total compensation package aligns with local marketplace; identify policies that are barriers to recruiting and retaining employees. Several departments including Police and Inspections expressed concerns about getting enough qualified applicants to fill open positions.
 - Council agreed and directed Mr. Sechler to get specific quotes from vendors for pay study; bring to Council for budget amendment before next fiscal year
- Grant Town Manager authority to approve salary offers up to the midpoint of the grade for the position (up to 50% of range)
 - Council agreed and directed Mr. Sechler to put this on an upcoming Consent Agenda for action.
- Review current status of health care landscape prior to renewal process for FY18/19
 - Council agreed to hear a presentation at the January, 2018 Work Session.

Retreat Evaluation – Days 1& 2

Positive comments included staff preparation and information presented, agenda was good for everyone, topics were timely.

Opportunities for change included recommendation for scheduling the retreat on an off-meeting week and a suggestion that the month's Work Session could be eliminated for the Retreat.

END OF DAY 2

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: March 20, 2018		
Subject: Depot Relocation Update		
Location on Agenda: Old/New Business		
Department: Downtown Development		
Contact: Mari Howe, Downtown Development Director		
Presenter: Mari Howe, Downtown Development Director		
Brief Summary: Staff has completed a preliminary site plan for relocating the depot to the Town-owned property at the corner of Pearl and Main Streets as proposed by the steering committee formed by GRA to explore options.		
Recommended Motion and/or Requested Action: Receive report and provide staff with direction for next steps.		
Detailed Notes:		
Funding Source:		
Cost: TBD	One Time: <input checked="" type="radio"/>	Annual: <input type="radio"/> No Cost: <input type="radio"/>
Manager's Comments and Recommendations: N/A		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JMH	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		



Town Manager's Office Memorandum

TO: Rodney Dickerson
Town Manager

FROM: John Hodges
Assistant Town Manager – Development Services

DATE: February 15, 2018

SUBJECT: Update on Improvements for Depot Relocation Preferred Site

Staff has completed a preliminary site plan for relocating the depot to the Town-owned property at the corner of Pearl and Main Streets as proposed by the steering committee formed by GRA to explore options.

The site plan includes 24 parking spaces, required buffers and landscaping and a location to be reserved for a storm water BMP whenever development requires. The Town Engineer has determined that, when considering credit for previous impervious surface on the site, the depot and parking illustrated can be developed with minor modification to the existing drainage and buy-down for nitrogen generated and will not require the construction of a BMP facility. Addition of impervious surface beyond what is illustrated on this site plan would cause the BMP to be required.

Staff estimates the cost of constructing the parking shown on the site plan as gravel with curb and gutter to be approximately \$37,500. If the parking was paved, the cost would increase by approximately \$20,000 for a total of \$57,500. Required landscaping is estimated to cost \$10,800 if we purchase and install it ourselves.

If the parking area is expanded and/or other impervious surface added, the cost of the required BMP is estimated at \$60,000. If the parking area was expanded to the entire site and paved and the BMP constructed, the cost of the project is estimated at \$175,000 as previously reported.

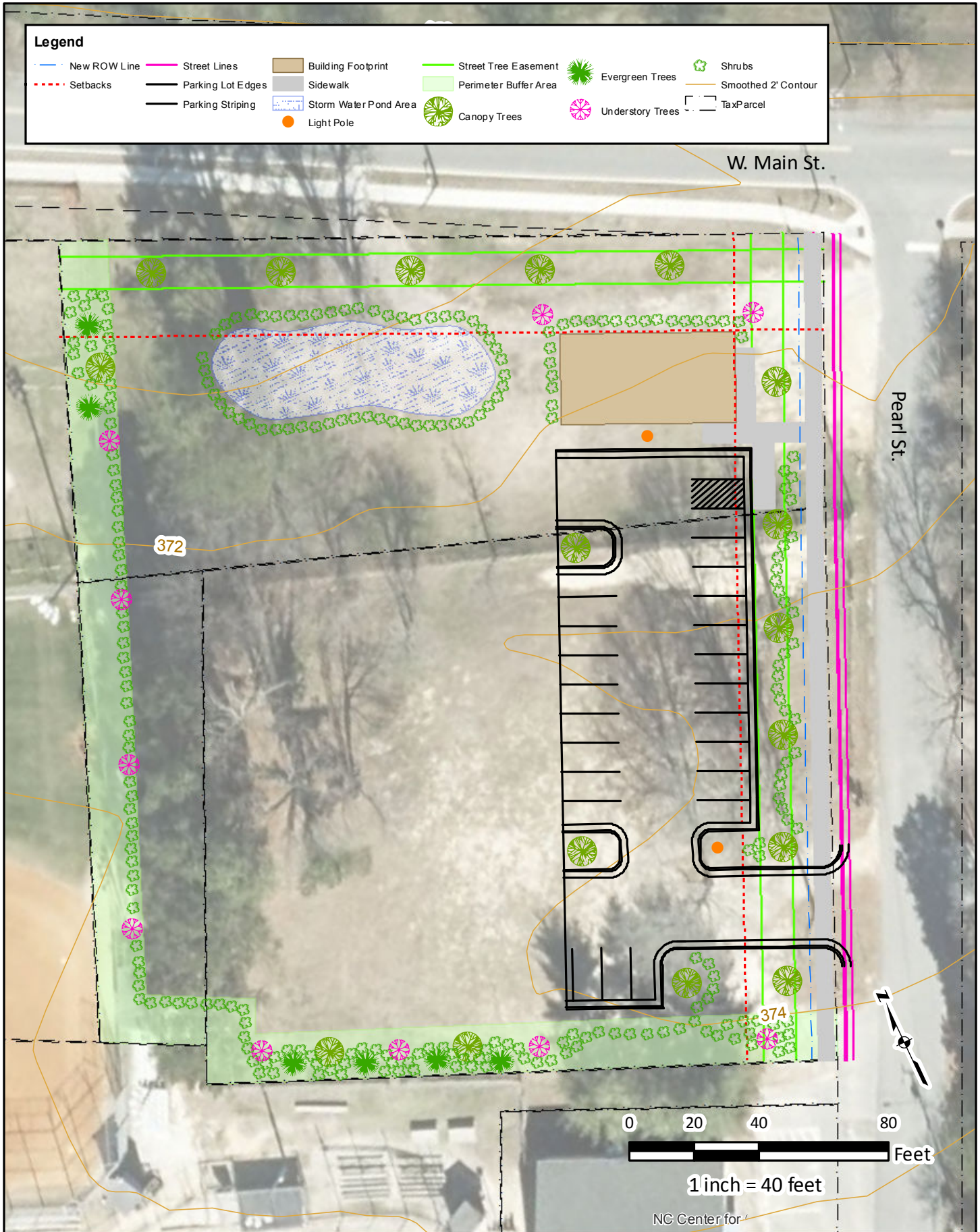
Cost estimates do not include widening of Pearl Street or relocation of utilities that may be required or desired.

The site improvement costs above are in addition to the cost to move the depot, previously estimated at \$32,000, repairs needed to the building (prior to the recent damage caused by a vehicle crash) estimated at \$67,895, and any required foundation repairs or reconstruction at the new site, which has not previously been estimated.

Public Works is in the process of obtaining estimates for repairing the damage from the vehicle crash so an insurance claim can be submitted. We do not yet know whether the crash-related repairs, the maintenance repairs and work needed to facilitate the move can be timed to avoid duplication or to reduce costs.

If Council directs staff to move forward with the project, staff will identify all available funding sources that can be considered, including confirmation of the proposal previously made by NC Railroad Company.

Depot Park Concept Plan - Phase 1



Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: March 20, 2018		
Subject: Design Services for South Garner Greenway Extension		
Location on Agenda: Old/New Business		
Department: Administration		
Contact: Matt Roylance, Assistant Town Manager - Operations		
Presenter: Matt Roylance, Assistant Town Manager - Operations		
<p>Brief Summary:</p> <p>The Town plans to extend the South Garner Greenway but needs to determine the best alignment for the greenway before proceeding. Staff recommends hiring a consultant to help guide us through that process.</p>		
<p>Recommended Motion and/or Requested Action:</p> <p>Authorize the Town Manager to execute a contract for South Garner Greenway Extension design services.</p>		
<p>Detailed Notes:</p> <p>Town staff issued a Request for Proposals (RFP) seeking a consultant to help plan the South Garner Greenway Extension. After evaluating the six responses, staff selected the highest scoring firm and negotiated the attached scope of services. The project engagement, which includes opportunities for public input, should be complete in approximately six months and cost \$33,445. See the attached memo for further details.</p>		
<p>Funding Source:</p> <p>Capital Improvement Plan</p>		
Cost: \$33,445	One Time: <input checked="" type="radio"/>	Annual: <input type="radio"/> No Cost: <input type="radio"/>
<p>Manager's Comments and Recommendations:</p> <p>N/A</p>		
<p>Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/></p>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	MAR	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

TO: Rodney Dickerson, Town Manager

FROM: Matt Roylance, Assistant Town Manager – Operations

DATE: March 20, 2018

SUBJECT: **Design Services for South Garner Greenway Extension**

The South Garner Greenway Extension is a proposed greenway connection from White Deer Park along Swift Creek to Buffalo Road. The Town's project aligns with Wake County's long-term plan to build a greenway that connects Lake Wheeler to Lake Benson. Wake County's plan shows their greenway terminating at Buffalo Road just north of the Lakemoor communities.

The Town of Garner has planned for a greenway connection in this area since at least 2007 when the project was recommended in the 2007 Garner Comprehensive Parks and Recreation, Open Space & Greenways Master Plan. Planning took place in earnest from 2013-2015 when Town staff and a consultant developed a preliminary plan and cost estimates in order to pursue grant funding opportunities. Fortunately, the Town has been successful in securing funding to build the South Garner Greenway Extension. Unfortunately, the initial planning work is now dated and needs to be refreshed before choosing a preferred alignment and building the greenway.

Request for Proposals and Selection Process

In order to update the previous plan and provide greenway alignment options and estimated project costs for Council consideration, the Town issued a Request for Proposals (RFP) to hire a consultant. Six firms responded, and a selection committee comprised of Town staff evaluated the proposals based on the following criteria:

- Qualifications of the design firm for this type of project
- Expertise and experience of the team members assigned to this project
- Proposed approach to the project and understanding of services being requested
- Ability to provide creative solutions
- Past performance on similar projects
- Current workload of the firm and commitment to provide adequate personnel resources
- Familiarity with the project area
- Proposed hourly rates
- Completeness and clarity of the proposal

Staff negotiated with the highest scoring firm, McAdams, to create a scope of services, project budget, and proposed schedule.

Project Scope

The project scope includes the following elements:

- Filed investigation, including the creation of a digital base map, GIS data, walking the area with Town staff, etc.
- Corridor analysis and identification of alternatives, including a presentation to Town Council for input
- Community input, including facilitating a public outreach meeting and sharing project information via the Town's website and social media accounts
- Conceptual alignment including a corridor map of the recommended alignment
- Presentation of recommended alignment and cost estimates to Town Council
- Preparation of final report and accompanying materials
- Project management and client communication

The total cost for these services will be \$33,445 and the work should be complete in approximately six months.

Next Steps

If Council approves this request, staff will finalize and execute the contract with McAdams and issue the notice to proceed. After the preliminary work is complete, staff will schedule the first meeting with Town Council to discuss alignment options.

February 8, 2018 *(Revised March 5, 2018)*

Mr. Matt Roylance
Assistant Town Manager
Town of Garner
900 7th Avenue
Garner, North Carolina 27529

**RE: Town of Garner – South Garner Greenway Connector Feasibility Study
Garner, North Carolina
FOR-18072**

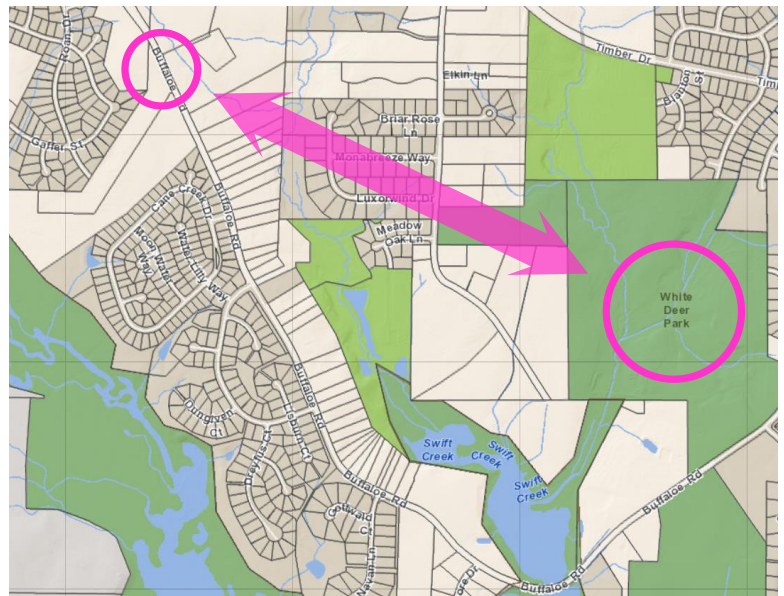
Dear Mr. Roylance,

We look forward to the opportunity to work with the Town of Garner to develop an accurate assessment potential solution for a greenway connection between White Deer Park and Buffalo Road.

PROJECT UNDERSTANDING:

The South Garner Greenway Connector will connect White Deer Park with a future Wake County Greenway at Buffalo Road. Previous studies identified several alternatives with associated construction cost estimates. The scope of this effort is to evaluate those options and any others that may be viable for making the connection.

The goal of our analysis is to provide the Town with a detailed understanding of the costs, property acquisition impacts and other implications of each alternative to support high quality decision making.



PROPOSED SERVICES + FEES:

We propose the following services (Alphanumeric task numbers are for internal coding purposes):

D11.50 Task A – Project Communication and Management:

FEE: \$3,050

A.1

We will begin the feasibility analysis process by conducting a kick-off meeting with the Town of Garner. The purpose of the meeting is to accomplish the following:

- > Review the goals and objectives of the project.
- > Identify critical issues associated with the South Garner Greenway Connector feasibility study.
- > Review and finalize the public participation approach.
- > Define the core group communication process. This will organize the ongoing communication and information exchange between the McAdams Team, the appropriate local government agencies, and the public. A project contact list will be established including email addresses so that all parties will be included in the exchange of critical information.
- > Set a refined project schedule with key milestones and meetings, public participation components and deliverable dates.
- > Select meeting dates for site walks.
- > Set up a recurring call and or meetings to review progress, resolve issues and keep project moving forward.

A.2

Upon completion of the kick-off meeting Team members will meet with Town Staff for an overview of the various physical factors within the Town environs, including future growth, environmental issues, planning policy, and overall demographic profiles, statistics, etc. that may inform design decisions.

D11.60 Task B – Field Investigations:

FEE: \$2,380

B.1

An accurate, comprehensive digital base map for the study will be essential to analyze critical information and issues / opportunities, develop and analyze alignments and connections, and present clear information to interested stakeholders. Specifically, this task will include gathering and coordination of information and readily available data from various local and state agencies including:

- > Aerial photographs
- > GIS data (with parcel lines, right-of-ways, topography, streams, flood plain, utilities, easements, and other information)

- > Relevant GIS layers from previous planning efforts
- > Natural resource inventories
- > Land Use and Zoning
- > Cultural, Historic and Archeological Resource inventories
- > Property ownership / tax map data
- > Local and regional trail connections
- > Street, on-road bicycle and pedestrian facilities connections
- > Points and places of interest

B.2

Following data collection, the Team will conduct site tours with staff to various current greenway and trail corridors to inventory and observe conditions as a basis for planning. It is anticipated that key segments will be visited based on available access, which may be representative of the overall greenway or trail corridor. The following areas are anticipated to be included in site visits / tours:

- > White Deer Park
- > Neighborhoods adjacent to White Deer Park and Buffaloe Road
- > Future Wake County greenway connection at Buffaloe Road
- > At-grade road crossings
- > Potential crossings of Buck Branch
- > Buffaloe Road vehicular bridge

Throughout these site visits, we will document conditions via digital photography and field notes. Inventory information will be shared with and verified by Town staff.

B.3

Based on information collected in Tasks outlined above, the McAdams Team will update the base map to include graphics and annotations in order to clearly highlight opportunities and challenges related to the corridor. Key opportunities and challenges to note will include:

- > Existing and potential connections and trailheads
- > Potential improvements to adjacent infrastructure
- > Significant land uses and points of interest
- > Environmental conditions
- > Cultural, Historic & Archeological Resources
- > Land division and ownership conditions
- > Aesthetics, important views / vistas, and trail character
- > Design standards
- > Alignment Challenges / Opportunities Including:
 - Stream crossings
 - Challenging grades

- At-grade road crossings
- Crossings beneath bridges
- Observed wetlands
- Natural areas to be avoided/included
- Relationship to adjacent property uses
- Opportunities for coordination with stream restoration projects

D11.65 Task C – Corridor Analysis + Preliminary Alternatives:

FEE: \$13,425

C.1

Based on the information gathered in Task B, the team shall provide analysis of the greenway routing which will result in several alternatives for further analysis. Additionally, typical trail cross sections, trail heads, open space areas, bridge locations, boardwalk locations and other details shall be identified.

C.2

- > Alignment recommendations will be based on best practices for greenway location given topography, floodplain impacts, road crossings, tributary stream crossings, major stream crossings, wetlands, crossings beneath existing road / rail bridges, adjacent land uses and overall user experience. Analysis will be developed with permitting, construction, maintenance and user experience in mind.
- > Analysis will also investigate opportunities to pair greenway development and land acquisition with stream restoration and conservation efforts. Greenway and stream restoration projects compliment each other in many cases and can increase grant funding opportunities.
- > A decision matrix will be developed that includes construction costs, property acquisition details, permitting issues and schedule impacts for each alternative studied. This matrix will be the foundation of our decision-making support to the Town.
- > At the conclusion of this phase the McAdams team will present each alternative to Town Staff for review, input, discussion, and revision.
- > Alternatives will be presented to Town Council (1) for review, input, discussion, and revision.

D11.70 Task D - Community Input + Guidance:

FEE: \$3,552.50

D.1

The Team understands that seeking input from interested citizens, property owners, and organizations is vital to the success of the South Garner Greenway Connector. Meaningful public involvement allows the community to express concerns, contribute ideas, and gain a better understanding of the project as it relates to the them.

D.2

In preparation for the project public meeting McAdams will develop content for the Town's website, social media and a mailed postcard. The postcard will be mailed to neighborhoods adjacent to the project corridor. McAdams will design the mailing, develop a mailing list and produce the postcard. The Town of Garner will provide postage. The Town will reserve an appropriate facility for the meeting.

- > Facilitate a public outreach meeting to:
 - Introduce the project and gauge public support;
 - Solicit and compile public comment;
 - Share and refine critical issues, goals and objectives;
 - Discuss the Base Map in regard to issues and opportunities.
- > Facilitate one (1) public workshop to present alternatives
- > Draft a summary of the public participation process and its results.

D11.75 Task E – Conceptual Alignment:

FEE: \$5,832.50

E.1

Based on all data collected and analyzed, along with the input gathered from the public, guidance from Town Staff and Town Council the alignment options will be refined to detail costs for acquisition, construction, maintenance and operations.

E.2

South Garner Greenway Connector Conceptual Design will include:

- > Assessment of likely floodplain impacts and recommended strategy
- > Photos of key elements along segment
- > Corridor Map detailing routing challenges and opportunities addressing
 - Topography
 - Stream crossings
 - Floodplain impacts
 - Observed wetlands
 - Road crossings
- > Corridor Map detailing property impacts
 - Number of parcels
 - Current Property ownership
 - Rough estimation of needed acreage
 - Routing alternatives
 - Notes of any issues or existing discussions with property owners
- > Corridor Map detailing recommend horizontal alignment

- At-grade road crossings
- Stream crossings
- Likely boardwalk locations
- Connector trails
- Opportunities for pocket parks, overlooks and other experiential elements
- > Stream restoration opportunities
- > Recommendations
 - Linear feet of greenway
 - Rough bridge locations and lengths
 - Rough boardwalk locations and lengths
 - Road crossings with appropriate crossing details (i.e., signalized, hi-vis crosswalks, etc.)
- > Cost Estimates
 - Land acquisition costs – based on available tax values
 - Engineering / Design costs – a range based on construction costs will be provided. Notes for special issues that could impact a specific segment budget will be included.
 - Construction Cost Estimates
 - Construction Administration and Construction Materials Testing cost estimate
 - Instruction for escalating costs to appropriate design year
- > Special corridor related notes
- > Funding Strategies

D11.80 Task F - Presentation of Analysis:

FEE: \$1,740

F.1

The study will conclude with a meeting with Town staff to present the conceptual design for the selected alternative. Upon any final revision the design and associated details will be presented to Town Council.

F.2

Based on selections at the presentation of analysis final estimates, maps and recommendations will be completed. Deliverables as follow:

- > 10 hard copies and 1 electronic copy (pdf) of the Conceptual Design
- > GIS data for use by Town’s Planning Department

D11.90 Final Feasibility Study

FEE: \$1,965

Preparation of final plan, estimates, mapping and graphics. Incorporation of all Town comments.

K. Reimbursables Expenses:

FEE: \$1,500

McAdams shall invoice all reasonable reimbursable expenses at the normal rates as indicated in our standard hourly rates provisions.

Extra Services**J. Additional Services:**

When requested by Town of Garner or its authorized representatives and approved in writing, McAdams will perform additional services beyond the scope of services described herein. Fees associated with additional services will be defined per task or by hourly charges in accordance with the attached Rate Schedule, as directed at the time of the request for additional services. No additional services will be performed without specific written consent of Town of Garner or its authorized representative.

PROJECT SCHEDULE

McAdams' services shall be performed as expeditiously as is consistent with professional skill and care and the orderly progress of the project. The following is the expected schedule for completion of work on this project:

Project shall be completed within 6 months from notice to proceed.

The time limits and schedule set forth above have been agreed to by the Owner and McAdams, but the time limits and schedule shall be extended for (1) reasonable cause, or for (2) any delays associated with McAdams work on the project that are not the sole responsibility of McAdams.

OWNER RESPONSIBILITIES

Owner shall be responsible for the following:

- > Notification to proceed including a signed copy of this Agreement.
- > Any existing and available survey, site plans, and other park / planning documents in both hardcopy and electronic AutoCAD compatible formats as may be required.
- > Most recent greenway bid tabs.
- > Timely approval of information presented for approval.
- > Timely provision of information from other professional service providers as may be engaged in the project and contracted directly with the Owner.
- > Payment of invoices in accordance with Item 1 of Terms and Conditions.
- > Notification to Consultant of any problems, in accordance with Item 2 of Terms and Conditions.

EXCLUSIONS

The following services are not included in this Agreement:

- > Preparation of site specific design, site engineering or landscape architecture documents
- > Preparation of site surveys
- > Flood studies or "100+1" studies to submit to regulatory agencies
- > Preparation of Rezoning or Zoning Amendment documents for subject properties
- > Off-site utility extensions specific design
- > Traffic or Transportation Analysis
- > Off-site roadway improvements specific design
- > Permit application fees
- > Legal advertisements for construction contracts
- > Court appearances for litigation, or preparation for same
- > Assistance with acquisition of right-of-way or off-site easements; preparation of exhibits for same
- > Revised directives from Owner after project process has begun
- > Any other services not specifically described in the scope of work

GENERAL CONDITIONS

- > The attached "Terms and Conditions" shall apply to this Agreement.
- > This proposal is valid for 30 days from the above date.
- > Reimbursable expenses will be billed in accordance with the attached Rate Schedule.

CONCLUSION

We sincerely appreciate this opportunity to propose our services for this important project. Please do not hesitate to contact me at your convenience if you have any questions or comments. If in agreement, please sign below and also sign the Rate Schedule document attached, and we will be prepared to begin.

Sincerely,

MCADAMS



Iona L. Thomas, AICP
Director, Public Sector

IT/lgh

Enclosures

ACCEPTANCE

By: _____

Date: _____

Name: _____

Title: _____



SOUTH GARNER GREENWAY CONNECTOR STUDY / GARNER, NC

Date: March 5, 2018

McAdams Project Number: FOR-18072

Fee Summary \$33,445

TASK ID	DESCRIPTION	FEE	FEE BASIS	NOTES
D11.50	Task A - Project Communication and Management	\$3,050	Fixed Fee	
D11.60	Task B - Field Investigations	\$2,380	Fixed Fee	
D11.65	Task C - Corridor Analysis & Preliminary Alternatives	\$13,425	Fixed Fee	
D11.70	Task D - Community Input & Guidance	\$3,553	Fixed Fee	
D11.75	Task E - Conceptual Alignment	\$5,833	Fixed Fee	
D11.80	Task F - Presentation of Analysis	\$1,740	Fixed Fee	
D11.90	Final Feasibility Study	\$1,965	Fixed Fee	
	TOTAL	\$31,945		
Reimbursables				
K.	Reimbursables Expenses	\$1,500	Fixed Fee	
	TOTAL	\$1,500		

1. Specifications for contract by hourly charge, the following rates apply

ROLE	RATE	ROLE	RATE
Principal-in-Charge	\$175 / hour	Designer	\$90 / hour
Senior Project Manager	\$150 / hour	Senior CAD Technician	\$105 / hour
Project Manager	\$115 / hour	CAD Technician	\$85 / hour
Senior Project Engineer	\$130 / hour	Senior Environmental Professional	\$130 / hour
Project Engineer	\$110 / hour	Environmental Professional	\$110 / hour
Engineering Intern	\$90 / hour	Environmental Technician	\$90 / hour
Senior Landscape Architect	\$150 / hour	Survey Director	\$140 / hour
Landscape Architect	\$115 / hour	Survey Project Manager	\$120 / hour
Landscape Designer	\$90 / hour	Project Surveyor	\$95 / hour
Senior Planner	\$130 / hour	Survey Technician	\$65 / hour
Planner	\$115 / hour	Survey Crew (2 Man)	\$130 / hour
GIS Technician	\$100 / hour	SUE Project Manager	\$120 / hour
Graphics / Media Design	\$75 / hour	SUE Technician	\$65 / hour
Technical / Grant Writer	\$85 / hour	Administrative Assistant	\$65 / hour
Senior Technical Manager	\$140 / hour	Construction Services Manager	\$135 / hour
Technical Manager	\$110 / hour	Construction Services Professional	\$110 / hour
Senior Designer	\$115 / hour	Construction Observation	\$95 / hour

Hourly services are recorded and rounded to the nearest 1/4 hour.

2. The following charges apply on all contracts, for copies of plans and specifications sent out of the Engineer's office (to Owner, City regulatory agencies, bidders, contractor, other consultants, etc.):

ITEM	FEE	ITEM	FEE
Oversize + Color Rep.	\$3.00/each	Oversize Mylar Sepia	\$20.00/each
Paper Reproductions	\$2.00/each	Mylar Sepia	\$15.00/each
Specifications	\$0.10/each	Paper Sepia	\$5.00/each

3. The following rates are charged in addition to the above fees:

ITEM	FEE
Fees Paid for Permits and Applications	Cost Plus 10%
Outside Photocopying, Travel, Overnight Delivery, Postage for Mass Mailings	Cost Plus 5%
Subcontractor Invoices	Cost Plus 12.5%

4. Fees are subject to adjustment at the beginning of each calendar year.
5. Projects are billed on a monthly basis and invoices are due upon receipt. Invoices which have been not been paid within 30 days are past due and subject to finance charges of 1.5% per month.

OWNER'S INITIALS _____ **DATE** _____

The proposal submitted by THE JOHN R. McADAMS COMPANY (“CONSULTANT”) is subject to the following terms and conditions (collectively referred to as the “Agreement”) and, by accepting the proposal or any part thereof, the CLIENT agrees and accepts the terms and conditions outlined below:

1. Payment

The CLIENT will pay CONSULTANT for services and expenses in accordance with periodic invoices to CLIENT and a final invoice upon completion of the services. Each invoice is due and payable in full upon presentation to CLIENT. Invoices are past due after 30 days. Past due amounts are subject to interest at a rate of one and one-half percent per month (18% per annum) on the outstanding balance from the date of the invoice.

In light of the obvious advantage of resolving questions and disputes regarding CONSULTANT’s services and invoices quickly, CLIENT will notify CONSULTANT, in writing, of any questions or dissatisfaction which it may have regarding the cost, quality or appropriateness of services provided related to an invoice within ten (10) days of the invoice date. If CLIENT fails to provide such notice to CONSULTANT, CLIENT agrees that it waives its right to dispute the accuracy and appropriateness of all or part of the invoice.

If the CLIENT fails to make payment to the CONSULTANT within 30 days after the transmittal of an invoice, the CONSULTANT may, after giving 7 days written notice to the CLIENT, suspend services under this Agreement until all amounts due hereunder are paid in full. If an invoice remains unpaid after 60 days from invoice date, the CONSULTANT may terminate the Agreement and/or initiate legal proceedings to collect the fees owed, plus other reasonable expenses of collection including attorney’s fees.

2. Notification of Breach or Default:

The CLIENT shall provide prompt written notice to the CONSULTANT if CLIENT becomes aware of any breach, error, omission or inconsistency arising out of CONSULTANT’s work or any other alleged breach of contract by the CONSULTANT. The failure of CLIENT to provide such written notice within ten (10) days from the time CLIENT became aware of or should have become aware of the fault, defect, error, omission, inconsistency or breach, shall constitute a waiver by CLIENT of any and all claims against the CONSULTANT arising out of such fault, defect, error, omission, inconsistency or breach.

3. Representations of CLIENT:

CLIENT warrants and covenants that sufficient funds are available or will be available upon receipt of CONSULTANT’s invoice to make payment in full for the services rendered by CONSULTANT.

4. Ownership of Instruments of Service:

All reports, plans, specifications, field data and notes and other documents, including all documents on electronic media, prepared by the CONSULTANT as instrument of service, shall remain the property of the CONSULTANT. The CONSULTANT shall retain all common law, statutory and other rights, including the copyright thereto. In the event of termination of this Agreement and upon full payment of fees owed to CONSULTANT, CONSULTANT shall make available to CLIENT copies of all plans and specifications.

5. Change Orders:

CONSULTANT will treat as a change order any written or oral order (including directions, instructions, interpretations or determinations) from CLIENT which request changes in the Agreement or CONSULTANT's scope of work. CONSULTANT will give CLIENT written notice within ten (10) days of a Change Order of any resulting increase in CONSULTANT's fees. Unless CLIENT objects in writing within five (5) days, the Change Order becomes a part of this Agreement.

6. Site Operations:

CLIENT will arrange for right-of-entry to the property for the purpose of performing studies, tests and evaluations pursuant to the agreed services. CLIENT represents that it possesses necessary permits and licenses required for all ongoing activities at the site. If CONSULTANT is advised or given data in writing that shows the presence of underground or overground obstructions, such as utilities, CONSULTANT will give special instructions to our field personnel. However, CONSULTANT is not responsible for any damage or losses due to undisclosed or unknown surface or subsurface conditions, owned by CLIENT or third parties. CONSULTANT will take reasonable precautions to minimize damage to the property caused by our operations. CONSULTANT's fee does not include any cost of restoration due to any damage which may result and CONSULTANT is not responsible for any such repairs unless CONSULTANT fails to take reasonable precautions. If CLIENT desires CONSULTANT to repair such damage, CONSULTANT will comply and add the cost to our fee. Field tests or boring locations described in CLIENT's reports or shown on sketches prepared by CONSULTANT are based on specific information furnished by others or estimates made in the field by CONSULTANT's personnel. Such dimensions, depths or elevations should be considered as approximations unless otherwise stated in CONSULTANT's proposal or report.

7. Hazardous Substances:

The CLIENT agrees to advise the CONSULTANT upon execution of this Agreement of any hazardous substances or any condition existing in, on or near the Project Site presenting a potential danger to human health, the environment or equipment. By virtue of entering into this Agreement or of providing Services hereunder, the CONSULTANT does not assume control of, or responsibility for, the Project Site or the person in charge of the Project Site or undertake responsibility for reporting to any federal, state or local public agencies, any conditions at the project site that may present a potential danger to the public, health, safety or environment except where required of the CONSULTANT by law. In the event CONSULTANT encounters hazardous or toxic substances or contamination significantly beyond that originally represented by CLIENT, CONSULTANT may suspend or terminate the Agreement. CLIENT acknowledges that CONSULTANT has no responsibility as a generator, treater, storer, or disposer of hazardous or toxic substances found or identified at a site and CLIENT agrees to defend, indemnify, and hold harmless CONSULTANT, from any claim or liability, arising out of CONSULTANT's performance of work under this Agreement and made or brought against CONSULTANT for any actual or threatened environmental pollution or contamination except to the extent that CONSULTANT has negligently caused such pollution or contamination.

8. Assignment and Third Parties:

Nothing under this Agreement shall be construed to give any rights or benefits in this Agreement to anyone other than the CLIENT and CONSULTANT, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of the CLIENT and the CONSULTANT and not for the benefit of any other party. Neither the CLIENT nor the CONSULTANT shall assign, sublet, or transfer any rights under or interests in this Agreement without the written consent of the other which shall not be unreasonably withheld. However, nothing contained herein shall prevent

or restrict the CONSULTANT from employing independent subconsultants as the CONSULTANT may deem appropriate to assist in the performance of services hereunder.

9. Project Site:

Should CLIENT not be owner of the project site, then CLIENT agrees to notify the OWNER(s) of the aforementioned possibility of unavoidable alteration and damage to the site. CLIENT further agrees to indemnify, defend and hold CONSULTANT harmless against any claims by the CLIENT or persons having possession of the site through the Owner which are related to such alteration or damage.

10. Sample Disposal:

At CLIENT's written request, CONSULTANT will retain preservable test specimens or the residue therefrom for 30 days after submission of our report free of storage charges. After the initial 30 days and upon written request, CONSULTANT will retain test specimens or samples for a mutually acceptable storage charge and period of time. CLIENT agrees that CONSULTANT is not responsible or liable for loss of test specimens or samples retained in storage. In the event that samples contain hazardous constituents, CONSULTANT will (1) return such samples to CLIENT, or (2) using a manifest signed by CLIENT as generator, will have samples transported to a location selected by CLIENT for final disposal. CLIENT agrees to pay all costs associated with the storage, transport, and disposal of samples. CLIENT recognizes and agrees that CONSULTANT is acting as a bailee and at no time assume title to said materials.

11. Equipment Contamination:

CONSULTANT will endeavor to clean our laboratory and field equipment which may become contaminated during the conduct of the Services. Occasionally, such equipment cannot be completely decontaminated because of the nature of the hazardous materials encountered. If this occurs, it will be necessary to dispose of the equipment in a manner similar to hazardous samples. CLIENT agrees to pay CONSULTANT the fair market value of any such equipment that must be disposed of in that manner.

12. Survival:

All of CLIENT's obligations and liabilities, including but not limited to, its indemnification obligations and limitations, and CONSULTANT's rights and remedies with respect thereto, shall survive completion of the expiration or termination of this Agreement.

13. Unforeseen Occurrences:

If, during the performance of services hereunder, any unforeseen hazardous substance, material, element of constituent or other unforeseen conditions or occurrences are encountered which, affects or may affect the services, the risk involved in providing the service, or the recommended scope of services, CONSULTANT will promptly notify CLIENT thereof. Subsequent to that notification, CONSULTANT may: (a) if practicable, in CONSULTANT's sole judgment and with approval of CLIENT, complete the original scope of services in accordance with the procedures originally intended in the Proposal; (b) Agree with CLIENT to modify the scope of services and the estimate of charges to include study of the previously unforeseen conditions or occurrences, such revision to be in writing and signed by the parties and incorporated herein; or (c) Terminate the services effective on the date of notification pursuant to the terms of the Agreement.

14. Force Majeure:

Should completion of any portion of the Agreement be delayed for causes beyond the control of or without the fault or negligence of CONSULTANT, including force majeure, the reasonable time for performance shall be extended for a period at least equal to the delay and the parties shall mutually agree on the terms and conditions upon which Agreement may be continued. Force majeure includes but is not restricted to acts of God, acts or failures of governmental authorities, acts of CLIENT's contractors or agents, fire, floods, epidemics, riots, quarantine restrictions, strikes, civil insurrections, freight embargoes, and unusually severe weather.

15. Standard of Care:

CONSULTANT shall perform Agreement for CLIENT in a professional manner, using that degree of care and skill ordinarily exercised by and consistent with the standards of professionals providing the same services in the same or a similar locality as the project. There are no other warranties, expressed or implied, including warranties of merchantability or fitness for a particular purpose that will or can arise out of the services provided by CONSULTANT or this Agreement.

16. Waiver of Consequential Damages/Limitation of Liability:

CLIENT agrees that CONSULTANT's aggregate liability for any and all claims that may be asserted by CLIENT is limited to \$50,000 or to the fee paid to CONSULTANT under this Agreement, whichever is greater. Both CLIENT and CONSULTANT hereby waive any right to pursue claims for consequential damages against one another, including any claims for lost profits.

17. Safety:

CONSULTANT is not responsible for site safety or compliance with the Occupational Safety and Health Act of 1970 ("OSHA"). Job site safety remains the sole exclusive responsibility of CLIENT or CLIENT's contractors, except with respect to CONSULTANT'S own employees. Likewise, CONSULTANT shall have no right to direct or stop the work of CLIENT's contractors, agents or employees.

18. Arbitration:

Any claim or other dispute arising out of or related to this Agreement shall be subject to Arbitration. Such claims and disputes shall first be subject to non-binding mediation, and if mediation is unsuccessful, shall be subject to Arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association currently in effect. Any demand for Arbitration shall be filed in writing with the other party and with the American Arbitration Association.

19. Independent Contractor:

In carrying out its obligations, CONSULTANT shall be acting at all times as an independent contractor and not an employee, agent, partner or joint venturer of CLIENT. CONSULTANT's work does not include any supervision or direction of the work of other contractors, their employees or agents, and CONSULTANT's presence shall in no way create any liability on behalf of CONSULTANT for failure of other contractors, their employees or agents to properly or correctly perform their work

20. Termination:

Either party may terminate the Agreement with or without cause upon ten (10) days advance written notice, if the other party has not cured or taken reasonable steps to cure the breach giving rise to termination within the ten (10) day notice period. If CLIENT terminates without cause or if CONSULTANT terminates for cause, CLIENT will pay CONSULTANT for all

costs incurred, non- cancelable commitments, and fees earned to the date of termination and through demobilization, including any cancellation charges of vendors and subcontractors, as well as demobilization costs.

21. Severability:

If any provision of this Agreement, or application thereof to any person or circumstance, is found to be invalid then such provision shall be modified if possible, to fulfill the intent of the parties as reflected in the original provision, the remainder of this Agreement, or the application of such provision to persons or circumstances other than those as to which it is held invalid, shall not be affected thereby, and each provision of this Agreement shall be valid and enforced to the fullest extent permitted by the law.

22. No Waiver:

No waiver by either party of any default by the other party in the performance of any provision of this Agreement shall operate as or be construed as a waiver of any future default, whether like or difference in character.

23. Merger, Amendment:

This Agreement constitutes the entire Agreement between the CONSULTANT and the CLIENT and negotiations, written and oral understandings between the parties are merged herein. This Agreement can be supplemented and/or amended only by a written document executed by both the CONSULTANT and the CLIENT.

24. Choice of Law:

The validity, interpretation, and performance of this Agreement shall be governed by and construed in accordance with the law of the State of North Carolina, excluding only its conflicts of laws principles.

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: March 20, 2018			
Subject: Additional Design for Parking Lot at Main Street			
Location on Agenda: Old/New Business			
Department: Engineering			
Contact: Tony Chalk, Town Engineer			
Presenter: Tony Chalk, Town Engineer			
Brief Summary: This is an amendment to 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.			
Recommended Motion and/or Requested Action: Approve the amendment to the contract			
Detailed Notes:			
Funding Source:			
Cost: \$29,500	One Time: <input checked="" type="radio"/>	Annual: <input type="radio"/>	No Cost: <input type="radio"/>
Manager's Comments and Recommendations: N/A			
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>			
Agenda Form Reviewed by:	Initials:	Comments:	
Department Head:	TC		
Finance Director:			
Town Attorney:			
Town Manager:	RD		
Town Clerk:			

AMENDMENT NUMBER 2 TO THE AGREEMENT BETWEEN CLIENT AND KIMLEY-HORN AND ASSOCIATES, INC.

This is Amendment number 2 dated February 21th, 2018 to the agreement between Town of Garner ("Client") and Kimley-Horn and Associates, Inc. ("Consultant") dated March 9th, 2017 ("the Agreement") concerning Main Street Streetscape Improvements (the "Project").

The Consultant has entered into the Agreement with Client for the furnishing of professional services, and the parties now desire to amend the Agreement.

The Agreement is amended to include Additional Services to be performed by Consultant for additional compensation as set forth in Exhibit 'A' in accordance with the terms of the Agreement, which are incorporated by reference.

CLIENT:

By: _____

Title: _____

Date: _____

CONSULTANT:

KIMLEY-HORN AND ASSOCIATES, INC.

By: John D. Kyeuchi

Title: ASSOCIATE

Date: 2/26/18

Project Understanding:

The purpose of this amendment is to include the newly acquired property to the south of the existing project limits within the scope of the project. The property, located at 112 Rand Mill Road (PIN: 1711720253), was recently purchased by the Town of Garner with the intention of using it for additional parking.

This amendment is for services to develop a layout for this parking which will be carried through schematic design, design development, construction documents, and permitting. While bid documents will be provided to the Town following permitting, the project will be bid by the Town of Garner. Documents will be included as part of the project set of documents for the Main Street Improvements and will not be a separate set of documents.

The additional parcel (PIN: 1711720253) will be added to the project limits previously agreed upon as part of the original contract. Please see Exhibit 'B' for exact project limits.

Consultant shall perform the following Additional Services:

Task 1A: Additional Survey Coordination

This task expands the scope of task 1 in the original agreement to include the additional parcel (PIN: 1711720253) located at 112 Rand Mill Road.

The Client shall retain the services of a licensed, NCDOT pre-qualified surveyor to conduct field surveying for the additional parcel (PIN: 1711720253). The additional survey will be follow the same guidelines disclosed in the original contract document and will be added to the survey previously created by RWK, PA Engineering and Surveying to complete one (1) survey document. We shall rely upon the accuracy and completeness of the information provided for our use in execution of the project.

Task 2A: Additional Meetings and Coordination

This task expands the scope of task 2 in the original agreement to include the additional parcel (PIN: 1711720253) located at 112 Rand Mill Road.

This amendment will include one additional meeting to review schematic design for the parking lot and attendance of one additional professional at the three milestone meetings previously identified in the original agreement.

Task 3A: Additional Schematic Design (SD)

This task expands the scope of task 3 in the original agreement to include the additional parcel (PIN: 1711720253) located at 112 Rand Mill Road.

Task 4A: Additional Design Development (DD)

This task expands the scope of task 4 in the original agreement to include the additional parcel (PIN: 1711720253) located at 112 Rand Mill Road.

Task 5A: Additional 80% Construction Documents (CD)

This task expands the scope of task 5 in the original agreement to include the additional parcel (PIN: 1711720253) located at 112 Rand Mill Road.

Additionally, one (1) preliminary opinion of probable construction cost (OPCC) will also be developed at this phase. This will include all intersection enhancements and parking improvements for the entire project limits as illustrated in Exhibit 'B'.

Task 6A: Additional Final Plans / Construction Documents (CD)

This task expands the scope of task 6 in the original agreement to include the additional parcel (PIN: 1711720253) located at 112 Rand Mill Road.

Task 7A: Additional Bid Phase Services

This task expands the scope of task 7 in the original agreement to include the additional parcel (PIN: 1711720253) located at 112 Rand Mill Road.

Task 10: Stormwater Management Design

This task includes the addition of stormwater calculations and design for the parcels located at 0 (PIN: 1711720343) and 112 (PIN: 1711720253) Rand Mill Road. The stormwater management design will meet Town of Garner and NCDEQ stormwater requirements for water quantity discharge and water quality treatment. Stormwater impact analysis and report will be provided to meet permitting requirements. Report will include stormwater treatment sizing and exhibits. This task will include the analysis, design, and sizing of up to one (1) stormwater treatment device for implementation into the final plans.

Services not included:

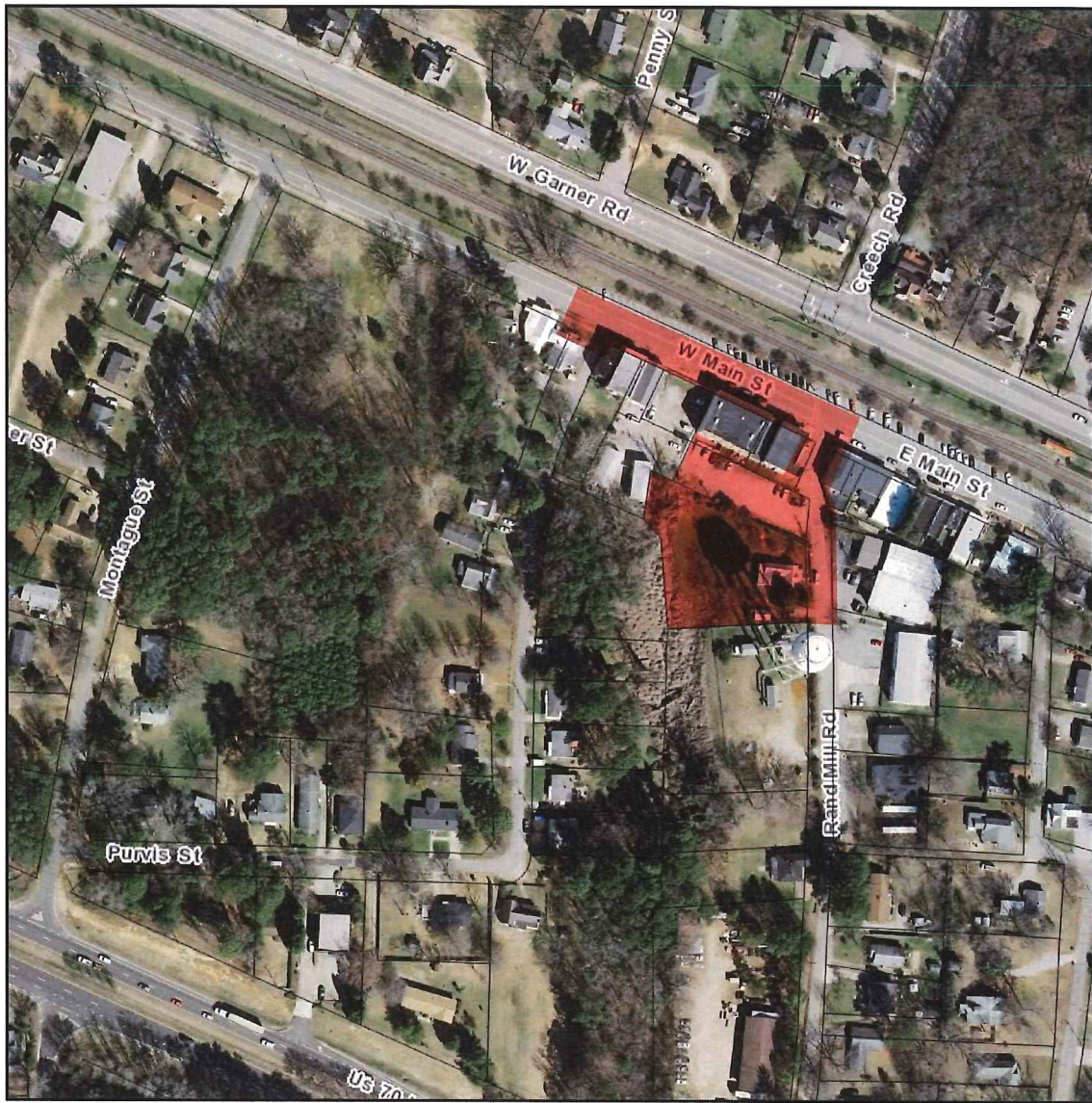
- Retaining wall design
- Public meetings or meetings with adjacent property owners

Consultant and Client agree to the following general schedule in connection with the Additional Services set forth above:

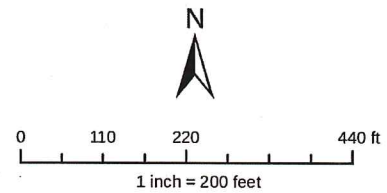
The Client and The Consultant will agree on a mutually beneficial schedule.

For the Additional Services set forth above, Client shall pay Consultant the following additional compensation:

Task 1A: Additional Surveys and Owner-provided Information	\$500
Task 2A: Additional Meetings and Coordination	\$2,000
Task 3A: Additional Schematic Design (SD)	\$3,500
Task 4A: Additional Design Development (DD)	\$3,700
Task 5A: Additional 80% Construction Documents (CD)	\$3,800
Task 6A: Additional Final Plans / Construction Documents (CD)	\$6,500
Task 7A: Additional Bid Phase Services	\$1,000
Task 10: Stormwater Management Design	\$8,500
Total – Amendment 2	\$29,500



Project Limits



Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: March 20, 2018		
Subject: Pedestrian Crossing Signage Improvements		
Location on Agenda: Old/New Business		
Department: Planning & Engineering		
Contact: Het Patel, AICP, Senior Planner & Jonathan Ham, PE, CFM, Assistant Town Engineer		
Presenter: Het Patel, AICP, Senior Planner & Jonathan Ham, PE, CFM, Assistant Town Engineer		
<p>Brief Summary:</p> <p>Presenting the Town's staff report for pedestrian crossing signage improvements to enhance pedestrian safety at two intersections within the Town. The two intersections include: Aversboro Road and Buffaloe Road; and Timber Drive and Buckingham Road. Town staff coordinated with NCDOT about recommended pedestrian signage improvements and developed preliminary cost estimates for installation.</p>		
<p>Recommended Motion and/or Requested Action:</p> <p>Request direction for Town Staff to move forward with coordination of improvements and installation with NCDOT.</p>		
<p>Detailed Notes:</p> <p>The staff report includes description of recommended pedestrian improvements including examples of pedestrian crossing signage to be utilized. It also includes exhibits showing general location for where the signage should be placed and preliminary cost estimates for completing improvements.</p>		
<p>Funding Source: TBD</p>		
Cost: \$32,500 (est.)	One Time: <input checked="" type="radio"/>	Annual: <input type="radio"/> No Cost: <input type="radio"/>
<p>Manager's Comments and Recommendations: N/A</p>		
<p>Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/></p>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JT	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

TO: Town Council Members

FROM: Het Patel, AICP, Senior Planner – Transportation and Land Use
Jonathan Ham, P.E., C.F.M., Assistant Town Engineer

SUBJECT: ***Pedestrian Crossing Signage Improvements – Two Locations***

DATE: March 20, 2018

INTRODUCTION

Town staff was directed to consider potential pedestrian crossing improvements at two (2) high pedestrian traffic intersections. The two intersections include:

- Aversboro Road and Buffalo Road; and
- Timber Drive and Buckingham Road.

This memorandum summarizes the recommendations for improvements to pedestrian signage for both intersections and includes preliminary cost estimates for completing the identified improvements. Town staff also coordinated with NCDOT regarding the pedestrian crossing and signage concepts. Additionally, examples of pedestrian crossing signage concepts identified within this memorandum are provided as an attachment.

AVERSBORO ROAD AND BUFFALO ROAD

There are existing crosswalks to cross Buffalo Road and Aversboro Road; however, with the increased development along Buffalo Road and with the intersection providing a connection to White Deer Park pedestrian activity at the intersection is very high. Therefore, to enhance pedestrian safety and improve intersection conditions staff researched a few options and coordinated with NCDOT for their response.

POTENTIAL INTERSECTION IMPROVEMENTS

There are three potential improvements that can be made to the existing intersection to improve pedestrian safety. The improvements include (Figure 1):

- Adding Pedestrian-Activated Flashing LED Signage at four locations
- Adding a High-Visibility Pedestrian Crossing Sign at three locations
- Adding/painting a stop bar along Buffalo Road

Under the existing conditions, there isn't a stop bar for vehicles on Buffalo Road as they approach the stop sign and the pedestrian crosswalk. Therefore, one of the recommendations is to add/paint a stop bar spaced even with the existing stop sign. In conjunction with that, staff recommends adding two different types of pedestrian crossing signage to increase the visibility and educating the vehicular traffic regarding pedestrians entering the crosswalk. Pedestrian-Activated Flashing LED signage is recommended along four locations. Staff also recommends adding pedestrian instructions to the LED signs (see example callout).



Lastly, the third recommendation is to add High-Visibility Pedestrian Crossing signs along Aversboro Road and Buffalo Road before vehicles approach the intersection. Figure 1 below, provides the potential location for recommended improvements.

Figure 1: Aversboro Road at Buffalo Road Potential Pedestrian Crossing Improvements



TIMBER DRIVE AND BUCKINGHAM ROAD

There is an existing crosswalk to cross Timber Drive at Buckingham Road; however, with the increased development along Timber Drive and with the intersection providing a connection to South Garner Greenway pedestrian activity at the intersection is very high. Therefore, to enhance pedestrian safety and improve intersection conditions staff researched a few options and coordinated with NCDOT for their response.

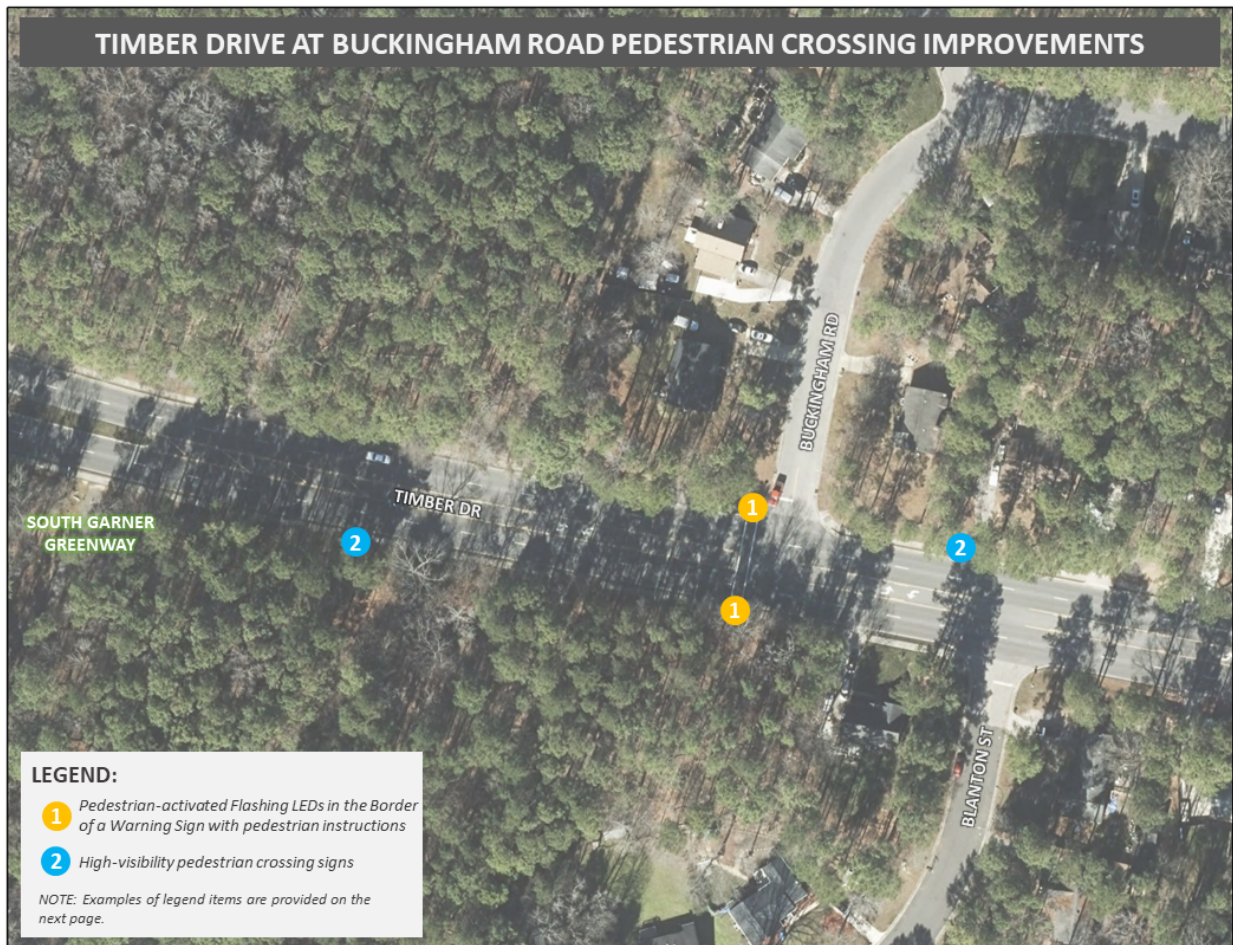
POTENTIAL INTERSECTION IMPROVEMENTS

There are two potential improvements that can be made to the existing intersection to improve pedestrian safety. The improvements include (Figure 2):

- Adding Pedestrian-Activated Flashing LED Signage at two locations
- Adding a High-Visibility Pedestrian Crossing Sign at two locations

The Pedestrian-Activated Flashing LED Signage will help increase the visibility of pedestrians before they enter the crosswalk and the High-Visibility Pedestrian Crossing Signs also help highlight pedestrian activity at the upcoming intersection.

Figure 2: Timber Drive and Buckingham Road Potential Pedestrian Crossing Improvements

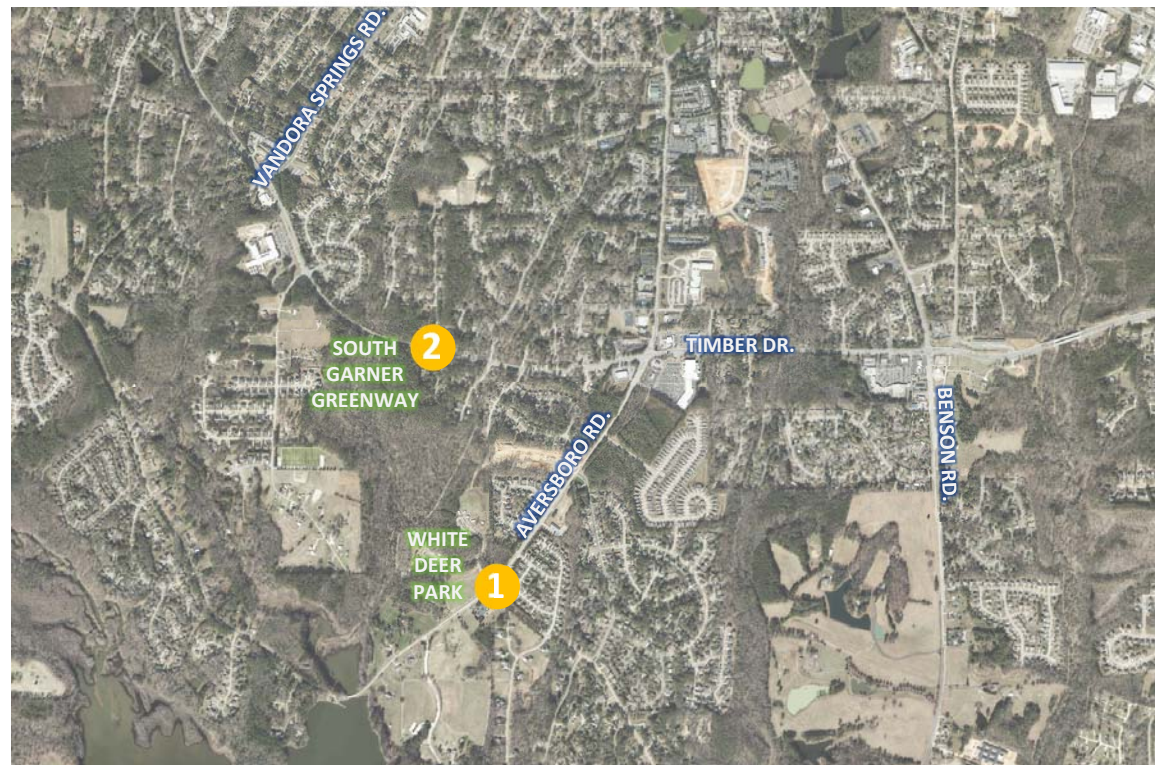


Pedestrian Crossing Signage Improvements

Town Council
March 20, 2018

Background

- Two intersections with heavy pedestrian traffic
 - 1 Aversboro Road and Buffalo Road
 - 2 Timber Drive and Buckingham Road



1 Aversboro Road and Buffalo Road

- Existing Conditions



2 Timber Drive and Buckingham Road

- Existing Conditions



2 Timber Drive and Buckingham Road

- Proposed Improvements



Signage Examples

LEGEND:

- 1 Pedestrian-activated Flashing LEDs in the Border of a Warning Sign with pedestrian instructions

- 2 High-visibility pedestrian crossing signs

EXAMPLES:



Preliminary Cost Estimates

1 Aversboro Road and Buffalo Road

- **\$ 12,500** – if installed in-house
- **\$18,500** – if installation is outsourced

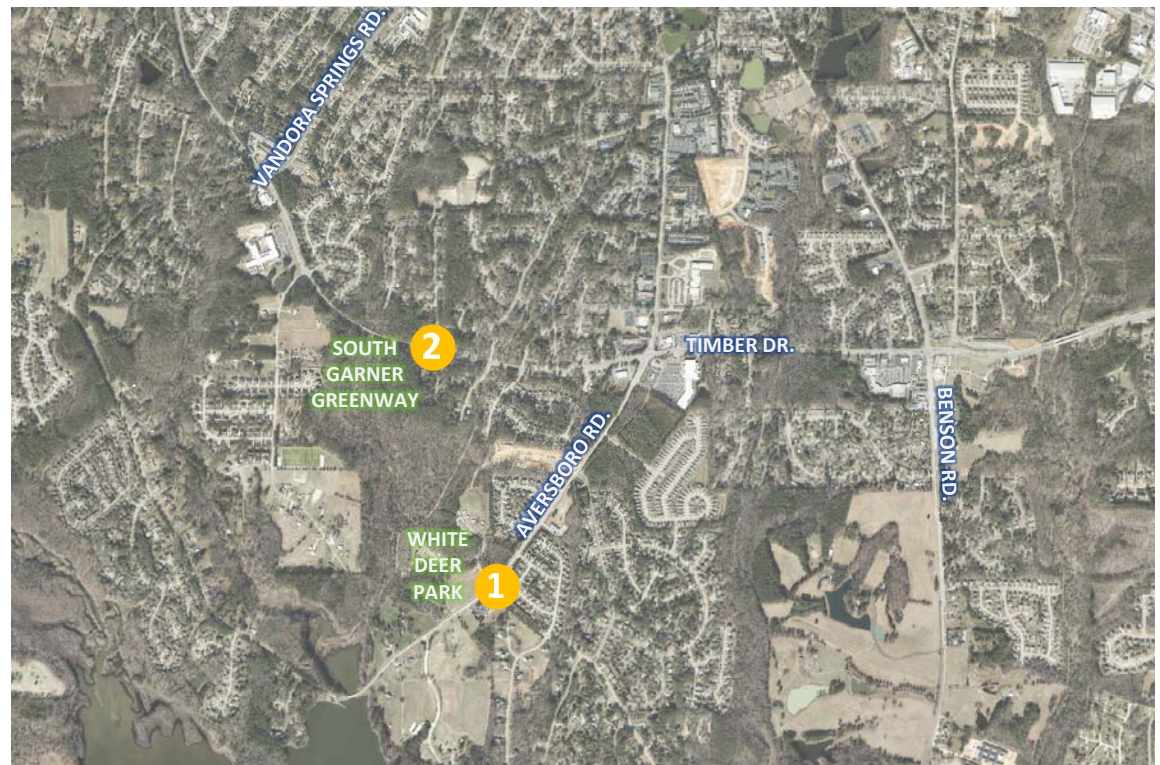
2 Timber Drive and Buckingham Road

- **\$ 9,000** – if installed in-house
- **\$14,000** – if installation is outsourced

TOTAL: Approximately **\$21,500** if installed in-house; and,
\$32,500 if installation is outsourced

Questions or Comments

- 1 Aversboro Road and Buffalo Road
- 2 Timber Drive and Buckingham Road



Town of Garner
Town Council Meeting
Agenda Form

Meeting Date:			
Subject:			
Location on Agenda:			
Department:			
Contact:			
Presenter:			
Brief Summary:			
Recommended Motion and/or Requested Action:			
Detailed Notes:			
Funding Source:			
Cost:	One Time:	Annual:	No Cost:
Manager's Comments and Recommendations:			
Attachments Yes:		No:	
Agenda Form Reviewed by:	Initials:	Comments:	
Department Head:			
Finance Director:			
Town Attorney:			
Town Manager:			
Town Clerk:			



Town Manager's Office Memorandum

TO: Town Council

FROM: Rodney Dickerson, Town Manager

DATE: January 12, 2018

SUBJECT: Police Salary Corrections

In discussions with HR and Police about hiring salaries, benefits, recruitment and retention, it was discovered and brought to my attention that the Police were using a more condensed starting pay scale than the rest of the Town. Recently, the Town Council authorized me to approve starting salaries up to 50% above the minimum hiring range for each new position. Prior to December the authorization was 30%. The practice of the Police Department is and has historically been only offering experienced hires up to 5% max above the minimum. This practice is isolated to the Police Department and does not exist in other Town departments. According to Chief Zuidema, this is what was passed on to him when he started 8 years ago, and the practice going back many years according to his command staff. This means that an officer with several years of experience that we hired from another agency was not granted the opportunity to obtain credit for the years of experience and knowledge like other new Town employees were.

Going forward, new sworn police hires will be given credit for their experience up to the limit that the new policy allows. Chief Zuidema proposes to offer new sworn officer hires up to 4% per year of experience to put them in the pay plan at a place similar to where they would have been had their experience all been in Garner. That's a quick and easy fix that puts them in the same position as any other Town new hires. The dilemma is that several officers have been hired under the old practice with the 5% cap, creating salary compression issues. To level the playing field and not to create a situation where new sworn officers could come in making more than existing sworn officers, Chief Zuidema and the HR Director are requesting that the Town consider compensating existing officers for their years of experience at a rate of 3.5% per year of service:

This salary correction is not intended to "make up" all the salary that the employees in question would have made since their hire date; it is instead intended to be a one-time correction (with recurring costs) to give each employee the difference in the salary they were hired at versus the salary they would have been hired at if we did not limit the hiring incentive to 5% over starting salary.

As an example, assume we hired "Officer X" in November 2016 at a starting salary of \$40,880.97, which was 5% over the starting salary of \$39,825.00 based on his/her prior experience of 5 years with another law enforcement agency in North Carolina. Under the Town policy in place at that time and based on our proposal of 3.5% per year of experience approach, he/she was eligible for 17.5% of incentive. We would therefore award "Officer X" with a salary increase of \$4978.13 which represents 12.5% of the starting salary at the time he/she was hired. This would give "Officer X" credit for his/her prior experience, would significantly increase the likelihood of his/her staying with the Police Department in the future, and would ensure that a new officer lateraling in with similar experience would not be making more in the future. (BZ)

There are a total of 12 police officers and the Animal Control Officer who were hired with prior experience that were not given proper credit under this proposal. Others were hired but either received "full credit" based on limited experience or have since been promoted or are maxed out in their pay grade. According to HR, the 30% hiring policy was implemented in March 2015, and the 20% policy goes back to 2006. The proposal is to compensate 13 employees at a rate of 3.5% per year of previous experience not to exceed the policy maximum percentage at the time of hire (this rate ensures that we give credit but do not put a lateral employee ahead of a similarly situated employee whose entire career was with Garner):

It is important to recognize that this recommendation is intended to correct an unintentional mis-application of Town policy that was implemented under previous Town and Department administrations. Each of the impacted employees was treated differently than similarly situated Town employees (including civilians in the Police Department) who were given "credit" for their prior experience when hired by the Town. In addition to that justification, it also serves as a retention tool and sends a message that we value the experience that our employees bring to the Department. Finally, as we begin offering greater hiring incentives to employees with prior experience, this correction ensures that new employees will not be brought in at a hiring rate significantly greater than one of our current employees with similar law enforcement experience. (BZ)

Using the 3.5% model, the salary increases range from \$98 (for a .25% correction) to \$7,931 (for a 17% correction). The total correction on an annual basis will be \$41,597.50; the cost for FY'18 assuming a

January 1 (mid-year) implementation is \$20,798.75. This cost could be absorbed in Police's current budget should you elect to lift the restriction on the use of lapsed salary funds.

Let me know your thoughts on implementing this correction or if you need more information.

Memorandum

To: Rodney Dickerson, Town Manager
From: Pam Wortham, Finance Director
Date: March 12, 2018
Subject: Financial Reports for February 2018
CC: Town Council

Attached is the statement of revenues and expenditures for FY 2018 through February 28, 2018. We are seven months, or 66% through the budget year.

The report shows that year-to-date, the Town has collected approximately 69.1% of estimated revenues. Some important analysis of the Town's revenues included:

- Through the end of January, we have received 97.23% of budgeted Ad Valorem taxes. Vehicle taxes will continue to be collected as vehicles are registered through the end of the fiscal year.
- We have received five sales tax distributions and are 3.61% ahead of this time last year.
- The Town's investments are performing well above projections, and we have collected \$19,765 more than was budgeted. The NC Capital Management Trust rates are currently 1.23% and 1.48% for Government and Term portfolios, respectively.
- Building permit fees are 11.01% higher than compared to the same period last year, and we have collected 83.5% of the budget for this item.

Please review the attached Analysis of Revenues for additional information.

Overall, the report shows that the Town has expended approximately 62.8% of its budget. Through the same period the previous year, the Town had expended 65.1% of its budget. Important expenditure highlights include:

- Most of the vehicle and equipment replacements in this year's budget have been received and are reflected in the expenditures.
- Annual dues and subscriptions and several annually contracted services are usually paid at the beginning of the year.
- The Town has disbursed 87.7% of the total budgeted Debt Service.
- The Town has had seventeen pay periods year to date (65.4% of all pay periods).

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

Town of Garner
Statement of Revenues and Expenditures
For the Period July 1, 2017 to February 28, 2018

FOR INTERNAL USE ONLY

	Budget	Actual	Over (Under) Budget	Percentage of Budget	Actual Prior Year
REVENUES					
Ad valorem taxes	\$ 17,714,800	\$ 17,154,057	\$ (560,743)	96.8%	\$ 16,601,960
Other taxes and licenses	6,366,000	2,667,420	(3,698,580)	41.9%	2,575,124
Intergovernmental revenues	3,338,507	1,443,240	(1,895,267)	43.2%	1,131,174
Permits and fees	2,353,573	1,809,417	(544,156)	76.9%	2,315,535
Sales and services	543,898	301,933	(241,965)	55.5%	321,700
Investment earnings	160,000	179,765	19,765	112.4%	34,741
Other revenues	193,143	116,528	(76,615)	60.3%	307,810
Sale of capital assets	45,000	17,480	(27,520)	38.8%	40,025
Proceeds from issuance of debt	672,000	-	(672,000)	0.0%	-
Transfers in	79,400	-	(79,400)	0.0%	-
Appropriated fund balance	2,839,720	-	(2,839,720)	0.0%	-
Total Revenues	\$ 34,306,041	\$ 23,689,840	\$ (10,616,201)	69.1%	\$ 23,328,069
EXPENDITURES					
Governing body	\$ 431,145	\$ 302,482	\$ (128,663)	70.2%	\$ 209,498
Administration	1,453,078	859,248	(593,830)	59.1%	766,062
Finance	790,427	526,549	(263,878)	66.6%	442,278
Economic development	424,106	264,179	(159,927)	62.3%	171,543
Economic incentives	70,000	-	(70,000)	0.0%	-
Planning	840,153	411,848	(428,305)	49.0%	572,723
Inspections	1,022,307	578,240	(444,067)	56.6%	629,924
Engineering	624,908	385,009	(239,899)	61.6%	404,724
Information technology	594,305	284,094	(310,211)	47.8%	363,957
Police	8,451,331	5,776,559	(2,674,772)	68.4%	5,219,862
Fire services	3,279,369	2,053,079	(1,226,290)	62.6%	1,942,182
Public works	7,840,033	4,412,533	(3,427,500)	56.3%	4,273,357
Parks and recreation	2,081,854	1,226,927	(854,927)	58.9%	1,226,910
Debt service	3,924,469	3,441,647	(482,822)	87.7%	3,101,807
Special appropriations	1,326,037	1,012,786	(313,251)	76.4%	957,290
Transfers out	1,132,519	-	(1,132,519)	0.0%	-
Contingency	20,000	-	(20,000)	0.0%	1,000
Total expenditures	\$ 34,306,041	\$ 21,535,180	\$ (12,770,861)	62.8%	\$ 20,283,117
Revenues over Expenditures	\$ -	\$ 2,154,660	\$ 2,154,660		\$ 3,044,952

Town of Garner
 Analysis of Major Revenues
 For the Period July 1, 2017 Through February 28, 2018

Property Tax Collections

(collections compared to budget)

	Through Month Ending	
	2/28/2018	2/28/2017
Collections--Current Year	\$ 17,100,433	\$ 16,616,882
Collection % Budget	97.23%	97.63%
Collection % Value/Levy (both DMV & Wake County)	98.37%	98.35%

Property Tax Billings (from Wake County & DMV)

	Through Month Ending		
	2/28/2018	2/28/2017	
Real Property Value	\$2,777,319,789	\$2,732,009,205	
Personal Property Value	203,660,399	179,065,109	
Public Service Property Value	132,723,662	118,064,138	
Vehicle Value	148,786,345	146,306,569	
			<u>Percent Change</u>
Total	\$3,262,490,195	\$3,175,445,021	2.74%

Sales Tax Distributions

	Through Month Ending		
	2/28/2018	2/28/2017	
Sales Taxes	\$2,553,535	\$2,464,676	3.61%

Sales taxes distributed through 2/28 represent sales tax paid by consumers in July-November 2017.

Building Permit Fees

	Through Month Ending		
	2/28/2018	2/28/2017	
Fees Collected	\$710,180	\$639,727	11.01%

PRCR Fees

	Through Month Ending		
	2/28/2018	2/28/2017	
Recreation Fees	\$127,050	\$126,089	0.76%
Facility Rentals	\$142,594	\$135,234	5.44%

Town of Garner
 Analysis of Budget to Actual Expenditures
 July 1, 2017 through February 28, 2018

	Budget	Items Identified In Budget	Budget After Identified Items	Expended to Date	Items Identified In Expenditures	Expenditures After Identified Items	Percentage Expended
Town Council	288,528			205,671			
Postage		(100)			(228)		
Property Taxes		(1,250)			(3,274)		
Dues and Subscriptions		(47,579)			(45,845)		
	288,528	(48,929)	239,599	205,671	(49,347)	156,324	65.24%
Attorney	142,617		142,617	96,811		96,811	67.88%
Total Town Council	431,145	(48,929)	382,216	302,482	(49,347)	253,135	66.23%
Town Manager	612,194			381,103			
Postage		-			(188)		
Equipment Rental		(23,892)			(19,475)		
	612,194	(23,892)	588,302	381,103	(19,663)	361,440	61.44%
Town Clerk	160,200			93,506			
Telephone		(636)			(424)		
Dues and Subscriptions		(475)			(690)		
	160,200	(1,111)	159,089	93,506	(1,114)	92,392	58.08%
Human Resources	309,139			185,990			
Professional Services		(16,000)			(11,639)		
Postage		(59)			(185)		
Organizational Development		(8,150)			(7,250)		
Equipment Rental		(121)			(91)		
Contract Services		(35,804)			(23,911)		
	309,139	(60,134)	249,005	185,990	(43,076)	142,914	57.39%
Safety	10,924		10,924	5,061		5,061	46.33%
Communications	252,317		252,317	129,331		129,331	51.26%
Neighborhood Improvement	108,304		108,304	64,257		64,257	59.33%
Total Administration	1,453,078	(85,137)	1,367,941	859,248	(63,853)	795,395	58.15%

Town of Garner
 Analysis of Budget to Actual Expenditures
 July 1, 2017 through February 28, 2018

	Budget	Items Identified In Budget	Budget After Identified Items	Expended to Date	Items Identified In Expenditures	Expenditures After Identified Items	Percentage Expended
Finance Administration	790,427			526,549			
Professional Services		(48,644)			(38,422)		
Postage		(2,903)			(1,321)		
Telephone		(636)			(424)		
Travel and Training		(7,437)			(1,645)		
Equipment Rental		(5,448)			(4,219)		
Contract Services		(84,553)			(74,618)		
Total Finance	790,427	(149,621)	640,806	526,549	(120,649)	405,900	63.34%
Economic Development	299,067			158,390			
Telephone		(1,272)			(848)		
Equipment Rental		(150)			(113)		
	299,067	(1,422)	297,645	158,390	(961)	157,429	52.89%
Economic Development Partners	125,039	-	125,039	105,789	-	105,789	84.60%
Total Economic Development	424,106	(1,422)	422,684	264,179	(961)	263,218	62.27%
Planning Administration	840,153			411,848			
Equipment Rental		(13,231)			(10,545)		
Dues and Subscriptions		(5,025)			(1,957)		
Total Planning	840,153	(18,256)	821,897	411,848	(12,502)	399,346	48.59%
Inspections	1,022,307			578,240			
Salaries - Temporary		(71,518)			(54,821)		
Equipment Rental		(369)			(283)		
Total Inspections	1,022,307	(71,887)	950,420	578,240	(55,104)	523,136	55.04%
Engineering	624,908			385,009			
Postage		(227)			(146)		
Telephone		(2,106)			(1,597)		
Equipment Rental		(9,571)			(7,629)		
Total Engineering	624,908	(11,904)	613,004	385,009	(9,372)	375,637	61.28%
Information Technology	594,305			284,094			
Equipment Rental		(121)			(91)		
Fuel		(150)			(45)		
Total Information Technology	594,305	(271)	594,034	284,094	(136)	283,958	47.80%

Town of Garner
 Analysis of Budget to Actual Expenditures
 July 1, 2017 through February 28, 2018

	Budget	Items Identified In Budget	Budget After Identified Items	Expended to Date	Items Identified In Expenditures	Expenditures After Identified Items	Percentage Expended
Police	8,451,331			5,776,559			
Special Events		(6,850)			(5,126)		
Auto Maintenance		(56,000)			(48,504)		
Uniforms		(51,150)			(34,415)		
Contract Services		(454,985)			(311,985)		
Total Police	8,451,331	(568,985)	7,882,346	5,776,559	(400,030)	5,376,529	68.21%
Public Works Admin	438,300			240,448			
Equipment Rental		(5,448)			(4,284)		
	438,300	(5,448)	432,852	240,448	(4,284)	236,164	54.56%
Street Maintenance	1,809,480			1,114,616			
Salaries - Temporary		(35,000)			(25,367)		
Telephone		(1,272)			(848)		
	1,809,480	(36,272)	1,773,208	1,114,616	(26,215)	1,088,401	61.38%
Powell Bill	1,345,435			549,125			
	1,345,435	-	1,345,435	549,125	-	549,125	40.81%
Snow Removal	25,406			18,140			
	25,406	-	25,406	18,140	-	18,140	71.40%
Public Grounds	1,088,499			683,114			
Salaries - Temporary		(65,000)			(32,642)		
Longevity		(5,883)			(5,754)		
Travel and Training		(3,885)			(3,352)		
Auto Maintenance		(8,600)			(11,519)		
	1,088,499	(83,368)	1,005,131	683,114	(53,267)	629,847	62.66%
Solid Waste	1,922,038		1,922,038	1,119,239		1,119,239	58.23%
Public Facility	841,225			506,487			
Overtime		(3,173)			(2,265)		
Water and Sewer Charges		(63,875)			(37,250)		
	841,225	(67,048)	774,177	506,487	(39,515)	466,972	60.32%
Fleet Maintenance	369,650			181,364			
Department Supplies		(15,848)			(11,566)		
	369,650	(15,848)	353,802	181,364	(11,566)	169,798	47.99%
Total Public Works	7,840,033	(207,984)	7,606,643	4,412,533	(134,847)	4,277,686	56.24%

Town of Garner
 Analysis of Budget to Actual Expenditures
 July 1, 2017 through February 28, 2018

	Budget	Items Identified In Budget	Budget After Identified Items	Expended to Date	Items Identified In Expenditures	Expenditures After Identified Items	Percentage Expended
Parks & Recreation Administration	351,419			205,170			
Longevity		(5,519)			(5,304)		
FICA		(15,861)			(10,186)		
Retirement		(26,018)			(16,888)		
Equipment Rental		(6,226)			(4,878)		
Fuel		(1,120)			(742)		
	<u>351,419</u>	<u>(54,744)</u>	<u>296,675</u>	<u>205,170</u>	<u>(37,998)</u>	<u>167,172</u>	56.35%
Arts and Events	569,666			283,068			
Salaries - Temporary		(33,051)			(21,629)		
Equipment Rental		(3,892)			(3,073)		
Department Supplies - July 3rd		(8,513)			(3,033)		
	<u>569,666</u>	<u>(45,456)</u>	<u>524,210</u>	<u>283,068</u>	<u>(27,735)</u>	<u>255,333</u>	48.71%
Youth & Athletics	509,043			289,359		289,359	
Salaries - Temporary		(138,178)			(63,224)		
FICA		(24,250)			(13,310)		
Utilities - Youth Tennis		(1,400)			(1,010)		
Utilities - Adult Softball		(2,000)			(797)		
Equipment Maintenance - Avery Street		(3,550)			(2,407)		
Auto Maintenance		(300)			(195)		
Equipment Rental		(5,726)			(3,426)		
Contract Services - Camp		(7,250)			(4,849)		
School Access Fees - Youth Basketball		(6,500)			(6,605)		
	<u>509,043</u>	<u>(189,154)</u>	<u>319,889</u>	<u>289,359</u>	<u>(95,823)</u>	<u>193,536</u>	60.50%
Adult & Senior Programs	330,200			227,170			
Longevity		(3,606)			(3,606)		
Telephone		(1,272)			(848)		
	<u>330,200</u>	<u>(4,878)</u>	<u>325,322</u>	<u>227,170</u>	<u>(4,454)</u>	<u>222,716</u>	68.46%
Outdoor Adventure	143,897			93,139			
Salaries - Temporary		(39,424)			(27,036)		
FICA		(7,174)			(4,766)		
Equipment Rental		(2,442)			(1,441)		
	<u>143,897</u>	<u>(49,040)</u>	<u>94,857</u>	<u>93,139</u>	<u>(33,243)</u>	<u>59,896</u>	63.14%
Program Partners	177,629			129,021			
	<u>177,629</u>	<u>-</u>	<u>177,629</u>	<u>129,021</u>	<u>-</u>	<u>129,021</u>	72.64%
Total Parks and Recreation	2,081,854	(343,272)	1,738,582	1,226,927	(199,253)	1,027,674	59.11%

Town of Garner
 Analysis of Budget to Actual Expenditures
 July 1, 2017 through February 28, 2018

	Budget	Items Identified In Budget	Budget After Identified Items	Expended to Date	Items Identified In Expenditures	Expenditures After Identified Items	Percentage Expended
Retirement	689,240			427,184			
Retiree Health Insurance		(351,694)			(232,617)		
	689,240	(351,694)	337,546	427,184	(232,617)	194,567	57.64%
Town Insurance	558,020			525,362			
Workers Compensation		(271,952)			(291,752)		
	558,020	(271,952)	286,068	525,362	(291,752)	233,610	81.66%
Subsidized Programs	57,431			45,732			
	57,431	-	57,431	45,732	-	45,732	79.63%
Office Administration	21,346			14,508			
Postage		(754)			46		
	21,346	(754)	20,592	14,508	46	14,554	70.68%
Special Appropriations	1,326,037	(624,400)	701,637	1,012,786	(524,323)	488,463	69.62%
Transfers	1,132,519	-	1,132,519	-	-	-	0.00%
Fire Services	3,279,369	-	3,279,369	2,053,079	-	2,053,079	62.61%
Debt Service	3,924,469	-	3,924,469	3,441,647	-	3,441,647	87.70%
Contingency	20,000	-	20,000	-	-	-	0.00%
Total All Departments	34,236,041	(2,132,068)	32,078,567	21,535,180	(1,570,377)	19,964,803	62.24%

Permits Issued From 02/01/2018 To 02/28/2018

Commercial	Total Permits 34	Total Cost \$3,816,826.00
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Permit #:	2180020	Inside Town Limits	Yes
Issue date:	2/22/2018	Census tract:	PIN#: 1701-39-2144
Lot#:		Subdivision: N/A	Total cost: \$20,000.00
PropAddress:	1428 GARNER STATION BLVD		
Owner's	YULIANA IBARRA	Owner's Phone:	919-768-2210
Contractor	OWNER	Contractor's Phone:	
Type of Improvement:	Alteration	Proposed Use	RESTAURANT

Permit #:	2180080	Inside Town Limits	Yes
Issue date:	2/15/2018	Census tract:	PIN#: 0791-97-8099
Lot#:		Subdivision: N/A	Total cost: \$21,400.00
PropAddress:	2900 GARNER STATION BLVD		
Owner's	A & S REAL ESTATE ASSOCAITES LLC	Owner's Phone:	919-669-7473
Contractor	DAVIS LANDSCAPE	Contractor's Phone:	919-669-7473
Type of Improvement:	New Structure	Proposed Use	RETAINING WALL

Permit #:	2180098	Inside Town Limits	Yes
Issue date:	2/12/2018	Census tract:	PIN#: 1701-28-7326
Lot#:		Subdivision: N/A	Total cost: \$200.00
PropAddress:	1471 GARNER STATION BLVD		
Owner's	DEBBY DAVIS	Owner's Phone:	252-258-6524
Contractor	OWNER	Contractor's Phone:	
Type of Improvement:	Electrical	Proposed Use	BUSINESS/OFFICE

Permit #:	2180110	Inside Town Limits	Yes
Issue date:	2/19/2018	Census tract:	PIN#: 1720-62-9857
Lot#:		Subdivision: N/A	Total cost: \$570,636.00
PropAddress:	1030 ELEMENT CIRCLE		
Owner's	ABBERLY SOLAIRE, LLC	Owner's Phone:	919-461-0587
Contractor	HHHUNT OF NC, INC.	Contractor's Phone:	919-461-5173
Type of Improvement:	New Building	Proposed Use	ASSEMBLY/AMUSEMENT

Permit #:	2180112	Inside Town Limits	Yes
Issue date:	2/1/2018	Census tract:	PIN#: 0689-97-4184
Lot#:		Subdivision: N/A	Total cost: \$380,000.00
PropAddress:	8005 TEN TEN ROAD		
Owner's	WILDOR INC.	Owner's Phone:	
Contractor	PETROSERVE, INC.	Contractor's Phone:	336-643-9220
Type of Improvement:	Removal	Proposed Use	TANK REMOVAL

Permits Issued From 02/01/2018 To 02/28/2018

Permit #:	2180114	Inside Town Limits	No
Issue date:	2/1/2018	Census tract:	PIN#: 1701-16-1044
Lot#:		Subdivision: N/A	Total cost: \$400.00
PropAddress:	819 PURSER DRIVE		
Owner's	RON WILLIAMS	Owner's Phone:	919-422-7070
Contractor		Contractor's Phone:	
Type of Improvement:	Plumbing	Proposed Use	PLUMBING

Permit #:	2180116	Inside Town Limits	Yes
Issue date:	2/19/2018	Census tract:	PIN#: 1720-62-9857
Lot#:		Subdivision: N/A	Total cost: \$14,587.00
PropAddress:	5700 ELEMENT CIRCLE		
Owner's	ABBERLY SOLAIRE, LLC	Owner's Phone:	919-461-0587
Contractor		Contractor's Phone:	
Type of Improvement:	New Building	Proposed Use	GARAGE DETACHED

Permit #:	2180117	Inside Town Limits	Yes
Issue date:	2/19/2018	Census tract:	PIN#: 1720-62-9857
Lot#:		Subdivision: N/A	Total cost: \$14,587.00
PropAddress:	4710 ELEMENT CIRCLE		
Owner's	ABBERLY SOLAIRE, LLC	Owner's Phone:	919-461-0587
Contractor	HHHUNT OF NC, INC.	Contractor's Phone:	919-461-5173
Type of Improvement:	New Building	Proposed Use	GARAGE DETACHED

Permit #:	2180118	Inside Town Limits	Yes
Issue date:	2/19/2018	Census tract:	PIN#: 1720-62-9857
Lot#:		Subdivision: N/A	Total cost: \$15,744.00
PropAddress:	4705 ELEMENT CIRCLE		
Owner's	ABBERLY SOLAIRE, LLC	Owner's Phone:	919-461-0587
Contractor	HHHUNT OF NC, INC.	Contractor's Phone:	919-461-5173
Type of Improvement:	New Building	Proposed Use	GARAGE DETACHED

Permit #:	2180120	Inside Town Limits	Yes
Issue date:	2/19/2018	Census tract:	PIN#: 1720-62-9857
Lot#:		Subdivision: N/A	Total cost: \$13,835.00
PropAddress:	1020 ELEMENT CIRCLE		
Owner's	ABBERLY SOLAIRE, LLC	Owner's Phone:	919-461-0587
Contractor	HHHUNT OF NC, INC.	Contractor's Phone:	919-461-5173
Type of Improvement:	New Structure	Proposed Use	OTHER

Permits Issued From 02/01/2018 To 02/28/2018

Permit #:	2180121	Inside Town Limits Yes	
Issue date:	2/19/2018	Census tract:	PIN#: 1720-62-9857
Lot#:		Subdivision: N/A	Total cost: \$22,736.00
PropAddress:	4704 ELEMENT CIRCLE		
Owner's	ABBERLY SOLAIRE, LLC	Owner's Phone:	919-461-0587
Contractor	HHHUNT OF NC, INC.	Contractor's Phone:	919-461-5173
Type of Improvement:	New Structure	Proposed Use	OTHER

Permit #:	2180122	Inside Town Limits Yes	
Issue date:	2/19/2018	Census tract:	PIN#: 1720-62-9857
Lot#:		Subdivision: N/A	Total cost: \$5,610.00
PropAddress:	4702 ELEMENT CIRCLE		
Owner's	ABBERLY SOLAIRE, LLC	Owner's Phone:	919-461-0587
Contractor	HHHUNT OF NC, INC.	Contractor's Phone:	919-461-5173
Type of Improvement:	New Structure	Proposed Use	OTHER

Permit #:	2180123	Inside Town Limits Yes	
Issue date:	2/19/2018	Census tract:	PIN#: 1720-62-9857
Lot#:		Subdivision: N/A	Total cost: \$17,496.00
PropAddress:	4700 ELEMENT CIRCLE		
Owner's	ABBERLY SOLAIRE, LLC	Owner's Phone:	919-461-0587
Contractor	HHHUNT OF NC, INC.	Contractor's Phone:	919-461-5173
Type of Improvement:	New Structure	Proposed Use	NEW STRUCTURE

Permit #:	2180124	Inside Town Limits Yes	
Issue date:	2/2/2018	Census tract:	PIN#:
Lot#:		Subdivision: N/A	Total cost: \$4,000.00
PropAddress:	2345 TIMBER DRIVE		
Owner's	SINSARA INVESTMENTS	Owner's Phone:	919-710-1892
Contractor		Contractor's Phone:	
Type of Improvement:	Plumbing	Proposed Use	TANKLESS HOT WATER HE

Permit #:	2180127	Inside Town Limits Yes	
Issue date:	2/2/2018	Census tract:	PIN#:
Lot#:		Subdivision: N/A	Total cost: \$18,000.00
PropAddress:	99 YEARGAN ROAD		
Owner's	JIMMY YEARGAN	Owner's Phone:	919-427-7835
Contractor	OWNER	Contractor's Phone:	
Type of Improvement:	Alteration	Proposed Use	OTHER

Permits Issued From 02/01/2018 To 02/28/2018

Permit #:	2180129	Inside Town Limits	Yes
Issue date:	2/2/2018	Census tract:	PIN#: 1711-70-7720
Lot#:		Subdivision: N/A	Total cost: \$5,500.00
PropAddress:	128 US HWY 70 EAST		
Owner's	AWS INVESTMENT GROUP, LLC	Owner's Phone:	919-815-0380
Contractor		Contractor's Phone:	
Type of Improvement:	Electrical	Proposed Use	BUSINESS/OFFICE

Permit #:	2180132	Inside Town Limits	Yes
Issue date:	2/7/2018	Census tract:	PIN#: 1711-70-7720
Lot#:		Subdivision: NORTHSIDE	Total cost: \$22,384.00
PropAddress:	128 US HWY 70 EAST		
Owner's	AWS INVESTMENT GROUP, LLC	Owner's Phone:	919-815-0380
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2180133	Inside Town Limits	Yes
Issue date:	2/7/2018	Census tract:	PIN#: 1701-58-3374
Lot#:		Subdivision: N/A	Total cost: \$16,347.00
PropAddress:	1500 US HWY 70 WEST		
Owner's	ADVANCE AUTO PARTS	Owner's Phone:	919-772-2788
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2180142	Inside Town Limits	Yes
Issue date:	2/13/2018	Census tract:	PIN#: 1711-24-1246
Lot#:		Subdivision: N/A	Total cost: \$2,600.00
PropAddress:	202 VANDORA SPRINGS ROAD		
Owner's	FENCES UNLIMITED	Owner's Phone:	919-772-7346
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2180146	Inside Town Limits	Yes
Issue date:	2/20/2018	Census tract:	PIN#: 1720-05-9334
Lot#:		Subdivision: N/A	Total cost: \$650,000.00
PropAddress:	510 TIMBER DRIVE EAST		
Owner's	TIMBER DRIVE OWNERS LLC	Owner's Phone:	910-964-7116
Contractor	ENDEAVOR CONSTRUCTION SERVICES,	Contractor's Phone:	919-390-2468
Type of Improvement:	New Building	Proposed Use	BUSINESS/OFFICE

Permits Issued From 02/01/2018 To 02/28/2018

Permit #:	2180148	Inside Town Limits	Yes
Issue date:	2/13/2018	Census tract:	PIN#: 1701-09-7223
Lot#:		Subdivision: N/A	Total cost: \$4,200.00
PropAddress:	1928 GARNER STATION BLVD SUITE 102		
Owner's Contractor	FREIGHT HANDLERS	Owner's Phone:	919-552-3157
		Contractor's Phone:	
Type of Improvement:	Electrical	Proposed Use	BUSINESS/OFFICE

Permit #:	2180154	Inside Town Limits	Yes
Issue date:	2/27/2018	Census tract:	PIN#: 1720-09-7266
Lot#:		Subdivision: N/A	Total cost: \$90,600.00
PropAddress:	434 US HIGHWAY 70 EAST		
Owner's Contractor	COATS AUTO BODY	Owner's Phone:	919-833-0608
	SHOP SOURCE INC	Contractor's Phone:	540-353-7074
Type of Improvement:	Alteration	Proposed Use	FACTORY INDUSTRIAL

Permit #:	2180160	Inside Town Limits	Yes
Issue date:	2/19/2018	Census tract:	PIN#:
Lot#:		Subdivision: N/A	Total cost: \$41,614.00
PropAddress:	600 NORTH GREENFIELD PARKWAY		
Owner's Contractor	DUKE REALTY LIMITED PARTNERSHIP	Owner's Phone:	703-578-7700
	JAMES DAVID CARROLL	Contractor's Phone:	919-901-5830
Type of Improvement:	Alteration	Proposed Use	BUSINESS/OFFICE

Permit #:	2180161	Inside Town Limits	No
Issue date:	2/15/2018	Census tract:	PIN#: 0790-67-6267
Lot#:		Subdivision: N/A	Total cost: \$500.00
PropAddress:	6105 FAYETTEVILLE ROAD		
Owner's Contractor	IGLESIA SERMOR	Owner's Phone:	919-995-1270
		Contractor's Phone:	
Type of Improvement:	Electrical	Proposed Use	CHURCH/RELIGIOUS

Permit #:	2180164	Inside Town Limits	Yes
Issue date:	2/16/2018	Census tract:	PIN#:
Lot#:		Subdivision: N/A	Total cost: \$5,500.00
PropAddress:	3650 JUNCTION BLVD		
Owner's Contractor	CM & DM PROPERTIES LLC	Owner's Phone:	919-661-5565
		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permits Issued From 02/01/2018 To 02/28/2018

Permit #:	2180171	Inside Town Limits	Yes
Issue date:	2/20/2018	Census tract:	PIN#:
Lot#:		Subdivision:	N/A
PropAddress:	1600 AVERSBORO ROAD	Total cost:	\$200.00
Owner's	AVERSBORO ROAD BAPIST CHURCH	Owner's Phone:	
Contractor		Contractor's Phone:	
Type of Improvement:	Electrical	Proposed Use	COMMERCIAL SIGN

Permit #:	2180189	Inside Town Limits	Yes
Issue date:	2/22/2018	Census tract:	PIN#:
Lot#:		Subdivision:	N/A
PropAddress:	1150 TIMBER DRIVE EAST	Total cost:	\$7,500.00
Owner's	MOBILITIE, LLC	Owner's Phone:	919-219-7792
Contractor	MASTEC NETWORK SOLUTIONS LLC	Contractor's Phone:	919-674-5889
Type of Improvement:	Electrical	Proposed Use	OTHER

Permit #:	2180189	Inside Town Limits	Yes
Issue date:	2/22/2018	Census tract:	PIN#:
Lot#:		Subdivision:	N/A
PropAddress:	1150 TIMBER DRIVE EAST	Total cost:	\$7,500.00
Owner's	MOBILITIE, LLC	Owner's Phone:	919-219-7792
Contractor	MASTEC NETWORK SOLUTIONS LLC	Contractor's Phone:	866-545-1782
Type of Improvement:	Electrical	Proposed Use	OTHER

Permit #:	2180190	Inside Town Limits	Yes
Issue date:	2/21/2018	Census tract:	PIN#:
Lot#:		Subdivision:	N/A
PropAddress:	1100 LENOXPLACE CIRCLE	Total cost:	\$1,000.00
Owner's	LENOXPLACE APTS	Owner's Phone:	919-771-2511
Contractor		Contractor's Phone:	
Type of Improvement:	Plumbing	Proposed Use	PLUMBING

Permit #:	2180194	Inside Town Limits	Yes
Issue date:	2/22/2018	Census tract:	PIN#:
Lot#:		Subdivision:	N/A
PropAddress:	1400 NORTH GREENFIELD PKWY	Total cost:	\$14,500.00
Owner's	GOLDEN STATE FOODS	Owner's Phone:	
Contractor		Contractor's Phone:	
Type of Improvement:	Electrical	Proposed Use	BUSINESS/OFFICE

Permits Issued From 02/01/2018 To 02/28/2018

Permit #:	2180200	Inside Town Limits Yes	
Issue date:	2/28/2018	Census tract:	PIN#: 1721-10-3109
Lot#:	40	Subdivision: N/A	Total cost: \$1,825,000.00
PropAddress:	525 US HWY 70 EAST		
Owner's	DEH GARNER, LLC	Owner's Phone:	919-828-7171
Contractor	ROBERT HIGH DEVELOPMENT LLC	Contractor's Phone:	910-790-9490
Type of Improvement:	Alteration	Proposed Use	STORAGE/WAREHOUSE

Permit #:	2180204	Inside Town Limits Yes	
Issue date:	2/26/2018	Census tract:	PIN#:
Lot#:		Subdivision: N/A	Total cost: \$100.00
PropAddress:	2700 TIMBER DRIVE		
Owner's	CVS PHARMANCY # 16478	Owner's Phone:	919-772-9120
Contractor	OWNER	Contractor's Phone:	
Type of Improvement:	Alteration	Proposed Use	BUSINESS/OFFICE

Permit #:	2180206	Inside Town Limits Yes	
Issue date:	2/26/2018	Census tract:	PIN#:
Lot#:		Subdivision: N/A	Total cost: \$100.00
PropAddress:	1040 TIMBER DRIVE EAST		
Owner's	CVS PHARMACY #16945	Owner's Phone:	919-661-9598
Contractor	OWNER	Contractor's Phone:	
Type of Improvement:	Alteration	Proposed Use	BUSINESS/OFFICE

Permit #:	2180214	Inside Town Limits Yes	
Issue date:	2/27/2018	Census tract:	PIN#:
Lot#:		Subdivision: N/A	Total cost: \$2,450.00
PropAddress:	255 SHENSTONE BOULEVARD		
Owner's	BJS WHOLESALE CLUB	Owner's Phone:	919-661-3781
Contractor		Contractor's Phone:	
Type of Improvement:	Electrical	Proposed Use	MERCANTILE/RETAIL

Permits Issued From 02/01/2018 To 02/28/2018

Mechanical	Total Permits 10	Total Cost \$23,319,997.00
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Permit #:	2180101	Inside Town Limits	Yes
Issue date:	2/19/2018	Census tract:	PIN#: 1720-62-9857
Lot#:		Subdivision: N/A	Total cost: \$2,013,625.00
PropAddress:	9000 ELEMENT CIRCLE		
Owner's	ABBERLY SOLAIRE, LLC	Owner's Phone:	919-461-0587
Contractor	HHHUNT OF NC, INC.	Contractor's Phone:	919-461-5173
Type of Improvement:	New Building	Proposed Use	MULTI-FAMILY 5 UNITS &

Permit #:	2180102	Inside Town Limits	Yes
Issue date:	2/19/2018	Census tract:	PIN#: 1720-62-9857
Lot#:		Subdivision: N/A	Total cost: \$1,937,563.00
PropAddress:	8000 ELEMENT CIRCLE		
Owner's	ABBERLY SOLAIRE, LLC	Owner's Phone:	919-461-0587
Contractor	HHHUNT OF NC, INC.	Contractor's Phone:	919-461-5173
Type of Improvement:	New Building	Proposed Use	MULTI-FAMILY 5 UNITS &

Permit #:	2180103	Inside Town Limits	Yes
Issue date:	2/19/2018	Census tract:	PIN#: 1720-62-9857
Lot#:		Subdivision: N/A	Total cost: \$1,757,313.00
PropAddress:	7000 ELEMENT CIRCLE		
Owner's	ABBERLY SOLAIRE, LLC	Owner's Phone:	919-461-0587
Contractor	HHHUNT OF NC, INC.	Contractor's Phone:	919-461-5173
Type of Improvement:	New Building	Proposed Use	MULTI-FAMILY 5 UNITS &

Permit #:	2180104	Inside Town Limits	Yes
Issue date:	2/19/2018	Census tract:	PIN#: 1720-62-9857
Lot#:		Subdivision: N/A	Total cost: \$2,005,750.00
PropAddress:	6000 ELEMENT CIRCLE		
Owner's	ABBERLY SOLAIRE, LLC	Owner's Phone:	919-461-0587
Contractor	HHHUNT OF NC, INC.	Contractor's Phone:	919-461-5173
Type of Improvement:	New Building	Proposed Use	MULTI-FAMILY 5 UNITS &

Permit #:	2180105	Inside Town Limits	Yes
Issue date:	2/16/2018	Census tract:	PIN#: 1720-62-9857
Lot#:		Subdivision: N/A	Total cost: \$1,757,313.00
PropAddress:	5000 ELEMENT CIRCLE		
Owner's	ABBERLY SOLAIRE, LLC	Owner's Phone:	919-461-0587
Contractor	HHHUNT OF NC, INC.	Contractor's Phone:	919-461-5173
Type of Improvement:	New Building	Proposed Use	MULTI-FAMILY 5 UNITS &

Permits Issued From 02/01/2018 To 02/28/2018

Permit #:	2180106	Inside Town Limits Yes	
Issue date:	2/16/2018	Census tract:	PIN#: 1720-62-9857
Lot#:		Subdivision: N/A	Total cost: \$7,712,813.00
PropAddress:	1000 ELEMENT CIRCLE		
Owner's	ABBERLY SOLAIRE, LLC	Owner's Phone:	919-461-0587
Contractor	HHHUNT OF NC, INC.	Contractor's Phone:	919-461-5173
Type of Improvement:	New Building	Proposed Use	MULTI-FAMILY 5 UNITS &

Permit #:	2180107	Inside Town Limits Yes	
Issue date:	2/19/2018	Census tract:	PIN#: 1720-62-9857
Lot#:		Subdivision: N/A	Total cost: \$1,937,563.00
PropAddress:	4000 ELEMENT CIRCLE		
Owner's	ABBERLY SOLAIRE, LLC	Owner's Phone:	919-461-0587
Contractor	HHHUNT OF NC, INC.	Contractor's Phone:	919-461-5173
Type of Improvement:	New Building	Proposed Use	MULTI-FAMILY 5 UNITS &

Permit #:	2180108	Inside Town Limits Yes	
Issue date:	2/19/2018	Census tract:	PIN#: 1720-62-9857
Lot#:		Subdivision: N/A	Total cost: \$2,168,688.00
PropAddress:	2000 ELEMENT CIRCLE		
Owner's	ABBERLY SOLAIRE, LLC	Owner's Phone:	919-461-0587
Contractor	HHHUNT OF NC, INC.	Contractor's Phone:	919-461-5173
Type of Improvement:	New Building	Proposed Use	MULTI-FAMILY 5 UNITS &

Permit #:	2180109	Inside Town Limits Yes	
Issue date:	2/19/2018	Census tract:	PIN#: 1720-62-9857
Lot#:		Subdivision: N/A	Total cost: \$2,013,625.00
PropAddress:	3000 ELEMENT CIRCLE		
Owner's	ABBERLY SOLAIRE, LLC	Owner's Phone:	919-461-0587
Contractor	HHHUNT OF NC, INC.	Contractor's Phone:	919-461-5173
Type of Improvement:	New Building	Proposed Use	MULTI-FAMILY 5 UNITS &

Permit #:	2180115	Inside Town Limits Yes	
Issue date:	2/19/2018	Census tract:	PIN#: 1720-62-9857
Lot#:		Subdivision: N/A	Total cost: \$15,744.00
PropAddress:	8700 ELEMENT CIRCLE		
Owner's	ABBERLY SOLAIRE, LLC	Owner's Phone:	919-461-0587
Contractor	HHHUNT OF NC, INC.	Contractor's Phone:	919-461-5173
Type of Improvement:	New Building	Proposed Use	GARAGE DETACHED

Permits Issued From 02/01/2018 To 02/28/2018

Residential	Total Permits 71	Total Cost \$3,451,416.92
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Permit #:	2180097	Inside Town Limits	No
Issue date:	2/1/2018	Census tract:	PIN#: 1639-39-8255
Lot#:		Subdivision: N/A	Total cost: \$28,000.00
PropAddress:	127 FERNDALE DRIVE		
Owner's	DAN & AMY BOWERS	Owner's Phone:	919-247-8634
Contractor	STEPHEN COCHRAN	Contractor's Phone:	919-369-6523
Type of Improvement:	Alteration	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2180099	Inside Town Limits	Yes
Issue date:	2/1/2018	Census tract:	PIN#: 1619-12-2860
Lot#:	75	Subdivision: CREEKSIDE	Total cost: \$179,540.00
PropAddress:	166 BINGHAM CREEK DRIVE		
Owner's	D.R. HORTON, INC.	Owner's Phone:	919-407-2037
Contractor	D.R. HORTON, INC.	Contractor's Phone:	919-407-2037
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2180100	Inside Town Limits	Yes
Issue date:	2/5/2018	Census tract:	PIN#: 1711-35-0020
Lot#:	29	Subdivision: VANDORA WEST	Total cost: \$125,828.00
PropAddress:	108 BENNING HILLS PLACE		
Owner's	KELLYS CROSSING DEVELOPER, LLC	Owner's Phone:	919-800-9169
Contractor	SMITH DOUGLAS HOMES	Contractor's Phone:	919-812-0350
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2180111	Inside Town Limits	Yes
Issue date:	2/1/2018	Census tract:	PIN#: 0699-68-3571
Lot#:		Subdivision: EAGLE RIDGE	Total cost: \$3,900.00
PropAddress:	793 SEASTONE STREET		
Owner's	LESLEY & JEFF HALL	Owner's Phone:	919-624-4509
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2180119	Inside Town Limits	Yes
Issue date:	2/19/2018	Census tract:	PIN#: 1720-62-9857
Lot#:		Subdivision: N/A	Total cost: \$9,276.00
PropAddress:	9700 ELEMENT CIRCLE		
Owner's	ABBERLY SOLAIRE, LLC	Owner's Phone:	919-461-0587
Contractor	HHHUNT OF NC, INC.	Contractor's Phone:	919-461-5173
Type of Improvement:	New Structure	Proposed Use	OTHER

Permits Issued From 02/01/2018 To 02/28/2018

Permit #:	2180125	Inside Town Limits Yes	
Issue date:	2/1/2018	Census tract:	PIN#: 1619-12-1483
Lot#:	58	Subdivision: CREEKSIDE	Total cost: \$50.00
PropAddress:	136 BLOSSOM CREEK DRIVE		
Owner's	ALFREDA RHODES	Owner's Phone:	919-870-3965
Contractor	Contractor's Phone:		
Type of Improvement:	Mechanical	Proposed Use	GAS FUEL LINE

Permit #:	2180126	Inside Town Limits Yes	
Issue date:	2/2/2018	Census tract:	PIN#:
Lot#:		Subdivision: N/A	Total cost: \$6,557.00
PropAddress:	1525 HALL BLVD		
Owner's	REBECCA WALLS	Owner's Phone:	919-779-1558
Contractor	Contractor's Phone:		
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2180128	Inside Town Limits Yes	
Issue date:	2/2/2018	Census tract:	PIN#:
Lot#:		Subdivision: DUNHAVEN	Total cost: \$5,600.00
PropAddress:	2706 DUNHAVEN DRIVE		
Owner's	CHRISTIAN POIRIER	Owner's Phone:	919-264-2531
Contractor	Contractor's Phone:		
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2180130	Inside Town Limits Yes	
Issue date:	2/19/2018	Census tract:	PIN#: 1619-13-2032
Lot#:	43	Subdivision: CREEKSIDE	Total cost: \$179,540.00
PropAddress:	163 BINGHAM CREEK DRIVE		
Owner's	D.R. HORTON	Owner's Phone:	919-407-2037
Contractor	D.R. HORTON, INC.	Contractor's Phone:	919-407-2037
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2180131	Inside Town Limits Yes	
Issue date:	2/6/2018	Census tract:	PIN#: 1701-44-7230
Lot#:		Subdivision: GREENBRIER	Total cost: \$10,000.00
PropAddress:	5014 WINTERLOCHEN ROAD		
Owner's	MARK SIDWELL & SARA CONNER	Owner's Phone:	317-908-4475
Contractor	STUART M. JONES CUSTOM HOMES	Contractor's Phone:	919-782-5651
Type of Improvement:	New Structure	Proposed Use	RETAINING WALL

Permits Issued From 02/01/2018 To 02/28/2018

Permit #:	2180134	Inside Town Limits	Yes
Issue date:	2/20/2018	Census tract:	PIN#: 1710-16-5417
Lot#:		Subdivision: HEATHER HILLS	Total cost: \$700.00
PropAddress:	111 HEATHERWOOD DRIVE		
Owner's	GABRIELLE CHIANESE	Owner's Phone:	919-427-4795
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	GAS GRILL

Permit #:	2180135	Inside Town Limits	Yes
Issue date:	2/12/2018	Census tract:	PIN#: 1619-03-4013
Lot#:		Subdivision: CREEKSIDE	Total cost: \$2,217.00
PropAddress:	142 ROARING CREEK DRIVE		
Owner's	MEGAN CHVATAL	Owner's Phone:	919-909-5301
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	GAS FUEL LINE

Permit #:	2180136	Inside Town Limits	Yes
Issue date:	2/7/2018	Census tract:	PIN#: 1619-32-4726
Lot#:		Subdivision: ARBOR GREENE	Total cost: \$12,355.00
PropAddress:	307 ARBOR GREENE DRIVE		
Owner's	MARY WILLIAMS	Owner's Phone:	919-559-0071
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2180137	Inside Town Limits	Yes
Issue date:	2/8/2018	Census tract:	PIN#: 0699-86-9531
Lot#:		Subdivision: EAGLE RIDGE	Total cost: \$2,500.00
PropAddress:	407 SEASTONE STREET		
Owner's	BENITA CLARK	Owner's Phone:	919-440-6250
Contractor		Contractor's Phone:	
Type of Improvement:	Plumbing	Proposed Use	TANKLESS HOT WATER HE

Permit #:	2180138	Inside Town Limits	Yes
Issue date:	2/9/2018	Census tract:	PIN#: 1619-02-4653
Lot#:	12	Subdivision: CREEKSIDE	Total cost: \$250.00
PropAddress:	172 ROARING CREEK DRIVE		
Owner's	MICHAEL VOILAND	Owner's Phone:	919-607-0816
Contractor		Contractor's Phone:	
Type of Improvement:	Plumbing	Proposed Use	TANKLESS HOT WATER HE

Permits Issued From 02/01/2018 To 02/28/2018

Permit #:	2180139	Inside Town Limits	Yes
Issue date:	2/9/2018	Census tract:	PIN#: 1700-53-8215
Lot#:		Subdivision: LAKEMOOR	Total cost: \$4,200.00
PropAddress:	2312 WATER LILLY WAY		
Owner's	CHRIS BARBARE	Owner's Phone:	919-268-5776
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2180140	Inside Town Limits	No
Issue date:	2/9/2018	Census tract:	PIN#: 1730-41-2274
Lot#:		Subdivision: CAMELOT	Total cost: \$5,500.00
PropAddress:	416 ELAINE PLACE		
Owner's	PRESTIGE HOME SOLUTIONS LLC	Owner's Phone:	
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL INSTALLATI

Permit #:	2180141	Inside Town Limits	No
Issue date:	2/13/2018	Census tract:	PIN#: 1701-42-0117
Lot#:		Subdivision: N/A	Total cost: \$2,815.00
PropAddress:	701 ELMWOOD DRIVE		
Owner's	WOODY RAGAN	Owner's Phone:	919-772-2033
Contractor	LEONARD BUILDING TRUCK ACCESSOR	Contractor's Phone:	
Type of Improvement:	New Structure	Proposed Use	CARPORT

Permit #:	2180143	Inside Town Limits	Yes
Issue date:	2/13/2018	Census tract:	PIN#: 1712-92-4132
Lot#:		Subdivision: GATEWOOD	Total cost: \$5,000.00
PropAddress:	307 GATEWOOD DRIVE		
Owner's	MARY MCALLISTER	Owner's Phone:	919-673-0249
Contractor		Contractor's Phone:	
Type of Improvement:	Plumbing	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2180144	Inside Town Limits	Yes
Issue date:	2/13/2018	Census tract:	PIN#: 1711-31-2464
Lot#:		Subdivision: FOREST HILLS	Total cost: \$15,900.00
PropAddress:	802 VANDORA AVENUE		
Owner's	CHRIS MEYERS	Owner's Phone:	201-304-4308
Contractor	CORNERSTONE FOUNDATION	Contractor's Phone:	919-599-6687
Type of Improvement:	Repair	Proposed Use	SINGLE FAMILY DWELLIN

Permits Issued From 02/01/2018 To 02/28/2018

Permit #:	2180145	Inside Town Limits	Yes
Issue date:	2/13/2018	Census tract:	PIN#:
Lot#:		Subdivision:	SUTTON SPRINGS
PropAddress:	144 ELK STONE TRAIL	Total cost:	\$5,900.00
Owner's	STEVEN CRENSHAW	Owner's Phone:	919-830-0701
Contractor	CITY OF RALEIGH	Contractor's Phone:	919-857-4540
Type of Improvement:	Plumbing	Proposed Use	IRRIGATION

Permit #:	2180147	Inside Town Limits	Yes
Issue date:	2/14/2018	Census tract:	PIN#:
Lot#:		Subdivision:	DUNHAVEN
PropAddress:	2802 DUNHAVEN DRIVE	Total cost:	\$5,500.00
Owner's	RON CZAJA	Owner's Phone:	919-208-8875
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2180149	Inside Town Limits	Yes
Issue date:	2/14/2018	Census tract:	PIN#:
Lot#:		Subdivision:	EAGLE RIDGE
PropAddress:	636 SEASTONE ST	Total cost:	\$4,200.00
Owner's	GEORGE MANUKAS	Owner's Phone:	919-376-4359
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2180150	Inside Town Limits	Yes
Issue date:	2/14/2018	Census tract:	PIN#:
Lot#:		Subdivision:	N/A
PropAddress:	205 GRANDE POINT DR	Total cost:	\$4,500.00
Owner's	LORRAINE JORDAN	Owner's Phone:	919-772-4877
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2180151	Inside Town Limits	Yes
Issue date:	2/15/2018	Census tract:	PIN#: 1710-41-3104
Lot#:		Subdivision:	HEATHER WOODS
PropAddress:	856 HADRIAN DRIVE	Total cost:	\$19,000.00
Owner's	DAN & KATHY DOBILL	Owner's Phone:	515-537-4918
Contractor	OWNER	Contractor's Phone:	
Type of Improvement:	Addition	Proposed Use	SCREENED PORCH

Permits Issued From 02/01/2018 To 02/28/2018

Permit #:	2180152	Inside Town Limits	No
Issue date:	2/15/2018	Census tract:	PIN#: 1629-87-8222
Lot#:		Subdivision: RIDGEVIEW	Total cost: \$6,442.36
PropAddress:	4105 BATTLE FIELD DRIVE		
Owner's	JAMES BADGER	Owner's Phone:	919-637-4452
Contractor	REALITY RENOVATIONS	Contractor's Phone:	919-828-8280
Type of Improvement:	Addition	Proposed Use	DECK

Permit #:	2180153	Inside Town Limits	No
Issue date:	2/14/2018	Census tract:	PIN#: 1609-89-6992
Lot#:		Subdivision: N/A	Total cost: \$6,200.00
PropAddress:	103 SHORE DRIVE		
Owner's	PHIL PRICE	Owner's Phone:	919-772-4090
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2180156	Inside Town Limits	Yes
Issue date:	2/19/2018	Census tract:	PIN#: 1619-13-4002
Lot#:	41	Subdivision: CREEKSIDE	Total cost: \$185,700.00
PropAddress:	175 BINGHAM CREEK DR		
Owner's	D.R. HORTON INC.	Owner's Phone:	919-407-2037
Contractor	D.R. HORTON, INC.	Contractor's Phone:	919-407-2037
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2180157	Inside Town Limits	Yes
Issue date:	2/15/2018	Census tract:	PIN#:
Lot#:		Subdivision: SHELDON PLACE	Total cost: \$2,000.00
PropAddress:	111 BROCKTON RIDGE DRIVE		
Owner's	CARLOS BATISTA	Owner's Phone:	919-915-3093
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	GAS FUEL LINE

Permit #:	2180158	Inside Town Limits	Yes
Issue date:	2/15/2018	Census tract:	PIN#:
Lot#:		Subdivision: HEATHER SPRINGS	Total cost: \$3,000.00
PropAddress:	1113 BRUCEMONT DRIVE		
Owner's	CHASE CALDER	Owner's Phone:	919-522-1517
Contractor		Contractor's Phone:	
Type of Improvement:	Plumbing	Proposed Use	PLUMBING

Permits Issued From 02/01/2018 To 02/28/2018

Permit #:	2180159	Inside Town Limits	Yes
Issue date:	2/15/2018	Census tract:	PIN#:
Lot#:		Subdivision:	LAKEMOOR
PropAddress:	2205 DREYFUS COURT	Total cost:	\$11,706.00
Owner's	HELEN WUNSCH	Owner's Phone:	919-616-0316
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2180162	Inside Town Limits	Yes
Issue date:	2/15/2018	Census tract:	PIN#:
Lot#:		Subdivision:	LAKEMOOR
PropAddress:	1600 CANE CREEK DR	Total cost:	\$5,900.00
Owner's	VERLINZA LUCAS	Owner's Phone:	
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2180165	Inside Town Limits	Yes
Issue date:	2/19/2018	Census tract:	PIN#: 1619-88-8119
Lot#:	13	Subdivision:	GLENS AT BETHEL
PropAddress:	173 VALLEYCRUISE CIRCLE	Total cost:	\$325,000.00
Owner's	HORIZONS EAST LLC	Owner's Phone:	910-708-1418
Contractor	HORIZON EAST, LLC	Contractor's Phone:	910-708-1418
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2180167	Inside Town Limits	Yes
Issue date:	2/18/2018	Census tract:	PIN#:
Lot#:		Subdivision:	EAGLE RIDGE
PropAddress:	221 MICKLESON RIDGE DRIVE	Total cost:	\$8,539.00
Owner's	JOSHUA NAGELBERG	Owner's Phone:	919-717-2923
Contractor	BLUE RAVEN SOLAR	Contractor's Phone:	385-482-0045
Type of Improvement:	Alteration	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2180168	Inside Town Limits	Yes
Issue date:	2/16/2018	Census tract:	PIN#:
Lot#:		Subdivision:	N/A
PropAddress:	1004 PHILLIP STREET	Total cost:	\$13,552.00
Owner's	CLAIRE HINSPETER	Owner's Phone:	919-345-1760
Contractor	BLUE RAVEN SOLAR	Contractor's Phone:	385-482-0045
Type of Improvement:	Alteration	Proposed Use	SINGLE FAMILY DWELLIN

Permits Issued From 02/01/2018 To 02/28/2018

Permit #:	2180169	Inside Town Limits	Yes
Issue date:	2/19/2018	Census tract:	PIN#:
Lot#:		Subdivision:	BROWNSTONE VILLAGE
PropAddress:	1405 BURCHCREST DRIVE		
Owner's	TABITHA JORDAN	Owner's Phone:	919-995-5907
Contractor	KLEIN BUILDING & DESIGN	Contractor's Phone:	919-669-5874
Type of Improvement:	Alteration	Proposed Use	SINGLE FAMILY DWELLIN
		Total cost:	\$15,850.00

Permit #:	2180170	Inside Town Limits	Yes
Issue date:	2/19/2018	Census tract:	PIN#:
Lot#:		Subdivision:	LAKEMOOR
PropAddress:	1113 CANE CREEK DRIVE		
Owner's	J. CRAIG	Owner's Phone:	540-388-1516
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM
		Total cost:	\$5,200.00

Permit #:	2180172	Inside Town Limits	Yes
Issue date:	2/21/2018	Census tract:	PIN#:
Lot#:		Subdivision:	GREENBRIER
PropAddress:	4508 FORESTDALE ROAD		
Owner's	RUTH EDWARDS	Owner's Phone:	919-772-9355
Contractor	REGIONAL WATERPROOFING	Contractor's Phone:	919-851-4500
Type of Improvement:	Alteration	Proposed Use	SINGLE FAMILY DWELLIN
		Total cost:	\$11,077.00

Permit #:	2180173	Inside Town Limits	Yes
Issue date:	2/19/2018	Census tract:	PIN#:
Lot#:		Subdivision:	GREENBRIER
PropAddress:	3701 VESTA DRIVE		
Owner's	GORDON MANN	Owner's Phone:	919-302-2915
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM
		Total cost:	\$9,400.00

Permit #:	2180175	Inside Town Limits	Yes
Issue date:	2/19/2018	Census tract:	PIN#:
Lot#:		Subdivision:	N/A
PropAddress:	1707 SPRING DRIVE		
Owner's	SAMUEL & JESSICA BUIE	Owner's Phone:	919-815-6744
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM
		Total cost:	\$1,950.00

Permits Issued From 02/01/2018 To 02/28/2018

Permit #:	2180176	Inside Town Limits Yes	
Issue date:	2/19/2018	Census tract:	PIN#: 1710-88-8069
Lot#:	29	Subdivision: PREAKNESS PLACE	Total cost: \$139,800.00
PropAddress:	100 ZULABELLE COURT		
Owner's	D.R. HORTON INC	Owner's Phone:	919-407-2037
Contractor	D.R. HORTON, INC.	Contractor's Phone:	919-407-2037
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2180177	Inside Town Limits Yes	
Issue date:	2/19/2018	Census tract:	PIN#: 1710-87-9912
Lot#:	32	Subdivision: PREAKNESS PLACE	Total cost: \$112,900.00
PropAddress:	118 ZULABELLE COURT		
Owner's	D.R. HORTON INC	Owner's Phone:	919-407-2037
Contractor	D.R. HORTON, INC.	Contractor's Phone:	919-407-2037
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2180178	Inside Town Limits Yes	
Issue date:	2/19/2018	Census tract:	PIN#: 1710-97-1949
Lot#:	39	Subdivision: PREAKNESS PLACE	Total cost: \$151,100.00
PropAddress:	111 ZULABELLE COURT		
Owner's	D.R. HORTON INC	Owner's Phone:	919-407-2037
Contractor	D.R. HORTON, INC.	Contractor's Phone:	919-407-2037
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2180179	Inside Town Limits Yes	
Issue date:	2/19/2018	Census tract:	PIN#: 1619-13-5080
Lot#:	39	Subdivision: CREEKSIDE	Total cost: \$158,177.00
PropAddress:	187 BINGHAM CREEK DR		
Owner's	D.R. HORTON INC	Owner's Phone:	919-407-2037
Contractor	D.R. HORTON, INC.	Contractor's Phone:	919-407-2037
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2180180	Inside Town Limits Yes	
Issue date:	2/28/2018	Census tract:	PIN#: 1619-02-8463
Lot#:		Subdivision: CREEKSIDE	Total cost: \$26,393.00
PropAddress:	112 BLOSSOM CREEK DRIVE		
Owner's	DEBRA KOSATER	Owner's Phone:	937-886-4221
Contractor	8MSOLAR LLC	Contractor's Phone:	919-948-6474
Type of Improvement:	Electrical	Proposed Use	OTHER

Permits Issued From 02/01/2018 To 02/28/2018

Permit #:	2180181	Inside Town Limits	Yes
Issue date:	2/19/2018	Census tract:	PIN#: 1711-72-1751
Lot#:		Subdivision: N/A	Total cost: \$6,300.00
PropAddress:	100 WEST GARNER ROAD		
Owner's	RAMONA CASH	Owner's Phone:	919-795-7862
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2180182	Inside Town Limits	No
Issue date:	2/19/2018	Census tract:	PIN#: 1700-49-8379
Lot#:		Subdivision: N/A	Total cost: \$7,500.00
PropAddress:	5950 WHITAKER LANE		
Owner's	USUNOBUN EVBUOMWAN	Owner's Phone:	919-271-1616
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2180184	Inside Town Limits	Yes
Issue date:	2/22/2018	Census tract:	PIN#: 0699-69-1044
Lot#:		Subdivision: EAGLE RIDGE	Total cost: \$6,500.00
PropAddress:	118 JACKLIN COURT		
Owner's	CARISSA THOMAS	Owner's Phone:	715-760-1018
Contractor	OWNER	Contractor's Phone:	
Type of Improvement:	Addition	Proposed Use	SCREENED PORCH

Permit #:	2180186	Inside Town Limits	Yes
Issue date:	2/20/2018	Census tract:	PIN#: 1700-70-2889
Lot#:		Subdivision: LAKEMOOR	Total cost: \$4,790.00
PropAddress:	2014 GOTTWALD COURT		
Owner's	JANICE BLALOCK	Owner's Phone:	919-418-3257
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2180187	Inside Town Limits	Yes
Issue date:	2/20/2018	Census tract:	PIN#:
Lot#:		Subdivision: FOREST HILLS	Total cost: \$7,716.00
PropAddress:	906 BROOKS AVE		
Owner's	MARY & RUSSELL YARBOROUGH	Owner's Phone:	919-615-0411
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permits Issued From 02/01/2018 To 02/28/2018

Permit #:	2180188	Inside Town Limits	Yes
Issue date:	2/22/2018	Census tract:	PIN#: 1710-75-8409
Lot#:		Subdivision: N/A	Total cost: \$28,704.00
PropAddress:	1006 NEW RAND ROAD		
Owner's	JAAN UTNO	Owner's Phone:	919-818-9064
Contractor	NC SOLAR NOW INC	Contractor's Phone:	919-833-9096
Type of Improvement:	Alteration	Proposed Use	OTHER

Permit #:	2180191	Inside Town Limits	Yes
Issue date:	2/23/2018	Census tract:	PIN#: 1700-89-4452
Lot#:		Subdivision: N/A	Total cost: \$3,295.00
PropAddress:	1410 KELLY ROAD		
Owner's	TIMOTHY MELCHER	Owner's Phone:	210-274-7531
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2180192	Inside Town Limits	Yes
Issue date:	2/21/2018	Census tract:	PIN#:
Lot#:		Subdivision: N/A	Total cost: \$6,062.00
PropAddress:	1210 POPLAR AVE		
Owner's	MICHAEL ASUBON	Owner's Phone:	919-649-6045
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2180193	Inside Town Limits	Yes
Issue date:	2/27/2018	Census tract:	PIN#:
Lot#:		Subdivision: PINEWINDS	Total cost: \$6,000.00
PropAddress:	104 CROSSPINE DRIVE		
Owner's	MATT SIMMONS	Owner's Phone:	919-454-4782
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2180195	Inside Town Limits	Yes
Issue date:	2/22/2018	Census tract:	PIN#:
Lot#:		Subdivision: WOODLANDS	Total cost: \$5,622.00
PropAddress:	103 VAL DEL COURT		
Owner's	DEBRA THOMASSEN	Owner's Phone:	608-295-6859
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permits Issued From 02/01/2018 To 02/28/2018

Permit #:	2180196	Inside Town Limits Yes	
Issue date:	2/26/2018	Census tract:	PIN#: 1700-89-4317
Lot#:		Subdivision: N/A	Total cost: \$11,075.00
PropAddress:	1412 KELLY ROAD		
Owner's	HERMAN ADAMS	Owner's Phone:	919-772-0760
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2180197	Inside Town Limits Yes	
Issue date:	2/23/2018	Census tract:	PIN#: 1629-15-1493
Lot#:	20	Subdivision: CLIFFORD GROVE	Total cost: \$162,346.00
PropAddress:	105 WHITETAIL DEER LANE		
Owner's	D.R. HORTON INC	Owner's Phone:	919-407-2037
Contractor	D.R. HORTON, INC.	Contractor's Phone:	919-407-2037
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2180198	Inside Town Limits Yes	
Issue date:	2/23/2018	Census tract:	PIN#: 1710-32-4652
Lot#:		Subdivision: VILLAGE AT AVERSBORO	Total cost: \$7,209.56
PropAddress:	266 EASY WIND LANE		
Owner's	DON BRASWELL	Owner's Phone:	978-302-3810
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2180199	Inside Town Limits Yes	
Issue date:	2/23/2018	Census tract:	PIN#: 1629-15-1493
Lot#:	71	Subdivision: CLIFFORD GROVE	Total cost: \$136,624.00
PropAddress:	129 WHITETAIL DEER LANE		
Owner's	D.R. HORTON INC	Owner's Phone:	919-407-2037
Contractor	D.R. HORTON, INC.	Contractor's Phone:	919-407-2037
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2180201	Inside Town Limits Yes	
Issue date:	2/23/2018	Census tract:	PIN#: 1710-98-1037
Lot#:	40	Subdivision: PREAKNESS PLACE	Total cost: \$122,514.00
PropAddress:	109 ZULABELLE COURT		
Owner's	D.R. HORTON INC	Owner's Phone:	919-407-2037
Contractor	D.R. HORTON, INC.	Contractor's Phone:	919-407-2037
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permits Issued From 02/01/2018 To 02/28/2018

Permit #:	2180202	Inside Town Limits	Yes
Issue date:	2/26/2018	Census tract:	PIN#: 1710-11-9464
Lot#:		Subdivision: AUTUMN OAKS	Total cost: \$4,200.00
PropAddress:	141 CLAYFIELD DRIVE		
Owner's	ROBERT KUHLOW	Owner's Phone:	919-329-9576
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2180205	Inside Town Limits	No
Issue date:	2/26/2018	Census tract:	PIN#: 1629-30-0149
Lot#:	6	Subdivision: GLEN CREEK	Total cost: \$292,670.00
PropAddress:	4921 GLEN CREEK TRAIL		
Owner's	BUFFALOE RESERVE, LLC	Owner's Phone:	919-363-4111
Contractor	ROBUCK HOMES TRIANGLE, LLC	Contractor's Phone:	919-876-9200
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2180207	Inside Town Limits	No
Issue date:	2/26/2018	Census tract:	PIN#: 1619-61-4801
Lot#:		Subdivision: INDIAN CREEK	Total cost: \$1,532.00
PropAddress:	1137 ONANDAGA DRIVE		
Owner's	INDIAN CREEK MHP	Owner's Phone:	919-299-9933
Contractor		Contractor's Phone:	
Type of Improvement:	Electrical	Proposed Use	MANUFACTURED HOME

Permit #:	2180208	Inside Town Limits	Yes
Issue date:	2/27/2018	Census tract:	PIN#: 1619-12-1880
Lot#:	76	Subdivision: CREEKSIDE	Total cost: \$185,632.00
PropAddress:	160 BINGHAM CREEK DRIVE		
Owner's	D.R. HORTON, INC	Owner's Phone:	919-407-2037
Contractor	D.R. HORTON, INC.	Contractor's Phone:	919-407-2037
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2180209	Inside Town Limits	Yes
Issue date:	2/27/2018	Census tract:	PIN#: 1629-15-1493
Lot#:	24	Subdivision: CLIFFORD GROVE	Total cost: \$147,967.00
PropAddress:	121 WHITETAIL DEER LANE		
Owner's	D.R. HORTON, INC.	Owner's Phone:	919-407-2037
Contractor	D.R. HORTON, INC.	Contractor's Phone:	919-407-2037
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permits Issued From 02/01/2018 To 02/28/2018

Permit #:	2180210	Inside Town Limits Yes	
Issue date:	2/27/2018	Census tract:	PIN#: 1710-97-1922
Lot#:	38	Subdivision: PREAKNESS PLACE	Total cost: \$117,700.00
PropAddress:	115 ZULABELLE COURT		
Owner's	D.R. HORTON INC	Owner's Phone:	919-407-2037
Contractor	D.R. HORTON, INC.	Contractor's Phone:	919-407-2037
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2180211	Inside Town Limits Yes	
Issue date:	2/27/2018	Census tract:	PIN#: 1629-15-1493
Lot#:	23	Subdivision: CLIFFORD GROVE	Total cost: \$160,959.00
PropAddress:	117 WHITETAIL DEER LANE		
Owner's	D.R. HORTON INC	Owner's Phone:	919-407-2037
Contractor	D.R. HORTON, INC.	Contractor's Phone:	919-407-2037
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2180212	Inside Town Limits Yes	
Issue date:	2/27/2018	Census tract:	PIN#: 1629-15-1493
Lot#:	73	Subdivision: CLIFFORD GROVE	Total cost: \$166,085.00
PropAddress:	137 WHITETAIL DEER LANE		
Owner's	D.R. HORTON INC.	Owner's Phone:	919-407-2037
Contractor	D.R. HORTON, INC.	Contractor's Phone:	919-407-2037
Type of Improvement:	New Building	Proposed Use	SINGLE FAMILY DWELLIN

Permit #:	2180213	Inside Town Limits Yes	
Issue date:	2/27/2018	Census tract:	PIN#:
Lot#:		Subdivision: SOUTHVIEW	Total cost: \$5,800.00
PropAddress:	121 HAMBY COURT		
Owner's	BRUCE PERRY	Owner's Phone:	919-791-7154
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permit #:	2180215	Inside Town Limits Yes	
Issue date:	2/28/2018	Census tract:	PIN#: 1701-66-2215
Lot#:		Subdivision: GREENBRIER	Total cost: \$7,500.00
PropAddress:	4412 SUSAN DRIVE		
Owner's	WILLIAM VANDERWALL	Owner's Phone:	919-931-7607
Contractor		Contractor's Phone:	
Type of Improvement:	Mechanical	Proposed Use	MECHANICAL REPLACEM

Permits Issued From 02/01/2018 To 02/28/2018

Permit #:	2180216	Inside Town Limits	Yes
Issue date:	2/28/2018	Census tract:	PIN#: 1701-92-1605
Lot#:		Subdivision:	N/A Total cost: \$400.00
PropAddress:	1007 SPRINGVIEW TRAIL		
Owner's	SUE CARROLL	Owner's Phone:	
Contractor		Contractor's Phone:	
Type of Improvement:	Electrical	Proposed Use	SINGLE FAMILY DWELLIN

Total Number of Permits on Report 115

Total Construction Value \$30,588,239.92