

TOWN OF GARNER



TOWN COUNCIL MEETING

MARCH 21, 2017
7:00 P.M.

Garner Police Department
Training Room
912 7th Avenue, Garner

**Town of Garner
Town Council Agenda
March 21, 2017**

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 Police Department Training Room located at 912 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: Mayor Ronnie Williams

C. INVOCATION: Mayor Ronnie Williams

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. Introduction of New Employees..... Page 4
Presenter: Forrest Jones-Public Works Director, Jeff Triezenberg - Interim Planning Director and Pam Wortham-Finance Director

Staff will introduce the following new employees: Dell Adams-Street Supervisor, Alison Jones-Planner II, and Rebecca Garrett-Accounts Payable Specialist.

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 Council Meeting Minutes from Council's Retreat on February 8-9, 2017, Regular Meeting Minutes from February 6, 2017, February 21, 2017, and March 6, 2017 and Closed Session Minutes from February 21, 2017.

Action: Adopt Minutes

2. Resolution Declaring Unpaid Nuisance Abatements as Liens Page 46
Presenter: Pam Wortham, Finance Director

This Resolution authorizes unpaid nuisance abatement fees to be filed with Wake County Revenue as liens to real property and added to the property owner's tax bill. The property listed has an unpaid abatement more than 30 days old.

Action: Adopt Resolution (2017)

H. PUBLIC HEARINGS

1. General Zoning Map Amendment Z-17-01, Expanded ETJ Areas Page 49
Presenter: Jeff Triezenberg, Interim Planning Director

It is the intended purpose of this case to establish zoning as opposed to significantly changing the zoning as in a typical re-zoning case. This means that the Town is attempting to keep the zoning status as similar as is possible to the status properties are presently enjoying under the County at the time of this zoning transfer. The existing zones for the expanded ETJ areas are administered by Wake County for a period of 60 days following the acceptance of ETJ or until the Town of Garner establishes new zoning, whichever occurs first.

Action: Continue to April 3, 2017

I. NEW/OLD BUSINESS

1. Solid Waste Contract Renewal Page 68
Presenters: Matt Roylance, Asst. Town Manager-Operations and Forrest Jones-Public Works Director

All Star Waste Services currently provides solid waste collection and disposal services for the Town. Town staff has been happy with the level of service provided by All Star and recommends extending the contract for an additional five years.

Action: Award 5-Year Contract Extension to All Star Waste Services

2. 2017 Street Resurfacing Project Page 84
Presenter: Jonathan Ham, Asst. Town Engineer

Bids were received for resurfacing approximately two miles of Town streets and the parking lot at Garner Rec Park. The Engineering Department is seeking approval of the lowest bidder, Gelder & Associates, Inc. for the 2017 Street Resurfacing Project.

Action: Award Contract to Gelder & Associates Inc. for \$335,589.47

J. COMMITTEE REPORTS

K. MANAGER REPORTS

1. garner info
2. Finance Report

L. ATTORNEY REPORTS

M. COUNCIL REPORTS

N. ADJOURNMENT

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: March 21, 2017		
Subject: Introduction of New Employees		
Location on Agenda: Presentations		
Department: Administration		
Contact: Stella Gibson, Town Clerk		
Presenter: Introduction of New Employees		
Brief Summary: Staff will introduce the following new employees: Dell Adams-Street Supervisor, Alison Jones-Planner II, and Rebecca Garrett-Accounts Payable Specialist.		
Recommended Motion and/or Requested Action: N/A		
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: Welcome to the Town of Garner team.		
Attachments Yes: No: <input checked="" type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	FJ/PW/JT	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: March 21, 2017		
Subject: Approval of Council Meeting Minutes		
Location on Agenda: Consent		
Department: Administration		
Contact: Stella Gibson, Town Clerk		
Presenter: Stella Gibson, Town Clerk		
Brief Summary: Adopt Council Meeting Minutes from Council's Retreat on February 8-9, 2017, Regular Meeting Minutes from February 6, 2017 and February 21, 2017 and Closed Session Minutes from February 21, 2017.		
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:		

**Town of Garner
Town Council Meeting Minutes
February 6, 2017**

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

CALL MEETING TO ORDER/ROLL CALL

Mayor Ronnie Williams, Mayor Pro Tem Kathy Behringer, Council Member Jackie Johns, Council Member Buck Kennedy, Council Member Ken Marshburn, Council Member Gra Singleton arrived at 7:30 p.m.

Staff Present: Rodney Dickerson-Town Manager, John Hodges, Asst. Town Manager-Development Services, Matt Roylance-Asst. Town Manager-Operations, Tony Chalk-Town Engineer, Rick Mercier-Communications Manager, Jeff Triezenberg-Interim Planning Director, David Bamford-Senior Planner, Jenny Saldi-Senior Planner, Forrest Jones-Public Works Director, William E. Anderson-Town Attorney, Stella Gibson-Town Clerk.

PLEDGE OF ALLEGIANCE: Council Member Buck Kennedy

INVOCATION: Council Member Buck Kennedy

PETITIONS AND COMMENTS

Tim Montgomery, representing the Grow Garner Responsibly Committee, presented a petition signed by over 500 individuals in the Aversboro and Buffalo Road corridor. The petition requested a high level overlay study to learn the impact of current and future development along the corridor, specifically the estimated total number of vehicles traveling along the roads once the YMCA is complete as well as other traffic generated by recent area development. Emphasis was placed on maintaining the aesthetics along the corridor as it connects to residential neighborhoods, businesses, White Deer Park, Lake Benson, Veteran's Memorial, Library, and Town Hall. A request was made to discuss this matter with Council at a future meeting.

Eva Maletz expressed concern regarding the amount of school traffic along Springview Trail and the intersection of Coldwater and Forest Ridge. There is also a question as to who is responsible for maintaining the road as sections are maintained by NCDOT and sections maintained by the Town. Ms. Maletz stated she has witnessed drug traffic in the area when school is in session. Ms. Maletz also mentioned an altercation with a neighbor.

ADOPTION OF AGENDA

Motion: Kennedy
Second: Johns
Vote: Unanimous

Mr. Dickerson introduced Matt Roylance, Assistant Town Manager of Operations. Mr. Roylance has many years of municipal experience; most recently as the Deputy Director of Parks, Recreation and Open Space for Wake County. Council welcomed Matt to the team.

PRESENTATIONS

Recognition Retirement of Donna Huff

Presenter: Rodney Dickerson, Town Manager

Mr. Dickerson and Mr. Jones recognized Donna Huff, Public Works Administrative Support Specialist, for 16 ½ years of dedicated service.

Presentation of the Dream in Action Award by the MLK Celebration Committee

Presenter: Elmo Vance

Mr. Vance presented the Dream in Action of Award to: Community of Hope Ministries – Amy White, Hope Ministries – Tom Lamota, and March Madness Basketball Game-Jane House. Each of the recipients were given an opportunity to speak on behalf of their organizations.

Ms. White stated in addition to providing after-school care, crisis assistance, summer garden, cooking classes, and carpentry services for those in need in the community, 171,474 meals were provided.

Mr. Lamota stated Hope Ministries (Garner United Methodist Church), along with 10 other support churches, provides homeless outreach services. They have been in the area for 11 years and provide food, clothing, showers, and support for the homeless.

Ms. House stated the March madness basketball game began with one special needs student and has become a highly anticipated and supported event for the students and the community. The next game is scheduled for March 3rd.

Mr. Dwight Rodgers thanked the Town Council for their support of the MLK celebration.

CONSENT

Council Meeting Minutes

Presenter: Stella Gibson, Town Clerk

Regular Council Meeting Minutes from January 17, 2017.

Action: Adopt Minutes

Annexation Petitions ANX-16-08, Bannister Trust Property, ANX-16-09, Benton WTP Reservoir, and ANX-16-10, Clifford Road Subdivision

Presenter: David Bamford, Senior Planner

Set public hearing of March 6, 2017 for satellite annexations of a 2.88 acre parcel on Maxwell Drive, a 40.62 acre tract on New Bethel Church Road, and a 46.7 acre parcel on Clifford Road.

Action: Adopt Resolution (2017) 2313

Motion: Johns
Second: Marshburn
Vote: Unanimous

PUBLIC HEARINGS

Mayor Williams stated the next two hearings were to consider conditional use rezoning applications and quasi-judicial hearings for conditional use permit applications and asked the Town Attorney to explain the procedures to be followed in these hearings. The Town Attorney administered the Affirmation of Oath to the following: Jeff Triezenberg, Jenny Saldi, David Bamford, Tony Chalk, Rich Barta, Dave Neill, Stephen Freeman, Ken Thompson, Lyle Overcash, Marty Bizzell, and Ana Wadsworth.

Mayor Williams asked the Council to disclose any ex parte communications regarding these projects. Hearing none, he moved forward with the applications.

Conditional Use Rezoning and Conditional Use Site Plan, CUD-Z-16-12 C-192 and CUP-SP-16-33, Direct Distributors

Presenter: David Bamford & Jenny Saldi, Senior Planners

This request is to rezone approximately 8.27 acres on Partlo Street from Office and Institutional (O&I C158) to Office and Institutional (O&I C192) for an addition to the permitted uses to include medical offices; banking and/or financial institutions. A companion conditional use site plan request for approval for additional parking is accompanying this rezoning request.

Mayor Williams opened the public hearing and asked David Bamford and Jenny Saldi to provide the staff reports.

Mr. Bizzell, representing Direct Distributors, stated the owners have interest in renting the second floor of the building. However, at this time, there are no plans to have banking or financial institutions at this site.

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

Action: Adopt Ordinance (2017) 3843

Motion: Kennedy
Second: Singleton
Vote: Unanimous

Action: Approve CUP-SP-16-33 subject to 3 standard conditions

Motion: Kennedy
Second: Singleton
Vote: Unanimous

Conditional Use Rezoning and Conditional Use Site Plan CUD-Z-16-13 (C193) and CUP-SP-16-34, Abberly Montane

Presenter: David Bamford & Jenny Saldi, Senior Planners

Request to rezone 19.61 acres at the end of Timber Drive East, south of White Oak Crossing from Mixed Use District 1 (MXD-1) and Residential 40 (R-40) to Multi-family 2 (MF-2 C193). A companion conditional use site plan request for approval of an apartment complex is accompanying this rezoning request.

Mayor Williams opened the public hearing and asked David Bamford and Jenny Saldi to provide the staff reports.

Mr. Freeman stated the roundabout on Adeline Way will provide full access to residents. No access will be available on Salt Hill Road. The project will have its own on-site leasing staff independent of the existing Adeline Apartments.

Ms. Wadsworth stated the roundabout could be pushed further in towards the site as construction plans for the road will be submitted separately. What was presented in the submittal were preliminary designs.

Mr. Barta stated the road will be built out to 4-lanes and eventually fall under NCDOT.

Mr. Ketchum stated he noticed a large amount of debris from the apartments and that instead of apartments that individual ownership be considered.

Lucy Walker expressed concern regarding traffic that might come down Salt Hill Road to get access to the apartments and using Salt Hill Road as a construction entrance. Mr. Neill assured her that the applicant would not object to limiting the construction to areas other than Salt Hill Road. Ms. Wadsworth stated options would be considered to limit resident traffic on Salt Hill Road.

Council Member Singleton suggested a more permanent barricade on Salt Hill Road could alleviate the situation.

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

Action: Adopt Ordinance (2017) 3844

Motion: Kennedy
Second: Johns
Vote: Unanimous

Action: Approve CUP-SP-16-34 subject to 7 site specific conditions:

1. Prior to issuance of a building permit, the required petition for annexation shall be submitted.
2. Prior to issuance of a building permit, fire flow calculations shall be submitted to the Inspections Department for their review and approval.
3. The developer shall be responsible for any additional road improvements required by NCDOT.
4. Prior to the issuance of a building permit for construction of the project, funding in the amount needed for NCDOT required road improvement to the existing segment of Timber Drive East from White Oak Road to the point where it currently terminates, southeast of

Adeline Way, as determined by the project engineer and approved by the Town of Garner, shall be escrowed in a manner acceptable to the Town of Garner. The entity doing the required road improvements shall be entitled to withdraw funds from the escrow as work on the road is completed except that the Town of Garner may retain ten percent (10%) of the total cost of the road improvements until such time as NCDOT confirms the road condition is acceptable to NCDOT and a formal application for acceptance of the above-described portion of Timber Drive east for maintenance has been filed with NCDOT.

5. Prior to the issuance of the certificate of occupancy for garage parking structures, the existing segment of Timber Drive East from White Oak Road to the point where it currently terminates, southeast of Adeline Way, shall be accepted for maintenance by NCDOT.
6. No construction traffic shall be permitted on Salt Hill Road.
7. The Applicant shall work with Staff for a design to prevent vehicles from circumventing the gate on Salt Hill Road.

Motion: Singleton
Second: Johns
Vote: Unanimous

NEW/OLD BUSINESS

General Use Rezoning Z-16-04, 1016 Maxwell Drive

Presenter: David Bamford, Senior Planner

Applicant has modified his original rezoning application request from Residential 40 (R40) to Residential 9 (R9) general use. R-9 is a single-family zoning district that allows a higher density than R-40.

Action: Adopt Ordinance (2017) 3845

Motion: Kennedy
Second: Marshburn
Vote: Unanimous

COMMITTEE REPORTS

MANAGER REPORTS

- garner info
- Building & Permit Report
- Mr. Dickerson provided information relating to the logistics of the Planning Retreat (parking on ground level off of Jones Street, breakfast will be provided at 8:00 a.m. and the meeting starts at 8:30 a.m.). Council was also reminded to bring their Retreat materials to the meeting.

ATTORNEY REPORTS

COUNCIL REPORTS

Mayor Pro Tem Behringer and Council Member Johns had nothing to report.

Council Member Marshburn

- Asked if Johnny Whitfield had left his position at the News & Observer and Mr. Mercier confirmed that he had taken a position as editor for the Roxboro community paper. At this time, there is no news on his replacement. Mr. Mercier also stated the Town may want to meet with representatives of the newspaper.
- Reminded Council of the Teacup Gin performance at the GPAC this Saturday.

Council Member Singleton

- Stated the streetlights have improved along New Bethel and Hebron Church at the high school.

Council Member Kennedy

- Reported inviting Robert Massengill, City of Raleigh Public Utilities Director, to join Council for lunch during the Retreat. No presentation will be given, but this is a good opportunity for Mr. Massengill to meet each of the Council and discuss general issues for providing service to Garner.
- Stated he is looking forward to the Retreat.

ADJOURNMENT: 9:46 p.m.

Respectfully Submitted,
Stella Gibson

**Town of Garner
Council Retreat Minutes
February 8-9, 2017**

Facilitator: Crystal Morphis, Creative Economic Development Consulting, LLC

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

Staff Present: Rodney Dickerson-Town Manager, John Hodges-Asst. Town Manager-Development Services, Matt Roylance-Asst. Town Manager-Operations, William E. Anderson-Town Attorney, David Bamford-Senior Planner, Tony Beasley-Inspections Director, Sam Bridges-Town Lobbyist, Tony Chalk-Town Engineer, Michael Gammon-Budget & Special Projects Manager, Mari Howe-Downtown Development Manager, Forrest Jones-Public Works Director, Rick Mercier-Communications Manager, Matthew Poole-Fire Chief, BD Sechler-Human Resources Director, Joseph Stallings-Economic Development Director, Pam Wortham-Finance Director, Brandon Zuidema-Police Chief, Elmo Vance-GEDC, Rebecca Schlichter-Deputy Town Clerk, Stella Gibson-Town Clerk.

Day 1 - February 8, 2017

Mayor Pro Tem Behringer called the Retreat to order and Mr. Dickerson provided opening remarks.

Mr. Hodges stated updates to the Strategic Plan Accomplishments will be provided on a quarterly basis moving forward and provided the following highlights:

- Increased Fire Department staff
- Use of social media, video, print, other tools to reach 140,000 people monthly
- Public Facilities Repair and Maintenance process (similar to VERT)
- Engaging a firm to analyze storm water infrastructure for future maintenance issues
- Updates to the CIP plan and process, possibly using it more as a long-term planning tool; include a scoring process for adding things in the future
- Looking at funding for future needs from our various partners – ex. CAMPO (as an example, CAMPO is looking at funding a sidewalk project to connect Stowe Place to Blanton Dr. on a 80/20 match)
- Also looking to tie our projects to potential funding sources for future projects
- Working with GRA and the Chamber of Commerce to tie their funding requests to our strategic plan
- Worked with GVFR on staffing issues which had a positive impact in terms of new ISO rating
- Collaboration with City of Raleigh Utilities for maximum partner benefit / long-range planning
- Doing a thorough review of fee schedule to come to market in some areas, better provide services to citizens/businesses
- Reduced highway beautification costs on Highway 70 by 50% through contract re-negotiation
- Use of career ladder program in appropriate departments for recruitment and retention
- Police Department implementation of Internal Leadership Academy
- Roll out of new Town website and a new Downtown Garner website

- First phase of Development Services software project completed using an internally developed program; using tablets in the field with remote printing for immediate response
- PAFR completed and distributed
- Departments working with Town's strategic plan to direct/guide work and budget efforts
- Wake County Commissioners approved expansion of the Town's ETJ
- Communications staff developed a video for the Garner Forward initiative; video won a statewide award and helped with getting more online survey participants
- Working with DOT on issues including Highway 50 bridge project and other issues around Town
- GRA had 35 citizens participate in a planning session for Downtown Garner
- GRA assisted three business owners in purchasing/renovating properties in the downtown area
- Produced videos about downtown businesses and economic development sites
- Police Department was selected to work with Duke University on a project to increase community engagement
- The Inspections Department added additional staff to expedite processes
- A Garner 101 daytime class was added to allow another segment of the community to participate
- Downtown Garner has 145,000 followers through social media
- 55% increase in website use/viewing since the re-launch
- Police Department conducting outreach to underserved populations
- Downtown Garner launch of "pop-up market" events and movie nights
- Increased programming for seniors – more than 100 monthly programs; 3,000 meals served daily through Meals on Wheels
- Collaborated with New Rand Road and Rebuilding Together of the Triangle
- Preparing to begin work on updating the Parks & Rec Master Plan – to follow the Garner Forward initiative

2017 Financial Outlook

Presenter: Michael Gammon, Budget & Special Projects Manager

Mr. Gammon provided the following updates:

2016 Economic Performance

Unemployment Rate

- US: 4.7% (4.9% to start 2016; 10% Recession High)
- NC: 5.0% (5.6% to start 2016; 11.3% Recession High)
- Wake County: 4.0% (4.6% to start 2016; 8.4% Recession High)
- Garner: 3.9% (4.2% to start 2016; 8.7% Recession High)

Labor Force

- US: 1.27 million workers added since December 2015 (.81%)
- NC: 82,941 workers added since December 2015 (2.5%)
- Wake County: 17,219 workers added since December 2015 (3.2%)
- Garner: 550 workers added since December 2015 (3.5%)

Nationwide Construction Spending (Jan 2017)

- Total 2016 spending increased by \$46.6 billion (4.1%) over 2015
- Residential: 2016 spending increased by \$13.5 billion (3%)
- Non-Residential: 2016 spending increased \$39.2 billion (4.6%)

- Public Sector: 2016 spending increased \$7.5 billion (2.6%)

Garner Building Activity

- Total permits decreased by 218 permits (-16.1%)
- Main contributing factor was the drop off in mechanical permits (Deer Harbor Apartments); several categories have increased
- Total construction value added increase \$9.1 million (14.3%)

Nationwide Home Sales

- New home sales increased 12.7%; Existing home sales increased 15.4%
- Median price of new homes increased 5.7%; Median price of existing home sales increased 6.8%
- Wake County Home Sales
 - 21,383 homes sold (14.5% increase from 2015)
 - Average price of \$296,134 (4.6% increase from 2015)
- Garner Home Sales
 - 448 homes sold (4.2% increase from 2015)
 - Average price of \$201,595 (2.9% increase from 2015)

General NC Economic Outlook

Dr. Michael Walden, NCSU

- National Economic Growth Rate will accelerate in 2017 from Federal Economic Stimulus and/or Reduced Tax Rates
- Both the Inflation Rates and Interest Rates will be higher in 2017
- North Carolina's Aggregate Economic Measures will also trend higher in 2017, with 100,000 new payroll jobs added
- North Carolina's Aggregate Growth will exceed the National Aggregate Growth in 2017
- Expect to see Unemployment Rates of under 4% in Raleigh, Durham, and Asheville; However, rates will still be above 5% in Goldsboro, Fayetteville, and Rocky Mount
- Fastest Job Growth still expected to continue in the more urbanized areas of the state.
- North Carolina could benefit from new Presidential Administration's policies on Military and Energy

Assessed Property Values

	FY 16-17 Budget	FY 16-17 Projected	FY 17-18 Projected
Real Property	\$2,730,000,000	\$2,732,009,205	\$2,777,000,000
Personal	\$180,000,000	\$179,065,109	\$179,000,000
Public Service	\$114,000,000	\$118,064,138	\$118,100,000
Vehicles	\$246,375,000	\$257,049,360	\$265,049,360
Est. Appeal Loss	-\$20,000,000	-\$18,403,756	-\$6,572,770
Total	\$3,250,375,000	\$3,267,784,056	\$3,332,576,590

- The difference between FY 16-17 budget and final FY 16-17 projected valuation is an increase of .54% (equivalent to \$91,137)
- The difference between the FY 16-17 budget and next fiscal years projected FY 17-18 valuation is an increase of 2.53% (equivalent to \$430,326)
- One penny on the tax rate in FY 2017-18 is currently expected to generate \$333,258

Development Related Fees

Water/Sewer Capacity & Acreage Fees

- Currently (through end of January), -81.01% lower than where the Town was YTD the previous year.
- When controlling for the Deer Harbor Apartments (Greenfield) project, the Town is 4.2% higher than where it was YTD the previous year.

Building Permit Fees

- Currently (through end of January), -22.79% lower than where the Town was YTD the previous year.
- When controlling for the Deer Harbor Apartments project, the Town is 13.2% higher than where it was YTD the previous year.
- Future McCullers Walk Phase I revenues are not built into this projection.

Other Taxes and Fees

Sales Tax – July 2016 through October 2016

- Fiscal Year to Date is 7.57% higher than the previous fiscal year.
- Last 12 Months of Collections are 8.07% higher than the previous 12 month period.
- FY 2015-16 performance over the final four months is affecting the FY 2016-17 sales tax projections. Also, each year's projections are heavily dependent on performance during November & December (which we have not received yet).
- Receive estimates of growth from NCLM, General Assembly's Fiscal Research Division in late March.

Motor Vehicle License Fees

- Wake County projects the Town's revenue from this source to finish \$5,388 (1.5%) higher than the previous year.
- Advised of a possible drop in this revenue last budget cycle, but Garner registrations have increased.

Intergovernmental Revenues

Unrestricted

- Beer & Wine Tax should be similar to prior years
- Utility Franchise Fees should be similar to prior years. Current year collections are very early in the distribution cycle, right now they are projected to be under budget for FY 2016-17, but that is based off of one of four distributions received.
- Video Programming fees will continue to dwindle as customers "cut the cord". Expected to finish slightly better than budget.

Restricted

- Build America Bond Reimbursement goes down as debt decreases
- PEG Channel Allocation should be similar
- Powell Bill collections will exceed budget
- GHSP DWI Officer grant and SRO reimbursement from school system

Sales & Service Fees/Investments

Recreation Fees And Facility Rentals

- Revenues from recreation fees and facility rentals have had a strong increase over the previous year. Expected to finish strong for the remainder of the year.
- Reversed a multi-year trend of declining revenues from these sources.
- Traditionally, recreation and facility rental revenues are strongest during the Spring and Summer months. Some of the strongest revenue growth could be ahead of us.

Early (very early) Revenue Picture

	FY 15-16 Actual	FY 16-17 Budget	FY 17-17 Estimated	FY 17-18 Projected
Property Tax	\$16,724,254	\$17,231,362	\$17,183,224	\$17,465,196
Permits & Fees	\$3,338,914	\$1,994,760	\$1,770,128	\$1,823,232
Other Taxes	\$5,853,116	\$5,880,800	\$6,423,106	\$6,615,799
Intergovernmental	\$3,138,182	\$3,343,598	\$3,194,188	\$3,238,907
Service Fees	\$474,952	\$448,417	\$512,289	\$532,781
Investments	\$78,955	\$100,000	100,000	100,000
Totals	\$29,608,373	\$28,998,937	\$29,182,935	\$29,775,915

Garner Forward Briefing

Presenter: Scott Lane, Stantec Consulting Services

Mr. Lane provided an update of the Garner Forward Comprehensive Growth and Transportation plan since the project started last year along with the next and upcoming tasks.

- What does the “Big Picture – National and Garner Trends” mean for Garner”
- National context of growth – national growth historically came from 35-64 year old range; now we are seeing much more growth from Baby Boomers – now the 65 and older growth
- “Density builds Main Streets” slide
- Home ownership is down significantly from 2006 – down especially among 20-39 year olds; the younger you get, the less home ownership
- In RTP – significant interest in making trade-offs for walkability, park proximity & access, and nicer finishes (but less size); there is a priority on creating locations with “value”
 - Example shown from Pendleton Tract in Clemson, SC
- Traditional / Historical growth model – focused on suburban; now a new growth model favoring walkable urban areas.
- Major generational shifts in residential market trends
 - Boomers are aging out of conventional single-family; want lower maintenance
- Garner has 23% under 34; 25% age 55+ (highest pct in Wake County)
- Garner has 34% with bachelors or higher (lowest in Wake County) – ½ of Apex or Cary
- Garner has 34% families with children – among lowest in Wake County
- Garner has only 12% of homes valued at \$300K; very low in Wake County (50% in Cary, 37% in Apex)
- Residential trends in tenure by income 2010 vs 2015 – Garner shows higher home ownership increase vs Wake County overall in lower household income; all told 47% of homes in Wake County are owner-occupied while 30% of homes in Garner are owner-occupied
- What would increase interest in living in RTP?
 - Less need to drive
 - Variety of retail and dining
- Amenity issues in RTP:
 - Single family home on an average or large size lot still very attractive
 - Other amenities gaining interest – patio homes, smaller lot, individual garage, etc.
- New homes sale by prices
 - We are behind Wake Co for Townhome sales

- We are ahead of Wake Co for single family home sales
- Seeing more people interested in living / working without a vehicle (car ownership decreased from 73% in 2007 to 66% in 2011)
- Boomers now transitioning to empty nesters wanting lower maintenance, rentals, patio homes / townhomes, some interest in age-restricted neighborhoods (some interests similar to millennials – ex smaller homes)
- Ken – why compare us to Wake Co as opposed to other municipalities? Scott – somewhat due to ease of data use; other data is available
- Residential market trends for rental multi-family – “Active Adult” communities or “OPAL” – Older Person Active Lifestyle; seeing increased desire among several groups
- Summary for Residential Market:
 - Garner has performed relatively well
 - Demographics are more moderate in Garner than those of other towns (tempers home prices)
 - Large boomer population will need housing choices in the coming decade
 - Market increasingly wants mixed-use, walkable environment

Office Market Trends

- Recovering nationally; seeing growth in urban cores in most markets
- Old model – office goes where boss wants to live; new model – officer goes where employees want
- Need for creative office spaces – open work space
- Co-working opportunities increasing
- Millennials want more public transportation / less roads and highways; want to have communities where you don’t have to drive to work or to shop; interest in mixed neighborhoods
- Market Capture – Wake has recovered from the recession
- Garner office opportunities – we lack the mixed use and walkability components right now
- Retail is shifting significantly – Internet sales now at 8% of all retail sales; growing much faster than traditional retail
- People want “experiential shopping” – mixed use, street retail, urban markets
- Vacancy rates in Garner are relatively low
- Garner has opportunities for more street-oriented/Main Street retail and more neighborhood retail (including grocery as anchor)

Industrial Market Trends

- National Context – toward “last-mile” and “fulfillment” centers (how does the product get actually delivered – smaller distribution points closer to your home for final delivery rather than just coming from a large regional center in another place or state)
- Opportunities exist for new opportunities based on recent trends
- Buck – please explain “last-mile” and “fulfillment”
- Garner performing relatively well in the market

Future trends:

- Office (traditional) – down
- Mixed Use – up
- Retail – changing
- Need to balance multi-family market demand with what Garner wants to see (i.e. many folks don’t want more apartments in Garner but the market shows the need)

Five topics/focus areas to consider; these will be the basis of the context for recommendations going forward.

1) Housing

- Attract young and old
- Use design and location to create good multi-family places
- Refocus on our centers – including Downtown and North Garner
- Anticipate a re-development surge

2) Transportation

- Use the full range of congestion management techniques
- Identify “bang-for-buck” projects and funding
- Increase the role of transit
- Prioritize and defend connectivity
- Manage I-540 as an asset
- Create great streets (start with one)
- Celebrate entry points (gateways)

3) Character

- Balance costs with revenues
- Influence design to keep within our character and improve value
- Create a healthy brand
- Partner with civic and other organizations – public and private
- Recommendations need to address schools and performance

4) Parks, Greenways, and Open Space

- Identify and invest in outdoor space
- Keep adding indoor recreational space
- Connect us internally with open space
- Connect us with regional trail network
- Explore public and private partnerships, including neighboring Towns

5) Commercial Lands

- Attract unique commercial establishments
- Align development code with our desired ends
- Support anticipated increase in office needs
- Take advantage of work-in-place trends
- Understand utility demands associated with development

Mr. Lane stated the most supported response in surveys was “Ensuring that the Town develops in a way that is cost-effective and reduces our exposure to tax increases to support expanded infrastructure.”

“Visualizing the Recommendations” – four sample sites

1) Garner Station

Longer-term proposition considering redevelopment spurred in part by future Wake County Bus Rapid Transit (BRT) promulgated by the Wake County Transit Strategies Plan (buses running in their own right-of-way for expedited travel). Encourages redevelopment focused around the bus right-of-

way and to blend with the Raleigh plans for the Saunders St. corridor. This anticipates a mix of foot and vehicular traffic. Council Member Kennedy expressed the need to determine what Council's role was in facilitating this going forward as there is a lot of need for redevelopment in this area. Council Member Singleton expressed the need to keep in mind parking decks may be needed to go along with this plan and the use of public transportation and those are expensive.

- 2) Northeast Gateway – north of ConAgra Site on Jones Sausage Road at I40
This could be a very mixed use location for industrial and manufacturing. Not all “dirty industry”; combination of office, distribution, manufacturing, etc.
Council Member Kennedy asked who owned the property on the northwest corner of I40 and Jones Sausage Road and Mr. Stallings responded the Town owns 15 acres and there is a family that owns about 65 acres between Hunters Mark and I40. An issue to consider will be access and water/sewer.
- 3) Auburn-Knightdale Village
This is the area on Auburn-Knightdale Road between US70 and Garner Road. Not a preferred site, but could be related to passenger rail if that becomes a reality. Like this site as a location for folks coming east from Johnston County; dislike this site because of some existing home sites to the west and how it all blends together. To some extent it extends out to the new construction coming on Ackerman Road north of Garner Road.
- 4) Fifth Avenue
Building on the energy of the new Police Department and Town Hall and the revitalized Library; this adds to some existing and relatively new work in the area. This plays to “experiential retail” that could be in the area.

These are not “prescriptive visions”, just “what could be” suggestions.

Council Member Kennedy asked how the Town could influence this process/make these happen and Mr. Lane responded that is the next phase of this process. We want to prioritize/narrow down options to create a realistic, visionary work plan that can actually be accomplished. May not want to wait for another 10 years to update the plan again. Need to make sure UDO and other plans / ordinances are current and not prohibitive to development.

Council Member Marshburn asked if Auburn Station was the most challenging and Mr. Lane responded that it was based on the odd shape and surrounding area.

Mr. Lane asked Council if they agreed with the proposed plans overall approach and direction? Council consensus was yes, they agreed with the approach. Mr. Lane asked Council if they agreed with the five major topics and Council consensus was yes, they agreed with the topics. Mr. Lane then asked Council if they agreed with these possibilities were realistic. Mayor Pro Tem Behringer, Council Members Marshburn, Johns, and Kennedy voted the possibilities were realistic. Mayor Williams and Council Member Singleton voted the possibilities were not realistic.

City of Raleigh Utilities

Presenter: Robert Massengill, Public Utilities Director

Mr. Massengill provided the following updates:

Rate Increases

Rate increases are being driven by the cost of replacing aging infrastructure, particularly due to a lack of improvements in the past. The City of Raleigh is trying to “catch-up” on replacing old pipes; some pipes from the 1880’s are still in service. Pipes installed in the 1950’s and 1960’s were constructed of asbestos and although it is safe to use, they do not hold-up as well as ductile iron and other types of pipe today. Improvements are going where the need is the greatest. Many in the Garner area are due for replacement. These replacements will drive rates for some time. Pipe replacement is being paid for with cash (\$50-\$60M year). Currently there is \$7 - 9B worth of pipe in the ground. When replacing the water lines, the City of Raleigh will also determine if the sewer lines need to be replaced and if needed, replace both lines at the same time.

Bill Assistance Program

The City of Raleigh established a program which provides \$240 annually for those who qualify for bill assistance. The Town of Garner is the only municipality to partner with the City on the Bill Assistance Program and contributed \$14,000 to assist customers in Garner (funds can’t be shared between municipalities). The program was implemented in January 2017 and in the first two weeks, helped 80 customers. By the first week in February, 120 customers were helped.

Next Water Supply

The City of Raleigh is asking Council for support on the “next water supply” project; looking ahead 15-20 years. The City thought it would be Little River; however, a number of groups have given push back regarding endangered species and wetland protection. An alternatives analysis determined twenty alternatives. The most practical, inexpensive approach is to re-allocate a portion of the water quality storage in Falls Lake to the water supply storage. The City of Raleigh needs the Town’s support with a letter of support for getting approval for this change.

Economic Development Program Update

Presenter: Joseph Stallings, Economic Development Director

Mr. Stallings provided the following updates:

2016

- June - BREXIT
- November — Federal elections
- Stock Market reaches all time high
- December — Fed raises interest rates 25bps

What to Watch in 2017

- BREXIT
- Oil prices
- Refugee issues and global instability
- Strengthening dollar impact on trade
- Trump Presidency
- More Fed rate hikes (3 hikes planned)
- Decreasing unemployment rates

HB2 repeal?

Business Attraction

- The Economic Development Department submitted proposals for attraction projects that could bring over \$564M in potential investment and 2,784 potential jobs to Garner.
- Twenty-Four Requests for Information (RFI) from potential clients between July and December 2016.
- Nearly three-quarters of RFIs received between July 1 and December 31, 2016 were seeking existing space.
- Development-ready sites put Garner in the running for significant commercial/industrial investment.

Late 2016 Openings and Announcements

- Strategic Behavioral Health completed \$2.2M expansion in December.
- Improved Nature's manufacturing facility is currently under renovation.
- Bella Rose Nursing Home is making progress on their expansion; expected to be up and running in 2017.
- STOCK America expected to begin operations at their new corporate headquarters in Greenfield North Park in the first quarter of 2017.
- Poole's Plumbing opened their corporate headquarters in Garner.
- Two new 10,000 square foot office buildings will be breaking ground on Timber Drive.

In the past 6 months, several projects made substantial growth in Garner:

- Gabe's and Brice's Brewing opened their doors.
- Chipotle and Famous Toastery coming to White Oak.
- New retail space under construction at Highway 70 and Timber Drive.

Like the Triangle, Garner is seeing vacancy rates decline and lease rates rise in the industrial and commercial sectors.

Business Retention & Expansion (BRE)

- The Economic Development Department kicked off the second year of its Business Retention & Expansion program to visit 30+ businesses in partnership with the chamber, utility representatives, and business service providers.
- Fifteen established Garner companies were surveyed in the first half of FY 16-17. Of those surveyed, 66% say their historical employment trend is increasing and 33% said it was staying the same.
- BRE visits highlighted the potential economic impact of established businesses with strong ties to Garner. Forty percent of businesses surveyed have plans for local expansion in the next 12-18 months which equals \$21M in estimated new investment of IT improvements, facility expansions, and/or equipment upgrades. This will also generate 68 new jobs to support these growing companies.
- BRE clients consistently ranked location as the #1 advantage of doing business in Garner and Wake County

Despite positive trends in sales and employment growth, BRE clients still face obstacles in the business community.

- Workforce development is a key issue as 13% said they have problems retaining employees, 33% said they have problems recruiting employees, and 87% said they have a formal workforce training program.
- The top 3 challenges according to BRE clients is economy, workforce and education and working capital.

- For the first time, the Garner Economic Development Department will be working with the Trojan Business Alliance to facilitate a career fair at the local high school. This event will help those students who are not college or military bound connect with local employers who currently have open entry level positions available for exiting high school seniors. This event is scheduled to take place in the second quarter of 2017.

Garner Technology Center

- The Economic Development Department submitted the Garner Technology Center Site for 25 attraction projects and conducted 13 site visits over the last two years as part of its marketing efforts.
- 97 Requests for Information from potential clients between January 2015 and December 2016.

Facility and Site Needs

- In 2016, 52 site selection projects came to Garner looking for up to 4.5M square feet and 1,040 acres; representing an estimated total of \$2.26B in investment and up to 6,888 new jobs.
- Companies may indicate multiple site term preferences, with leasing of existing facilities and land purchase being considered most often as space acquisition options.
- Projects in 2016 confirmed the great demand for buildings with a minimum 20'-24' of ceiling clearance. Several industries required a minimum 24' but would prefer to have up to 40' minimum clearance.

Downtown Development

- The Garner Revitalization Association (GRA) brought over 4,500 people to downtown Garner in late 2016 with the creation of new events and engaged 35 community members during a vision session at GRA's Annual Retreat.
- Two new event series were added to the schedule (Pop-Up Market, Outdoor Movies, Food Truck Rodeo) to create new opportunities for eating, shopping, and playing in downtown.
- In October 2016, GRA launched the newly revamped Downtown Garner website, with great new features including a flexible Wordpress platform, a mobile-responsive design, and an updated look for downtown Garner.

Economic Development Strategy

Presenter: Crystal Morphis

Council was asked to give general direction to staff on overall categories and topics for staff to use to develop a work plan for this year – different from a long-term economic development strategy (that also needs to be developed as part of the strategic plan).

Marketing / Recruitment

Ms. Morphis stated the goal is tell your story so often that others will begin to tell it for you. If you don't tell your own story, someone will tell it for you (and you may not agree/like it).

Product Development

- At this time, the Town does not have a good inventory of buildings and may be missing a large percentage of those looking to move to a new community. Garner is also missing an inventory of

large shovel-ready sites beyond the ConAgra site. Not a lot has changed in last five years in that regard.

- HQ Raleigh is an example of a co-working space which is not just used by young people. By 2025, 40% to 60% of the workforce will be “free-lancers” – including young and old.
- The Town may want to identify top development sites, their status, the cost of development – Wake County has a site assessment program.
- May want to consider funding mechanisms for site development, for example: Orange County passed a ¼ cent sales tax for economic development. Majority goes to pay debt service on development costs / investment.

Retail Development

- Wages are a consideration with retail development in many cases – we may need to encourage mixed use to complement retail to ensure opportunities for wages above retail.
- Currently the Town has an incentive for mixed use of \$50M or more; one thing we did well was North South Station with Gabe’s and site development / preparation. Keeping an open mind to filling second generation retail is important.
- Wake County has converted shopping centers and movie theaters into schools.
- Economic Development is focused on identifying space rather than seeking tenants; property owners have realtors doing that. The Town needs to focus on policy development and need to be careful how we use our limited resources.

Small Business and Entrepreneurship

- Communities take a variety of approaches to encourage small businesses and entrepreneurship. Some offer financial support or incentive; others do a small business liaison approach.
- Communication and education is important for small business owners/investors.
- May want to consider a Technical Review Committee approach.

Residential Development

- The role of Economic Development in this area is to not to consider residential development as a core function. Assistance may be provided to developers, but the department will not actively look to involve itself.

Organizational Development

- May want to consider a review of resources available versus the program of work expected.
- An Economic Development Plan would help with planning and include things such as branding and other programs.

Other topics / discussion related to Economic Development?

- Council Member Singleton stated the Town discussed the spec building issue 20 years ago.
- Council Member Kennedy stated there are a lot of positive things going on in Garner and maybe we should just be who we are – be Garner.

ConAgra Redevelopment Goals

Presenter: Crystal Morphis

Council Member Marshburn stated he and Elmo Vance were representing GEDC on this topic.

Ms. Morphis stated it was important to re-evaluate this site because the Town does not have an abundance of shovel-ready sites in its inventory. One approach may be a phased implementation program. One strategy would be to put out an RFI for a private developer to help sell the site. They will sell it, but not necessarily to a developer you want. Another change in strategy would be to focus on three sites or to build a spec building. Some infrastructure development could also be considered.

Council Member Marshburn read the following statement – “In summary, Garner has expectations that this site will transform the local economy. Such a transformation is possible if the Town is patient and meets the expectations set out in the plan.”

Council consensus identified the number 1 priority for the site was tax base. Council Member Marshburn stated other elements are important as well. The level of wages is important as is the type of business that comes there. Council agreed that number of jobs and wages could be considered on a sliding scale if one of the main goals is greatly exceeded.

Ms. Morphis added a private developer could propose a project if the Town would do certain things to make the development easier. In some cases, a municipality might agree to carry the interest until the development sells (as an example). However, the developer’s goal is to sell, so the Town may need to have a good development agreement to control specific areas of importance.

Mr. Stallings stated some issues to consider if the site were broken up would be the sewer to the lower site (\$300K) and a possible road cut. The importance of the sewer extension is based on someone wanting the lower site. This expansion also opens up the property on the other side of Jones Sausage Road to have sewer available. Another issue to consider is bringing development and employees to Jones Sausage Road which will require significant road improvements.

Ms. Morphis stated a summary and proposed action steps will be provided after the Retreat.

Ms. Morphis added another item to consider is whether the leadership represents the constituency and the need to consider a commitment to actively recruit the next generation of leaders.

Day 2 – February 9, 2017

CAMPO Southeast Area Study Briefing

Presenter: Alex Ricard and Paul Black

MPO Core Functions:

- Establish a fair and impartial setting (No one agency or locality can make decisions)
- Evaluate transportation alternatives
- Maintain a Metropolitan Transportation Plan (MTP)
 - Must cover 20+ years (usually 25-30 years) – updated every 4 years
 - MTP costs and revenues must balance (fiscally constrained)
 - Currently working on 2045 MTP – to be adopted summer/fall 2017
- Develop a Transportation Improvement Program (TIP)
 - STIP – Statewide Transportation Improvement Program

- TIP is 5-10 year program
- Involve the public – residents and key affected sub-groups
- CTP – Comprehensive Transportation Plan – goes out 40+ years (the vision)

CAMPO includes portions of Harnett, Johnston, Granville, Franklin Counties along with Wake County; this is re-evaluated with the 10 year census. Towns can also request membership in the MPO.

CAMPO is “one member – one vote” unless a member calls for a weighted vote; in that case, it becomes a weighted vote based on population. For CAMPO, two of the “big three” (Wake Co, Raleigh, Cary) have to agree to have it pass. Weighted voting has never been used in CAMPO’s history.

MTP

- Current plan is the 2040 plan
- Hot Spots (included in annual call for projects) – small feasibility studies without a clear recommendation
- Corridor Plans – similar to hot spots but over a longer distance
- Small Area Plans – ex. include the Southwest Area Study, Northeast Area Study, Southeast Area Study (needed because these smaller issues can’t get addressed in the bigger CAMPO discussions) – these are essentially “mini-MTPs”

Hot Spots in Garner

- Swift Creek Area Network Study (2012)
 - Gorman St extension analysis
- NC 540 Grade Separation and Interchange Assessment (2013)
- US 401 Intersection Analysis (2013) – Ten Ten Road, Hilltop Needmore Road

Current TIP Projects in Garner Area (dates are start date)

- NC 540 from 401 to 40 – in the 2020 plan (to be open no later than 2025)
 - The final leg from 40 to 64 is delayed subject to a “corridor cap” that limits funding spent in a given area in a certain timeframe (currently in 2027)
- US 401 widening from Ten-Ten to 540 – in the 2019 plan
- I40 widening from 440 to 42 (2019 – but could be delayed) – this includes the 40/42 intersection
- I40 widening from 440/1 to Lake Wheeler – 2020 / 2022
- US 70 Business / Timber Dr interchange – 2020 (right-of-way) / 2022 (construction begins) – design has not begun yet, but likely 70 going over Timber with no stop light
- US 401 4-lane Superstreet from Legend to Purser - 2020

Chief Zuidema asked about pedestrian safety to cross 401 between Mechanical/Purser and the response was that there is the possibility to do more “emergency” funding for this type of issue.

Strategic Prioritization Process

- Strategic Transportation Investments (STI)
- 3 funding pots (total of \$15B for FY 2016-2025)
 - Statewide mobility – mostly statewide/interstates (this includes the “corridor cap” – 40% of funds (currently \$6B)
 - Regional impact – funding based on population in the region; funds those projects not selected in statewide mobility. 30% of funds (\$4.5B)

- Division needs – local needs/projects not selected in regional impact. 30% of funds (\$4.5B)
- At regional level it depends on who/what you are competing against. Ex. Hwy. 42 in Johnston County scores high as it competes with areas to east where Hwy. 42 in Wake scores low as it competes with different projects (including 50 and 401)
- At division level – look at secondary roads like Timber Drive, Old Stage, etc. Funding is not based on population – all divisions get the same amount. Right now have \$113M to fund 10 years of programs – very insufficient for the needs, say nothing of the wants.

Maximizing Funding Potential – some projects score so well that CAMPO does not need to “add” any points to get them funded. Also have some projects that score so low they will not get funded regardless of what NCDOT or CAMPO does to try to have it score higher.

- Can “add points” to certain projects – the goal is get the project over the funding line by adding points. CAMPO has only a limited number of points to use.
- Look for projects that can be pushed over the funding line (the red line) to get them funded

STI – Region C (Garner) – we have 2,500 Regional Impact Points

- Have identified 22 potential projects that will be competitive (out of 88 CAMPO supported projects)
- There is a request for \$12.3B in projects; have \$678M to spend

STI – Division 5 (Garner) – similar concerns with far more projects than funding

CAMPO – Locally Administered Projects Program (LAPP)

Separate pot of funds from the SPOT program – between \$20M and \$25M; These funds are controlled by CAMPO board.

LAPP is an annual competitive process with submitted and scored projects that ensures the funds are spent.

LAPP committee – sub-committee of TCC (Technical Coordinating Committee)

- Separate impartial selection committee
- TCC evaluates program changes
- Executive Board approves program changes and funding

LAPP money is split up annually for “targeted investment”

- Currently 65% for roadway (\$15M), 20% for bike (\$4.6M) / pedestrian, 15% for transit
- Can be modified during the year

FY18 LAPP Funding – includes our sidewalk project at Lake Benson

- CAMPO members can submit a limited number of projects – limits vary by size of jurisdiction (ex. Garner can submit 3 per year; Raleigh can submit 5 per year)
- Roadway funding more likely to be spent on construction vs right-of-way
- LAPP funding should not be looked at as the sole source for funding a project; money has to be paid back if the project is not completed in a certain period of time. You should be committed to doing the project on your own and use the LAPP money as “bonus” money

- LAPP has a pre-set calendar / schedule each year. Each project only needs to be submitted one time regardless of the different potential funding sources from CAMPO. CAMPO will determine where to consider the project based on a single score.
 - Sept – submittal deadline
 - Oct – call for projects closes
 - Nov/Dec – project scoring
 - Jan – recommendations to CAMPO executive board

The study area is southeast area of Wake, western portion of Johnston.

This is part of the MTP process; moving toward the recommendation phase of this study.

CAMPO uses two models – land use and transportation; they impact each other through planning. CAMPO looks at land use and works to predict the transportation impact; also offer suggestions on changing land use to improve transportation. Look at current plans, dispersed plans, compact plans as to how transportation evolves through testing all three models/scenarios.

CAMPO is suggesting a change in land use toward a more compact approach in Garner, particularly around the White Oak area to avoid transportation issues/concerns.

Another example is in Archers Lodge – suggesting the way development occurs to minimize traffic impacts and concerns.

Garner Hot Spots – looking at Jones Sausage railroad interchange as well as Timber Drive.

- Recommending straightening out Jones Sausage down to 70 (at Morris Dr) and then on to Timber Dr. East; this would close the old Jones Sausage Road between the tracks and EGMMS
- Looking at extending Timber Drive East (staying south of 40) to ultimately connect back around to White Oak east of Ackerman / Hebron Church. This also includes improvements at White Oak / Ackerman / Hebron Church
- There is a recommendation for a new I40 interchange at White Oak Road – not yet funded

Transit / Transportation connection – if certain types of transit are desired, you must have a certain level of density. The density matrix is based on jobs per acre and residents per acre. If Garner wants this type of transit service, there should be a focus on increasing density in specific areas.

Mr. Rutkowski stated there was a need for guidance from our communities as to how to allocate “new” money (\$180M) coming from tolling of 540.

Garner Forward – Transportation Plan Preliminary Recommendations

Presenter: Mike Rutkowski, Stantec

Mike Rutkowski stated the mission of this was to validate the “old” plan (2010) and to look at other options beyond just widening roads.

What did we hear?

- Got 1,100 completed surveys

- Did meetings

What are our guiding principles?

What are the recommendations for a multi-modal approach?

Number one issue heard back in terms of shortcomings – traffic & road capacity; third highest ranked issue was lack of pedestrian facilities.

We heard some concern with going east-west (connectivity) for vehicles and bike/pedestrian.

89% of respondents said we need to protect pedestrians from vehicles on streets; 60% agreed strongly that congestion is our top issue.

What we heard:

- Multi-modal connection within Garner to collector streets
- Focus on mobility corridors and smaller projects – spot safety
- Complete streets – close the gaps and prioritize bike/pedestrian/transit projects
- Create one great success story (pilot project)
- I-540 mainline, integrate connectivity and growth at nodes
- Bond referendum or tax

Guiding principles from what we heard:

- Use the full range of congestion management techniques available to us
- Connect us with regional trail network
- Increase the role of transit, but use technology to the fullest extent
- Prioritize and defend connectivity
- Manage I-540 as an asset; control land use in the area
- Create great streets – but start with one; we need a great example
- Celebrate entry points (gateways)

Multi-modal issues:

- Need pedestrian and greenway facilities – but not as many as suggested in the existing plan (far too many recommended)
- Want to take advantage of existing greenway facilities, connect to downtown, take advantage of Swift Creek connectivity
- Transit recommendations along 401 and 70 corridors – including park & ride and station stops and a small circulator inside Garner (moved off of Timber Drive to better access those likely to use it)
- Roadway and intersection improvements – simplified from old plan; includes a lot of “clean up” of issues (ex. no longer have five lanes on Timber Dr. with turn lane) – can be done without right-of-way purchase in many cases.
- Connectivity issues – ex. Jones Sausage extension, connecting Old Stage to 401, etc.; includes a “laneage map” – where to make improvements (ex. 10-10 Road widened and a median installed)
- Did ten different “corridor profiles” – ex. Vandora Springs Road – shows accidents, road features, speed limit, number of vehicles per day, etc. – use to make decisions and prioritize road improvements
- Pilot project recommendation – Aversboro Road (north of Timber to 70) – concept looks at Aversboro – Timber to Lakeside. Widening roadway would cost \$7-8M because of moving curb and

gutter and right-of-way costs. Recommendation is to re-purpose it to one lane in each direction with bike lanes and pockets of median – volume does not necessitate four lanes.

- Council Member Singleton stated citizens would not want us to spend money to remove pavement but improving a small section along 7th Avenue near Town Hall might work.
- Aversboro doesn't have to be the example, but you need to have a road that provides services to everyone. Look at Charlotte and Atlanta – they are building / changing to meet the needs / wants of their citizens. Getting good reinvestment of private dollars based on public dollars spent. People want better choices – want to feel safe, better options for transit. We need to change our ways – think differently. If not Aversboro, think about a “signature” road.
- Council Member Singleton stated Timber is the signature road – I agree with this approach there and cleaning it up.
- Building a multi-use path on the west side of Timber Dr. would be a good investment.
- Aversboro would be a good example because it is not expensive and would be well received.

Next steps:

- Putting together a separate document for the Comp Plan

Mr. Triezenberg stated the Town will be receiving a land use plan/model from Stantec which will go into CAMPO's model and continue to get recommendations on the transportation side based on our intended land use. Where there are any major changes, Stantec will go back and adjust any transportation recommendations if/when land use changes. The Town needs to work within CAMPO guidelines to maximize funding potential. NCDOT is also pushing Hot Spots, so this will help with funding at the Division level.

Street and Sidewalk Project Prioritization

Presenter: John Hodges, Assistant Town Manager-Development Services

Mr. Hodges stated leaving the funds that were set aside for Highway 70 widening and landscaping/lighting; which is supported by CAMPO and NCDOT. Also, New Rand Road improvements will help with some Highway 70 issues. If the Town does not move forward with the Highway 70 improvements, there is a balance of \$4.1M. Council Member Singleton expressed the need to keep the street light and landscaping money from Highway 70; these are feature streets and need to be addressed (\$900K).

Council consensus to take \$3M away from widening Hwy. 70 and consider it for other projects. The next logical step is to bring back the two projects from CAMPO with additional detail and discuss in a work session as to what, if anything, we want to do with either of those. If there are other projects after that, we could consider other existing projects, including those that may come from the Transportation Plan update.

Wake County Commissioner John Burns

Commissioner Burns distributed the County's 2007 Legislative Agenda and the Goals for the year.

Commissioner Burns stated there were two new Commission members this year. Wake County is working closely with WCPSS on budgeting. Commissioner Burns also stated schools were a concern for

Garner, and they are committed to a seven-year funding plan for WCPSS CIP to help municipalities better understand the process and make it more predictable. Any changes should come at the end of the seven-year plan rather than in the middle of the plan. Wake County can now only do construction bonds largely on even-numbered years to fund CIP for WCPSS.

Legislative update shows Wake Co interests, including issues relevant to Garner.

- Wake Co is seeing a growth rate of 63 new people each day.
- Growth is driving most all concerns in Wake Co.
- Very concerned with behavioral health concerns – need additional funding. The closure of Dorothea Dix is an ongoing concern. Wake Med and the jail are now getting overwhelmed; this has caused some diversion from Wake Med emergency rooms due to a lack of beds.
- Thanked Garner for supporting the transit referendum. Commissioners will be in DC this month to encourage federal funding of the plan. The plan can be funded with just the sales tax increase, but federal funds are needed to fully implement the plan.

The County's focus is on continuing to work toward stated goals and to do things that are bought in throughout the county. We want all of our projects to work similar to the Transportation Plan process and need feedback on their work.

Garner is particularly important to the County as growth is coming more toward Garner (shifting from the southwest) and they want to help Garner prepare for that growth; making sure changes outside of Garner's ETJ don't negatively influence Garner plans and goals.

Commissioner Burns reported the County is funding the Garner Magnet High School replacement.

Council Member Marshburn expressed thanks to the County for supporting Garner's ETJ expansion request. Council Member Marshburn added the Town is anxious to get investment in the Technology Site and want to make sure that the Commissioners can help support us in this regard. Commissioner Burns responded that the County had heard from two potential tenants and their Economic Development Director was also anxious to fill this site. The County takes a location neutral approach to development in Wake County. Their incentives are about projects performing before incentives are paid out. The County looks at areas of economic disadvantage and target companies for those when possible; this would be the only exception to their location-neutral approach.

Commissioner Burns added the County has matching funds approved for Garner's most recent Greenway project. They will be voting to approve the 2017 County Greenway Plan at their next meeting. The first goal is to fill any existing gaps; the second goal is to connect all the lakes and parks in the county; and the third goal is to connect us regionally. The County looks at greenways as an additional transportation system and environmental protection. Garner has a number of projects on the priority list.

Review Strategic Initiatives

Presenter: Crystal Morphis, Facilitator

Ms. Morphis reviewed each of the Strategic Initiatives and asked Council if there were any concerns.

Fiscal Responsibility

Kennedy

- Objective 4, Initiative- need to determine how to use the dollars and for what.

Efficient and Timely Service Delivery

Kennedy

- Objective 1 - a consensus on who are the regional and community partners; includes the Wake County Commissioners, Wake County Public School System Board, City of Raleigh, DOT, CAMPO, Triangle J.

Marsburn

- Objective 1, Initiative 3 - great progress has been made with GVFR and other service partners.
- Objective 2, Initiative 1 - confirming staff was satisfied that cost recovery was on track. Mr. Dickerson stated the fee structure was being evaluated and will be presented at a future work session.

Kennedy

- Objective 4 – the Town has a changing group of customers and we need to make sure we comprehend what customers expect/demand.

Orderly Growth

Kennedy

- Objective 1 – do we have a plan to influence/incentivize growth? Mr. Stalling stated this should be accomplished by Objective 3 when the Economic Development Plan is revised.

Behringer

- Objective 1, Initiative 2 – asked about land development in North Garner; however there are no water/sewer services in the area. The Town does not have infrastructure everywhere it is needed. Mr. Stallings stated he could provide a list of potential economic development sites that will need infrastructure investment.

Council Member Singleton stated the Town should look at public wi-fi in the parks and other Town facilities/properties. Ms. Morphis stated it was not an advantage to have wi-fi service because so many places do, however it's more of a disadvantage if you don't.

Quality of Life

Marshburn

- Objective 3, Initiative 4 – GPAC expansion asked how the Town compares to other similar facilities; what is a reasonable expectation for activity? Mr. Dickerson responded the Town's revenue is increasing; the challenge is that GPAC is big enough for some events, but not big enough for others. We also face challenges in setting ticket prices vs attendance.

Kennedy

- Objective 1 – Need to review the Town's ordinances/regulations relating to "organized junk", etc. to improve the general appearance in Town.

Behringer

- Objective 4 – The Town does a good job with this; however, there is interest in more of an arts emphasis in the downtown area.

Johns

Objective 3, Initiative 2 – Felt there was always room for improvement in providing services for aging population.

Thoughts to Carry Forward

Kennedy – Stated he felt this discussion elevated the Town’s “end game” moving forward.

Marshburn – Stated this was a good reminder of our need to maintain contact with our partners such as the Wake Co Commissioners. This is worthy of a concerted effort to cultivate relationships.

Behringer – Stated we need to make sure we have different generations on our various committees. We need to be purposeful about engaging all different groups in our community. We need to develop our future leaders with interest in what we are doing so they can carry it on. “They are tomorrow.” We have talked about succession planning, but have never had a plan to do it.

To Do List

- Look at Garner through the social media lens to better understand how the Town is viewed by others.
- Doing an awareness campaign – branding for the Town/community.
- Review water/sewer policy changes – it was mentioned that we need to review how the last year of change has been.
- Possible need to discuss how the Town structures current staff and/or adding new staff as a result of work from CAMPO.
- Legislative agenda of CAMPO, Wake County, and Garner should be aligned for greater effectiveness.

Staff Comments

Matthew Poole - a lot of conversations were based on Baby Boomers and Millennials, but I don’t fit either category. There is a lot of “me” in Garner – we discussed figuring out who we are. My emphasis is don’t overlook all aspects of the population – don’t forget Gen X.

Tony Beasley – couple of overall perspectives. We need to look at continued proactive enforcement for code enforcement; we think we understand your expectations for this, but want to make sure Council understands the more proactive we are, the more resources we need. As an example, we are taking on new ETJ on March 17 and we are evaluating those impacts now. We need to make sure we can provide the services you want us to provide.

Mari Howe – I ask for open-mindedness as we bring new ideas and tools to the table – ex. TIF – particularly for Downtown. We need some additional tools to be able to grow; need to look at co-working facilities.

Stallings - thank you Council and GEDC – great joint session and appreciate the opportunity to talk and get feedback. Goal is to be better each year than the previous year and will continue to work on that. It's going to change the way we look and who we are.

Forrest Jones – thank you for the time for this dialogue and feedback.

Brandon Zuidema – keep in mind that we are now coming into growth for the first time in my seven years. Need to consider if we want to maintain services and add resources or cut back in some area.

Rick Mercier – we need to continue to get more/good information and feedback for enhancing our engagement with the community. We need to talk more about who we are and who we want to be – will need to address branding.

Michael Gammon – we have looked at a lot of different priorities; ex. CAMPO chart of showing the needs vs. the resources. We need to focus on a true CIP process that looks at needed expenses and revenues and the timeframes we want to have things happen in. We have a lot of bond expenditures to continue / complete. It all fits together with the bigger CIP process – using VERT and the facilities process to address growth pressures while still maintaining what we already have.

Pam Wortham – we have had so many ideas the last two days; we have needs and capacity/resources to allow us to pursue opportunities. Encourage you to continue to look at where do we want to go as a community – we can still be even better than we are. Who do we want to attract? Think about what we strategically want Garner to look like.

Jeff Triezenberg – thank you for your involvement in this process. We will have more than just a planning tool – it should influence all aspects/departments of the Town. I was encouraged that this was educational and helpful. Next few months are critical in terms of the new Comp Plan – will be a lot of attention to detail in that process.

BD Sechler – challenges of staff retention and recruitment are significant; need to be done to allow the Town to continue to move forward. Appreciate the Council support – going back to health care last year. From a labor standpoint, we do well in reviewing salary to assist with recruitment and retention. We are not seeing a large turnover (voluntary) in general and that is a credit to the ongoing work we do. Look forward to finding creative ways to maintain a good culture.

Matt Roylance – I've been very impressed; glad to have this serve as a good overview for me.

John Hodges – thank you to Council for willingness to have staff bring a variety of topics to them, to include focusing on longer-range initiatives. It is paying off in terms of what we are doing and will do going forward. Thank you to staff for this meeting and for the prep work.

Rodney Dickerson – we have a lot of talent and knowledge – sometimes my job is to step back and let staff do their work as they know it best. We appreciate you (Council) allowing us to use our talents to improve Garner. We all want Garner to be the best it can be.

Next Steps from the Retreat

Mr. Dickerson reported the staff retreat will occur in March where tasks will be added and some of this discussion will become a part of the budget process. We will be following up with Council over the next six months. We also have some long-range issues. We also want to discuss the possibility of the Council retreat in the fall prior to starting the budget process rather than in February. We will need Council feedback on that. Council consensus this may occur the first week of December.

Final Comments

Marshburn - people describe bureaucracies different ways; I look at it as a positive means of governing. My point is we have good continuity in this Town to where we have not had any impact in service as changes have occurred with staff and others. We as elected officials aren't doing the day-to-day work and appreciate the work of our staff. It is a testament to staff how they weather through changes.

Johns - appreciate what the staff does and what they do. Talked to a woman recently who was very happy in how she was treated at Town Hall. I've had people asking about what we will do with Con-Agra. We see that most people leaving Garner are retiring. We have development coming with 540 and the Recreation Center. Keep on doing a good job for us.

Singleton - when I first ran in 1993, Garner did not have a good reputation; we had contentious meetings and issues with water rates and other things. We talk about who we are now; we were not making good plans and decisions. We started doing better over time and we have come a long way. We have good staff who works hard; we work well with partners in the area. We have room for improvement, but have come a long way in twenty years. Our retreats have also come a long way. We may never know who we are, but we continue to progress and grow.

Behringer - I joined local government in 1989 in Raleigh after Walnut Creek Amphitheater was built next to my house. I was shocked how the community was not involved and how that process worked. In Garner, I joined a community watch group and it grew from there. I appreciate how we treat people in Garner and how we try to find solutions. I appreciate our staff and our small-town atmosphere. Thank you for the collective effort.

Kennedy - in terms of growth versus other areas, we are growing at a reasonable rate. My first planning retreat (2004) we asked ourselves about the #1 concern and I offered the idea of improving our image – it came in last in a vote. We've made progress since then. The outcomes we are seeing result from the good preparation done in advance; this is the furthest in advance we have ever had information and it was solid and let us prepare and raise questions. It is fulfilling to know we do things in a purposeful and efficient manner. I sleep well and have a good feeling knowing we are making good decisions and doing good work. Thank you for helping me consider this a successful planning retreat – this is the highlight of my year.

Council feedback on Retreat Structure:

Kennedy - topics were narrowly aligned and related and it was appropriate.

Behringer – would like to get the supplemental materials sooner.

Marshburn - we are accustomed to this format and external folks coming in. I thought it was appropriate and we kept moving.

Adjournment: 3:04 p.m.

DRAFT

**Town of Garner
Town Council Meeting Minutes
February 21, 2017**

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

CALL MEETING TO ORDER/ROLL CALL

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

Staff Present: Rodney Dickerson-Town Manager, John Hodges-Asst. Town Manager-Development Services, Matt Roylance-Asst. Town Manager-Operations, Michael Gammon-Budget & Special Projects Manager, Pam Wortham-Finance Director, Rick Mercier-Communications Manager, William E. Anderson-Town Attorney, Stella Gibson-Town Clerk.

PLEDGE OF ALLEGIANCE: Council Member Ken Marshburn

INVOCATION: Council Member Ken Marshburn invited Dr. David Forbes, retired Shaw University Professor to provide the invocation.

PETITIONS AND COMMENTS

ADOPTION OF AGENDA

Motion: Marshburn
Second: Johns
Vote: Unanimous

PRESENTATIONS

CONSENT

Council Member Kennedy asked to discuss each item on the Consent agenda.

Resolution Declaring Surplus Property

Presenter: Pam Wortham, Finance Director

This resolution allows the Public Works department to dispose of vehicles that are no longer in use. Mr. Dickerson stated the vehicles being declared surplus have already been replaced or will be replaced in this year's budget.

Action: Adopt Resolution (2017) 2314

Motion: Kennedy
Second: Singleton
Vote: Unanimous

Ordinance Amending FY 2016/17 Operating Budget

Presenter: Pam Wortham, Finance Director

This budget amendment covers the transfer of \$80,907 in Restricted Asset Forfeiture Fund Balance into the General Fund to be utilized by the Police Department for the purchase of qualifying department supplies and equipment that will be used to prevent and respond to crime. Chief Zuidema advised these funds will allow the purchase of equipment that will make it safer for Police Officers to perform their job. Funds will be spent for non-budgeted items.

Action: Adopt Ordinance (2017) 3846

Motion: Kennedy
Second: Singleton
Vote: Unanimous

PUBLIC HEARINGS

FY2017-18 Public Budget Hearing

Presenter: Rodney Dickerson, Town Manager

Mayor Williams opened the public hearing.

Mr. Dickerson presented the process for the FY 2017-18 budget, provided a preliminary outlook regarding revenues, made a presentation regarding recommended budget priorities and reviewed the budget calendar. Staff will work to identify alternate dates for the proposed Council budget work session.

Hearing no further comments, Mayor Williams closed the public hearing.

Action: Receive Public Input

NEW/OLD BUSINESS

Resolution Supporting the City of Raleigh Falls Lake Reallocation Water Supply Plan

Presenter: Rodney Dickerson, Town Manager

The City of Raleigh Public Utilities Department (CORPUD) is a regional water and sewer utility that serves Raleigh, Garner, Rolesville, Wake Forest, Knightdale, Wendell and Zebulon. Due to steady regional growth and estimated population figures over the next 30 years, CORPUD is seeking additional sources of water supply to meet the anticipated demand. The existing division of conservation storage in Falls Lake consists of water supply and water quality. One solution is to increase the water supply storage pool in Falls Lake from 42% to 59%. In doing so, this would decrease the water quality storage pool from 58% to 41%. A change in the conservation storage requires approval from the US Army Corps of Engineers.

Action: Adopt Resolution (2017) 2315

Motion: Marshburn
Second: Behringer
Vote: Unanimous

Discussion of Town Hall Graphics

Presenter: John Hodges, Assistant Town Manager-Development Services and Ashley Love-ADW Architects

Mr. Hodges stated the Town is approaching deadlines for decisions regarding signage and graphics that need to be produced for the new Town Hall. Specifically the display panels, Council Chamber dais graphics and monument signs.

There are three display panel areas, in the hallway near the Council Chambers, near the Training Room, and near the lobby staircase. Each area consists of 3 panels which are 6 feet tall and 2 feet wide, placed 2 inches apart. The images will be printed on a 3M film and can be changed out as desired. The first printing is included in the Town Hall budget. It was suggested these panels be based on three categories: historical, vision, and community. Staff will work with an outside contractor to help make the final decisions. Council was asked to submit any images they felt were appropriate for consideration.

Consensus of Council to place a 4 foot colored Town seal behind the dais.

Council expressed concerns regarding the visibility of the lettering on the monument sign and lighting. Alternate designs were requested, possibly placing "Garner" in larger letters on the first line and "Town Hall" underneath in smaller letters. Ms. Love will provide samples based on those recommendations.

Action: Provide Direction

Bond Project Update

Presenter: Michael Gammon, Budget & Special Projects Manager

A brief overview will be provided regarding the status of the bond program, specifically changes and updates from the last report.

Action: No action; report only

COMMITTEE REPORTS

MANAGER REPORTS

- garner info
- Finance Report
- Registration for Town Hall Day

ATTORNEY REPORTS

Mr. Anderson requested a closed session 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” and N.C. General Statutes 143-318.11(a)(4) “to discuss economic development.”

COUNCIL REPORTS

Marshburn

- Asked if the Town was a member of the NCDOT Watch for Me Program. Chief Zuidema replied the Town applied and was accepted into the program last year.
- Asked what days the AARP Tax Service would be held at the Avery Street Annex this year. Mr. Dickerson responded the typical schedule is Tuesday and Thursday.
- Asked if an action reported had been received by the Retreat facilitator. Mr. Dickerson responded the report has been received and staff is currently reviewing.

Behringer

- Stated at the last meeting, the Grow Garner Responsibly group asked for a meeting with Council. Mr. Dickerson responded the group would need to stay on topic of general interest for the area and not discuss any specific properties. Council consensus to send a letter from Council advising it is appropriate to wait until the draft Comp Plan is ready (approx. 30-45 days) to meet.
- Advised Council, the Manager’s annual performance evaluation was due and distributed the evaluation form. Council was asked to submit their comments by March 21.

Johns

- Asked if there was any information regarding the graffiti case in the area of Taco Bell and Kroger. Chief Zuidema responded this matter was reported anonymously through the garner info app and staff has been unable to locate the graffiti.

Kennedy

- Asked if there were any loose ends that Council needed to be working on. Mr. Dickerson responded the action report from the facilitator will indicate any additional steps needed.
- Asked about the lighting on 401 from Mechanical Blvd. to Old Stage Road on the west side. Mr. Hodges responded there were challenges working with NCDOT on lighting short segments of road as well as the expectation of the planned superstreet.

Council Member Singleton had nothing to report.

RETURN TO REGULAR SESSION AND ADJOURNMENT: 9:42 p.m.

Respectfully Submitted,
Stella Gibson

**Town of Garner
Town Council Meeting Minutes
March 6, 2017**

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

CALL MEETING TO ORDER/ROLL CALL: Mayor Ronnie Williams

PLEDGE OF ALLEGIANCE: Council Member Gra Singleton

INVOCATION: Council Member Gra Singleton

PETITIONS AND COMMENTS

ADOPTION OF AGENDA

Motion: Johns
Second: Marshburn
Vote: Unanimous

PRESENTATIONS

CONSENT

Installation of Stop Signs

Presenter: Tony Chalk, Town Engineer

The Engineering Department is recommending approval to erect 4 stop signs as traffic control measures within the developments of The Landing at Heather Park and the Sutton Springs subdivision.

Action: Authorize Placement of Signs

Ordinance Amending FY 2016/2017 Operating Budget

Presenter: Pam Wortham, Finance Director

This amendment includes appropriation of \$20,000 from General Fund Unassigned Fund Balance for the second payment of the commitment from the Council to the YMCA capital campaign, an increase in the budgeted revenues and expenditure accounts by \$8,669 to recognize insurance proceeds received to repair three police vehicles, appropriation of \$10,878 from the General Fund Unassigned Fund Balance for expenditures for a grant from the Triangle J Area Agency on Aging for the Senior Center, and appropriation of \$31,953 of additional revenue and \$36,623 of General Fund Unassigned Fund Balance to cover increased costs of youth and athletics programs.

Action: Adopt Ordinance (2017) 3847

Resolution Authorizing Town Clerk to Investigate the Sufficiency of Annexation Petitions

Presenter: Jeff Triezenberg, Interim Planning Director

This Resolution provides cause for the Town Clerk to investigate the sufficiency of any annexation petition upon its receipt, to verify receipt of any applicable evidence and to certify the results of said investigation at an upcoming available meeting of the Town Council.

Action: Adopt Resolution (2017) 2316

Motion: Marshburn
Second: Behringer
Vote: Unanimous

PUBLIC HEARINGS

Annexation Petition ANX-16-08, Bannister Trust Property

Presenter: Jeff Triezenberg, Interim Planning Director

Satellite annexation of a 2.8 acre parcel located at 725 Maxwell Drive.

Mayor Williams opened the public hearing and asked Mr. Triezenberg to provide the staff report.

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

Action: Adopt Ordinance (2017) 3848

Motion: Kennedy
Second: Singleton
Vote: Unanimous

Annexation Petition ANX-16-09, Benton WTP Reservoir

Presenter: Jeff Triezenberg, Interim Planning Director

Satellite annexation of a 40.62 acre tract located on New Bethel Church Road.

Mayor Williams opened the public hearing and asked Mr. Triezenberg to provide the staff report.

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

Action: Adopt Ordinance (2017) 3849

Motion: Singleton
Second: Johns
Vote: Unanimous

Annexation Petition ANX-16-10, Clifford Road Subdivision

Presenter: Jeff Triezenberg, Interim Planning Director

Satellite annexation of a 46.7 acre parcel located on Clifford Road.

Mayor Williams opened the public hearing and asked Mr. Triezenberg to provide the staff report.

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

Action: Adopt Ordinance (2017) 3850

Motion: Marshburn
Second: Behringer
Vote: Unanimous

Extraterritorial Jurisdiction Amendment

Presenter: Jeff Triezenberg, Interim Planning Director

This public hearing is for the consideration of accepting the Wake County Board of Commissioner's decision to authorize the amendment of the Town of Garner's ETJ. The authorization includes the relinquishment of approximately 454 acres effective March 6, 2017; as well as the addition of approximately 6,285 acres effective March 16, 2017. The Town Council authorized this request of the County via Resolution (2016) 2297 adopted on July 19, 2016.

Mayor Williams opened the public hearing and asked Mr. Triezenberg to provide the staff report.

Mr. Sonny Bannister stated he has property in the Highway 401 area and asked what the process will be for permitting during the interim 60 days. Mr. Triezenberg stated residents will be required to submit permits to the Town of Garner, but no final approvals will be granted until the process is complete. Mr. Bannister asked about the vision for property located near Simpkins Road and Mr. Triezenberg responded this area will be evaluated during the Comprehensive Plan process; a draft of which will be issued in the next 6 weeks or so.

Mr. Barnett Pickett, 5616 Raynor Road, asked about zoning. Mr. Triezenberg responded the Town plans to keep the County's zoning as close to what it currently is based on Garner's zoning structure.

Ms. Bobby Hinton Clemmons, 2021 Auburn Road, stated her mother owns property near Highway 70 and asked if that property will end up being rezoned to commercial. Mr. Triezenberg responded this area was unique as it is a residential district that allows other uses to be entertained. The goal is not to have non-conforming lots.

Ms. Marjorie Williams, 2728 E. Garner Road, asked that with zoning possibly changing, would it all take place at one time and Mr. Triezenberg responded that it would take place at one time but not all parcels will have the same zoning.

Mr. Singleton stated for clarification, the Town cannot rezone property after this initial re-classification unless the applicant or purchaser of the property makes a request to do so.

Mr. Issa Shaikh, 2505 & 2605 Simpkins Road, asked if the Town would issue permits for sewer for areas considered for the ETJ areas and Mr. Triezenberg responded final approval would come from the Town. However, the Town contracts with the County for sediment erosion control and water/sewer is provided

by the City of Raleigh. The City of Raleigh looks at water/sewer lines system-wide and may recommend major improvements to their system. However, if a private property owner wants to run lines to their home, they would incur the cost of installation (if the City of Raleigh would allow).

Ms. Laverne Cramer, 4629 Dusty Road, expressed concern regarding traffic on Old Garner Road and if there would be a post office in the area, and if connection to water/sewer would be required. She also stated there are elderly and disabled people who live there who have difficulty getting out. Mr. Dickerson replied typically if your well/septic are functioning properly you can keep them. If they fail, the resident can petition to have it repaired or they may be required to pay for the extension to their property. Ms. Cramer asked if they were to connect, could they be allowed to make payments for the cost. Mr. Dickerson stated he didn't believe it worked that way, and Ms. Cramer should contact the City of Raleigh.

Council Member Marshburn advised Ms. Cramer to contact her U.S. Congressman regarding the request for a post office.

Council Member Kennedy asked if Dusty Road was state maintained and Ms. Cramer stated it was a private road and each resident was responsible for their own frontage.

Mr. Harris Falk, 4152 Battlefield Drive, asked where to get shed permits and Mr. Triezenberg responded permits will be issued by the Town. Mr. Falk also asked if they would be allowed to keep their community well and Council Member Kennedy responded no changes will be made to the water system unless they request it. No changes will be made to public services as well; residents should continue to contact the Sheriff's office and the Garner Volunteer Fire Department as needed.

Council Member Kennedy stated every municipality has concerns about how to grow its borders. The ETJ process is an attempt by the Town to assist with that process; it's not an annexation.

Mayor Pro Tem Behringer asked where to direct Ms. Cramer to for assistance. Mr. Dickerson responded Ms. Cramer should petition NCDOT to make Dusty Road a state road. Unfortunately, the road would need to be brought up to code first.

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

Action: Adopt Ordinance (2017) 3851

Motion: Marshburn
Second: Johns
Vote: Unanimous

NEW/OLD BUSINESS

Ordinance to Establish a Petty Cash Fund

Presenter: Pam Wortham, Finance Director

The NC General Assembly amended G.S. 159-28 to allow the use of a petty cash account "if the local government has adopted an ordinance authorizing the use of cash, and specifying the limits of the use of cash." The Local Government Commission made us aware of this requirement recently. The Town has

outstanding petty cash funds, and this does not change those amounts. This brings us into compliance with the amended law.

Action: Adopt Ordinance (2017) 3852

Motion: Kennedy
Second: Singleton
Vote: Unanimous

Town Hall Furniture Bid

Presenter: Tony Chalk, Town Engineer

Bids have been received for the furniture package for Town Hall. Staff has evaluated the products proposed by the low bidder, Institutional Interiors, and finds them to be acceptable. Upon award of the bid, the supplier will refine quantities and finalize product selection.

Motion: Singleton
Second: Marshburn
Vote: Unanimous

Action: Award Bid to Institutional Interiors for \$146,519.19

Mr. Chalk asked Council for flexibility of 10% above/below the bid amount to allow for modifications made during final selections.

Motion: Singleton
Second: Johns
Vote: Unanimous

COMMITTEE REPORTS

MANAGER REPORTS

- garner info
- Building & Permit Report
- Development Map
- Reports from Council Retreat

ATTORNEY REPORTS

COUNCIL REPORTS

Marshburn

- Stated it was good to see concrete sidewalks being poured on Buffalo Road.

- Go Triangle seeking public input on transit plan and encouraged fellow Council Members to participate.
- Stated he was proud of the Town and the employees who participated in Read Across America Day.

Behringer

- Asked to set a date for discussion of the Manager's review; consensus of Council for March 28th.

Singleton

- Reported a Public Works Committee meeting was scheduled for March 28 at 8:30 a.m. in the Training Room.

Johns and Kennedy had nothing to report.

ADJOURNMENT: 8:18 p.m.

DRAFT

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: March 21, 2017		
Subject: Resolution Declaring Unpaid Nuisance Abatements as Liens		
Location on Agenda: Consent		
Department: Finance		
Contact: Pam Wortham, Finance Director		
Presenter: Pam Wortham, Finance Director		
Brief Summary: We have a property where the owner has unpaid, delinquent nuisance abatements. This resolution declares this an unpaid fee as a lien on the property and will be collected with the property taxes due.		
Recommended Motion and/or Requested Action: Adopt Resolution (2017) 2317		
Detailed Notes: See attached resolution		
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: N/A		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	PW	
Finance Director:	PW	
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

Return to:
Stella Gibson
Town of Garner
900 7th Avenue
Garner, NC 27529

RESOLUTION NO. (2017) 2317

**A RESOLUTION ASSESSING THE COST OF ABATEMENT AGAINST THE PROPERTY ON WHICH
THE NUISANCE EXISTED**

WHEREAS, the Town Council of the Town of Garner, pursuant to Chapter 160A of the North Carolina General Statutes and Chapter 6, Section 23 of the Town Code of the Town of Garner, Ordinances has the authority to prevent, abate and declare unlawful nuisances and to make the cost of said abatement a lien against the premises where the nuisances existed, said liens to be collected in the nature of property taxes; and

WHEREAS, the Town of Garner has abated nuisances on the below referenced properties in accordance with the Town Code referred to and has been unable to recover the abatement costs from the stated property owners; and

WHEREAS, pursuant to North Carolina General Statutes 160A-193 the costs of the abatement involved with the abatement as well as the expenses of the action are a lien on the premises in the nature of a tax, which pursuant to North Carolina General Statutes 105-365.1 can be collected by a tax collector using the remedies provided by law;

NOW, THEREFORE BE IT RESOLVED THAT THE TOWN COUNCIL OF THE TOWN OF GARNER hereby confirms the cost of the abatement of the nuisances set out herein, pursuant to the General Statutes above referenced, confirms the same as liens against the premises, and requests the Wake County Tax Collector to collect the same in the nature of unpaid taxes:

<u>LOCATION</u>	<u>PROPERTY OWNER(S)</u>	<u>REAL ESTATE ID</u>	<u>COST</u>
1317 Sycamore	Perry Jenkins, Jr	0035430	\$2,058.64

This resolution shall become effective upon adoption, recorded at the Wake County Registry and a copy thereof forwarded to the Tax Collector for Wake County.

Duly adopted this the 21st day of March, 2017.

Ronnie S. Williams, Mayor

ATTEST:

Stella L. Gibson, Town Clerk

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: March 21, 2017		
Subject: Z-17-01, Expanded ETJ Areas, General Zoning Map Amendment		
Location on Agenda: Public Hearings		
Department: Planning		
Contact: Jeff Triezenberg, Interim Planning Director		
Presenter: Jeff Triezenberg, Interim Planning Director		
<p>Brief Summary:</p> <p>It is the intended purpose of this case to establish zoning as opposed to significantly changing the zoning as in a typical re-zoning case. This means that the Town is attempting to keep the zoning status as similar as is possible to the status properties are presently enjoying under the County at the time of this zoning transfer. The existing zones for the expanded ETJ areas are administered by Wake County for a period of 60 days following the acceptance of ETJ or until the Town of Garner establishes new zoning, whichever occurs first.</p>		
<p>Recommended Motion and/or Requested Action:</p> <p>Motion to continue the public hearing to the regular meeting of April 3, 2017.</p>		
<p>Detailed Notes:</p> <p>See attached Planning Department Staff Report.</p>		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" 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:	JT	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

FOR: Mayor & Town Council – Public Hearing

DATE: March 21, 2017

CASE: *Z-17-01, Expanded ETJ Areas*

CASE TYPE: General Zoning Map Amendment

PREPARED BY: Jeff Triezenberg, Interim Planning Director

APPLICATION INFORMATION

Applicant: Town of Garner Planning Department

Owner: Multiple

Location: Multiple, Approved and Accepted Expanded ETJ Areas

PIN's: Multiple

Area: 6,269 +/- acres

Town Limits: No

Current Zoning: Multiple Wake County Base Districts and Overlays

Proposed Zoning: Multiple Town of Garner Base Districts and Overlays

EXISTING ZONING

The existing zones for the expanded ETJ areas are administered by Wake County for a period of 60 days following the acceptance of ETJ or until the Town of Garner establishes new zoning, whichever occurs first.

The list of existing zones and their descriptions follows.

GB – General Business: This district is established to provide for a wide variety of (primarily indoor) neighborhood- and community-oriented commercial activities. Allowable uses within the General Business district include, but are not limited to,

educational, cultural, daycare, religious, animal care, restaurant, financial, lodging, office, general retail, vehicular sales and service uses.

HC - Heavy Commercial: This district is established to provide for a wide variety of (indoor and outdoor) commercial activities of varying scales that are designed to be served by major thoroughfares. It is the intent of this district to provide sufficient size and depth of property to meet business needs, yet maintain safe traffic flows. Allowable uses within the HC district include, but are not limited to, educational, cultural, daycare, religious, animal care, restaurant, financial, lodging, office, general and specialized retail, vehicular sales and service, limited/light manufacturing, wholesale, warehouse uses.

HD – Highway District: This district is primarily intended to accommodate residential development, although it also allows several types of nonresidential development if the Board of Adjustment first reviews and approves a site plan and special use permit for the use.

I-1 – Industrial-1 District: This district is established to provide for a wide range of manufacturing, warehousing, and wholesaling activities as well as offices and some commercial support services. Standards of this district are designed to minimize impacts on the environment and to help ensure visual compatibility with the surrounding area. The district is intended to accommodate uses whose operations, exposure, location and traffic have minimal impacts on adjacent properties. These uses include, but are not limited to, day care, correctional, animal care, restaurant, office, vehicle sales and service, all levels of manufacturing, mining, warehouse, wholesale, freight handling, and waste related uses. Use related outdoor storage is allowed only if it is screened by a solid fence, or by an opaque vegetative screen, of at least 6 feet in height.

I-2 – Industrial-2 District: This district is established in order to provide sites for manufacturing, warehousing, and wholesaling activities (including outdoor storage of material) that have a greater impact on the surrounding area than uses found in the I-1 district. It is the intent of this district to protect high-intensity manufacturing uses from nearby residential development and vice-versa. It is also the intent to provide a zoning classification for uses with high potential for adverse visual impacts. These uses include, but are not limited to, day care, correctional, animal care, restaurant, office, vehicle sales and service, all levels of manufacturing, mining, warehouse, wholesale, freight handling, and waste related uses.

R-30 and R-40 Residential Districts: These districts are known as non-watershed residential districts. These districts allow a range of very-low to moderate-density residential development and various building forms, depending on the specific district. A limited number of nonresidential uses are also allowed. Some nonresidential uses are permitted by-right; others are allowed only within designated activity centers and then only if the Board of Adjustment first reviews and approves a site plan and special use permit for such use.

R-40W and R-80W Residential Districts: These zoning districts are known as residential watershed districts. These districts allow very-low-density residential development in the form of single-family detached dwellings and duplexes. A limited number of nonresidential uses are also allowed, but generally only if the Board of Adjustment first reviews and approves a site plan and special use permit for such use.

CU – Conditional Use Districts: Each conditional use district bears a —CU prefix and corresponds to a general use district. General use districts include all residential, commercial, and industrial districts without a —CU prefix. All zoning regulations that apply in the general use district are minimum requirements within the corresponding conditional use district. Conditional use zoning will be considered only upon request of the applicant.

SHOD – Special Highway Overlay District: This overlay district is intended to ensure that lands adjacent to Special Highways are developed in a manner that maintains or enhances the natural scenic beauty and wooded character viewed by travelers on the Special Highway. Further, it is intended to mitigate potential adverse impacts of the Special Highway on adjacent land uses. It is intended to be applied to areas identified as Special Transportation Corridors in the Wake County Land Use Plan.

RCOD-2 – Resource Conservation Overlay District 2: This overlay district is intended to protect and preserve the water quality of special watersheds while allowing the orderly development of land in the watersheds of these sensitive areas. The purpose of these regulations is consistent with the Wake County Land Use Plan and otherwise advance the public health, safety, and general welfare. It is the intent of these regulations to protect the water quality in these watersheds by requiring vegetated buffer areas along perennial streams and stormwater runoff controls.

WSO-3NC – Water Supply Watershed III (Non-Critical Area): This district is intended to ensure that the quality of public water supplies is protected while allowing limited orderly development. The regulations of the WSO overlay district protect water quality by requiring vegetated watershed buffers around surface water bodies and streams and by limiting the area of impervious coverage. The sub-districts and their accompanying development standards are consistent with the classifications used by North Carolina Department of Environment and Natural Resources and recognize the varying function and sensitivity of different watershed areas. The WSO-3NC overlay district is intended to be applied to the area outside of the designated critical area of all WS-III watersheds, as classified by the North Carolina Department of Environment and Natural Resources.

PROPOSED ZONING

BASE DISTRICTS:

Due to the scheduled upcoming completion of the Town’s comprehensive planning effort, it is the Planning staff’s recommendation to assign zoning to the new ETJ areas that most closely

aligns with current zoning in place with Wake County. To proactively zone these areas based on the existing comprehensive plan would be a potentially fruitless effort in the event that the recommendations of the new comprehensive plan differ significantly from the current plan. Such an effort would also likely lead to the creation of more nonconforming uses – uses that do not conform to the regulations of the Town’s Unified Development Ordinance (UDO).

To accomplish the task of assigning proposed zoning districts to the expanded ETJ areas, Planning staff has employed a two-pronged approach:

1. The first step has been to examine the definitions and permitted use tables of the Wake County UDO and compare them to those of the Garner UDO and establish a zoning district conversion matrix. This matrix is provided here for reference.

Zoning Matrix

County Zone	Description	Acres	Town Zone	Description
GB	General Business (Indoor Retail & Service)	17.1	CR	Community Retail
CU-GB	General Business – Conditional	1.3	CR	Community Retail
HC	Heavy Commercial (Indoor & Outdoor)	37.4	SB	Service Business
CU-HC	Heavy Commercial – Conditional	2.4	SB	Service Business
HD	Highway District (Large Lot Residential with Commercial Uses Approvable via Special Use)	545.1	R-40*	Single-Family Residential (*Note: Parcel by Parcel analysis critical for this zone)
CU-HD	Highway District – Conditional	10.1	R-40*	Single-Family Residential (*Note: Parcel by Parcel analysis critical for this zone)
I-I	Industrial 1 (No Outdoor Storage)	37.5	I-1	Light Industrial
CU-I-I	Industrial 1 – Conditional	8.7	I-1	Light Industrial
I-II	Industrial 2 (Indoor & Outdoor Storage)	11.4	I-2	Heavy Industrial
R-30	Residential (30,000 s.f. lot min.)	3,570.5	R-40*	Single-Family Residential (Note: If predominate lot size is between 30,000 and 40,000 s.f., R-20 is an alternative)
R-40	Residential (40,000 s.f. lot min.)	16.3	R-40	Single-Family Residential
CU-R-40	Residential – Conditional	21.0	R-40	Single-Family Residential

R-40W	Residential Watershed (40,000 s.f. lot min.)	1,900.6	R-40	Single-Family Residential
R-80W	Residential Watershed (80,000 s.f. lot min.)	93.5	R-40	Single-Family Residential

2. The second step has been to examine the existing land use parcel by parcel in order to determine the potential for nonconforming uses. The proposed zoning from step 1 has been adjusted as needed to minimize this potential. This adjusted proposal is presented as part of this staff report in the table and maps following the section below on Overlay Districts.

OVERLAY DISTRICTS:

Several of the Town’s current overlay districts are also applicable in the expanded ETJ areas. These include:

- The **Swift Creek Conservation District** for most areas south and west of White Oak and Garner roads, and east of New Rand and Benson roads;
- The **I-40 Overlay District** for parcels within 1,250 feet of the right-of-way of Interstate 40;
- The **U.S. 70/401 Thoroughfare Overlay District** for parcels within 450 feet of the centerline of the right-of-way of U.S. Highway 70 and U.S. Highway 401; and
- The **Garner Road Overlay District** extending out 400 feet from the northern right-of-way line of Garner Road; and extending out 400 feet or to the right-of-way for the North Carolina Railroad from the southern right-of-way line of Garner Road, whichever is less.

PIN_NUM	OWNER OR SUBDIVISION NAME	EXISTING WAKE COUNTY ZONING	EXISTING OVERLAY	PROPOSED GARNER ZONING	PROPOSED OVERLAY	PROPOSED OVERLAY (2)
MULTIPLE	ANTELOPE POINT SUBDIVISION	R-30		RMH	GROD*	
MULTIPLE	APRIL COURT SUBDIVISION	R-30		RMH		
MULTIPLE	COLONIAL HEIGHTS SUBDIVISION	R-40W		R-20	US 70/401*	
MULTIPLE	DANIELS LANDING SUBDIVISION	R-30		R-20		
MULTIPLE	EAGLE MOUNTAIN SUBDIVISION	R-40W		R-20		
MULTIPLE	LAKESIDE ESTATES SUBDIVISION	R-40W		R-15		
MULTIPLE	LEGEND HILLS SUBDIVISION (EXCEPT THOSE LISTED BELOW)	R-30		R-20		
LH-1639390255	DONALDSON, ROBERT G DONALDSON, SUE J	R-30		R-40		
LH-1639392469	HAGA, JUSTIN K HAGA, WENDY M	R-30		R-40		
LH-1639395434	FLINT, DOUGLAS DEAN	R-30		R-40		
LH-1639397219	FLINT, DOUGLAS DEAN	R-30		R-40		
LH-1639398255	BOWERS, DANIEL J BOWERS, AMY CATHERINE	R-30		R-40		
LH-1639481467	JACKSON, WILLIAM R JACKSON, KIMBERLY	R-30		R-40		
LH-1639482725	JACKSON, WILLIAM R JACKSON, KIMBERLY	R-30		R-40		
LH-1639490055	GARRETT, RAY L FLOYD, SUSAN R	R-30		R-40		
LH-1639491306	STANCIL, MELVIN D STANCIL, MIRANDA B	R-30		R-40		
LH-1639493037	HADDOCK, DONALD DAVID	R-30		R-40		
MULTIPLE	PENWYCK ESTATES SUBDIVISION	R-30		R-20		
MULTIPLE	RIDGEVIEW SUBDIVISION	R-30	SHOD	R-20	I-40	SCCD
MULTIPLE	SOUTH MOUNTAIN SUBDIVISION	R-40W		R-40		
MULTIPLE	SUNNYSIDE VILLAGE SUBDIVISION	R-30	RCOD-2	R-12		
MULTIPLE	WHITCROFT MANOR SUBDIVISION (EXCEPT THOSE LISTED BELOW)	R-40W		R-20		

WM-0699859430	AQUA NORTH CAROLINA INC	R-40W	R-40	
WM-0699954235	WILLIAMS, GEORGE W WILLIAMS, JAN W	R-40W	R-40	
WM-0699955759	WILLIAMS, GEORGE W WILLIAMS, JAN W	R-40W	R-40	
WM-0699968070	WILLIAMS, GEORGE W WILLIAMS, JAN W	R-40W	R-40	
MULTIPLE	WYNFORD PLACE SUBDIVISION	R-40W	R-40	
0689893092	AREPS LLC	R-40W	R-40	
0689985890	SORRELL, BEVERLY ANN SORRELL, C RAY	R-40W	R-40	US 70/401
0689987253	RAND, JOSEPH L	R-40W	R-40	US 70/401
0689988964	SORRELL, JAMES HAROLD	R-40W	R-40	US 70/401
0689997247	FOSTER, JOHN LOUIS FOSTER, WILLIAM BARRY	R-40W	R-40	
0699057385	SEAGROVES, THOMAS V SEAGROVES, MILDRED B	R-40W	R-40	
0699059282	LILES, EDWARD DOUGLAS JR	R-40W	R-40	
0699081685	SORRELL, BEVERLY ANN SORRELL, C RAY	R-40W	R-40	US 70/401
0699086923	SORRELL, JAMES HAROLD	R-40W	R-40	US 70/401
0699089568	SORRELL, CHARLES RAY SORRELL, JO ANN N	R-40W	R-40	US 70/401
0699090134	FOSTER, JOHN LOUIS FOSTER, WILLIAM BARRY	R-40W	R-40	US 70/401
0699095339	STEPHENSON, PAUL K JR	R-40W	R-40	US 70/401
0699097803	THE BETTY T MATTHEWS REVOCABLE TRUST	R-40W	R-40	US 70/401
0699098241	FOSTER, JOHN L	R-40W	R-40	US 70/401
0699145840	TALTON, SHERON C TALTON, JUDY B	R-40W	R-40	
0699145976	TALTON, SHERON C TALTON, JUDY B	R-40W	R-40	
0699151144	WAIDE, LYNN DUPREE MICH	R-40W	R-40	
0699153127	WAIDE, D DONALD HEIRS VISSER, CYNTHIA A	R-40W	R-40	
0699154186	HANNEN, AMY M. HANNEN, STANLEY EDWARDS	R-40W	R-40	
0699185547	CARLISLE, JACK J CARLISLE, JEANETTE H	R-40W	R-40	US 70/401
0699190009	FOSTER, JOHN LOUIS FOSTER, WILLIAM BARRY	R-40W	R-40	US 70/401
0699190284	STEPHENSON, SHIRLEY B	R-40W	R-40	US 70/401
0699193653	MATTHEWS, VIOLET B	R-40W	R-40	US 70/401
0699195899	THE BETTY T MATTHEWS REVOCABLE TRUST	R-40W	R-40	US 70/401
0699263740	VIRK, DAVINDER	R-40W	R-40	
0699279916	BRITT, BRENDA STEPHENSON	R-40W	R-40	
0699283995	BUFFALOE, JULIAN LAWRENCE BUFFALOE, BRENDA MARION	R-40W	R-40	US 70/401
0699298457	STEPHENSON, PAUL KENT SR STEPHENSON, SHIRLEY B	R-40W	R-40	US 70/401
0699363393	HUTCHINS, EDWIN H HUTCHINS, EDWIN H TRUSTEE	R-40W	R-40	
0699492198	BUFFALOE, JAMES ATLAS SR	R-40W	R-40	
0699530859	TRUSTEE OF THE MARGARET P BUFFALOE RVCBLE TRUST	R-40W	R-40	
0699547895	BUFFALOE, MICKEY J BUFFALOE, CYNTHIA B	R-40W	R-40	
0699647391	MATTHEWS, ELIZABETH J	R-40W	R-40	
0699649237	HOCUTT, MELVIN E HOCUTT, MARY ANN	R-40W	R-40	
0699650373	LEE, NAOMI S	R-40W	R-40	
0699654299	LEE, NAOMI S	R-40W	R-40	
0699659341	HOCUTT, MELVIN E GAY, MARY ANN	R-40W	R-40	
0699743315	BUTTERS, KENT B BUTTERS, KELLY H	R-40W	R-40	
0699746455	HOCUTT, JESSIE W HEIRS	R-40W	R-40	
0699746924	COMPTON, B	R-40W	R-40	
0699749268	HAYNES, EUNICE HOCUTT	R-40W	R-40	
0699752306	HOCUTT, DELMA F HOCUTT, JUDITH B	R-40W	R-40	
0699755508	HOCUTT, JESSIE W HEIRS	R-40W	R-40	
0699758451	HOCUTT, JAMES L	R-40W	R-40	
0699841584	PERRY, THOMAS RANSOM	R-40W	R-40	
0699844217	JOHNSON, WILLIAM H	R-40W	R-40	
0699844513	DELGADO, DARIO ARROYO HERNANDEZ, NARCEDALIA G	R-40W	R-40	
0699844720	AGUILAR, ARTURO AGUILAR, ADDIE	R-40W	R-40	
0699844904	ELLETT, LANCE ELLETT, BETH	R-40W	R-40	
0699846128	ADAMS, MICHAEL JAMES	R-40W	R-40	
0699846327	ADAMS, MICHAEL JAMES	R-40W	R-40	
0699846653	ADAMS, MICHAEL JAMES	R-40W	R-40	
0699846977	ADAMS, MICHAEL JAMES ADAMS, ROBIN G	R-40W	R-40	
0699848483	COBERLY CORP	R-40W	R-40	
0699941003	COBERLY CORP	R-40W	R-40	
0699941373	PEPPER, JOHN WALSTON PEPPER, LOUISA JO	R-40W	R-40	
0699942416	LESHER, JACQUELYN TRUSTEE PEPPER, LOUISA JO TRUSTEE	R-40W	R-40	
0699942622	LESHER, JACQUELYN OVERBY	R-40W	R-40	
0780802364	SENER, MAXINE S HEIRS	R-40W	R-40	
0780806916	MATTHEWS, DAN ANDREW	R-40W	R-40	
0780922686	TYSINGER, ROBERT F TYSINGER, DOROTHY M	R-40W	R-40	
0780925857	WHITENACK, MARY WATSON	R-40W	R-40	
0790012715	JDS FARMS LLC	R-40W	R-40	
0790105290	THE BETTY T MATTHEWS REVOCABLE TRUST	HD	SB	US 70/401
0790118607	STEPHENSON, CATHERINE J STEPHENSON, MELVYN RAY	R-40W	R-40	US 70/401
0790138299	MIDWAY BAPTIST CHURCH OF	CU-R40	WSO-3NC	R-40

0790224596	MIDWAY BAPTIST CHURCH INC OF RAL	R-40	WSO-3NC	R-40	US 70/401
0790226824	MIDWAY BAPTIST CHURCH	R-40W		R-40	US 70/401
0790226959	MID WAY BAPTIST CHURCH OF RALEIGH	R-40W		R-40	US 70/401
0790234560	MID-WAY BAPTIST CH OF RALEIGH	CU-R40	WSO-3NC	R-40	US 70/401
0790301714	HOCH, SCOTT M	R-40W		R-40	US 70/401
0790314821	GREEN, JEANNIE E ROBINSON, SHARON	R-40W		R-40	US 70/401
0790317817	BRITT FAMILY INCOME TRUST /BY TR	R-40W		R-40	US 70/401
0790338909	COTTON PROPERTIES INC	HD		CR	US 70/401
0790352160	MID WAY BAPTIST CHURCH INC OF RAL	R-40W		R-40	US 70/401
0790366702	RALEIGH CITY OF	R-80W		R-40	US 70/401
0790403331	CHRISTIAN, JEWEL B	R-40W		R-40	
0790410437	STANLEY, JUSTIN DANIEL HARRIS, AMBER MEGHAN	R-40W		R-40	
0790417331	CHRISTIAN, JEWEL BUFFALOE	R-40W		R-40	
0790440329	PABOYS LLC	HD		CR	US 70/401
0790444656	PRICE, JEAN C	R-40W		R-40	US 70/401
0790447892	RIGGAN, PEARSON A JR RIGGAN, VIRGINIA E	R-80W		R-40	US 70/401
0790455052	FUQUAY VARINA TOWN OF	R-80W		R-40	US 70/401
0790491371	SHAIKH, ISSA SHAIKH, MAHA	R-40W		R-40	
0790497258	SHAIKH, ISSA F SHAIKH, MAHA	R-40W		R-40	
0790505263	PARROTT, JOY B	R-40W		R-40	
0790518243	PARROTT, JOY BUFFALOE	R-40W		R-40	
0790583066	PHILLIPS, GEORGIA H	R-40W		R-40	US 70/401
0790589985	MCGHEE, CARL T III MCGHEE, SHARON W	HD		SB	
0790664029	FOUR O ONE PTNR LLC	HD		SB	US 70/401
0790664934	BANNISTER PROPERTIES LLC	HD		SB	US 70/401
0790665577	GRIFFIN, DAVID HUGHES SR FOUR O ONE PARTNERS LLC	HD		SB	US 70/401
0790676267	MATEO, WILSON TRUSTEE BRITO, NAIROBI SANTANA TRUSTEE	R-40W		R-40	US 70/401
0790677652	HAYES, L BOYD	R-40W		R-40	US 70/401
0790680703	MILLS, GAIL S	HD		SB	
0790682740	MILLS, GAIL S	HD		SB	
0790683795	TURNER, THOMAS E TURNER, LINDA C	HD		SB	
0790684339	TALTON, RAYMOND C TRUSTEE TALTON, HARRIETT C TRUSTEE	GB		CR	US 70/401
0790685774	HOME COURT PROPERTIES LLC	HD		SB	US 70/401
0790688433	TALTON, RAYMOND C TRUSTEE TALTON, HARRIETT C TRUSTEE	GB		CR	US 70/401
0790689754	FAYETTEVILLE ROAD PROPERTIES LLC	HC		SB	US 70/401
0790690089	TURNER, THOMAS E	HD		SB	
0790694120	HOME COURT PROPERTIES LLC	R-40W		SB	
0790696493	BRAY, BRIAN STEPHEN	R-40W		R-40	
0790697218	ADAMS, MICHAEL GLENN	R-40W		R-40	
0790698086	HOME COURT PROPERTIES LLC	HD		SB	US 70/401
0790698274	ADAMS, MICHAEL GLENN	R-40W		R-40	US 70/401
0790699403	HATCHER, MAVIS A	R-40W		R-40	US 70/401
0790790252	PLAZA EL TORO LLC	HD		SB	US 70/401
0790790471	PLAZA EL TORO LLC	R-40W		R-40	US 70/401
0790791066	ARVIN, JAMES LEE	HD		SB	US 70/401
0790792348	PLAZA EL TORO LLC	R-40W		R-40	US 70/401
0791918861	COC PROPERTIES INC	HD		I-1	US 70/401
0791925616	POPE INDUSTRIAL PARK LIMITED PARTNERSHIP	HC		I-1	
0791927310	BANNISTER PROPERTIES LLC	I-1		I-1	US 70/401
0791928625	POPE INDUSTRIAL PARK	HC		I-1	
0791932831	LEE & HUDGINS ENTERPRISES LLC	R-40W		R-40	
0791935009	POPE INDUSTRIAL PARK II	HC		I-1	
1608882111	BRITT, BARNEY WAYNE PLATT, JUANITA GAIL	R-30	RCOD-2	RMH	
1608882414	BRITT, BARNEY WAYNE PLATT, GAIL	R-30	RCOD-2	RMH	
1608883274	BRITT, DALLAS VANCE BRITT, KIMBERLY B	R-30	RCOD-2	R-20	
1608885025	HILL, JEREMY CHRISTOPHER	R-30	RCOD-2	R-20	
1608885289	HILL, JEREMY CHRISTOPHER	R-30	RCOD-2	R-20	
1608980785	SANDERFORD, SAMMY V SANDERFORD, ANNIE LOU	R-30	RCOD-2	R-20	
1608986779	CANNON, MICHAEL T CANNON, CONSTANCE GWENN	R-30	RCOD-2	R-20	
1608990273	CANNON, JUSTIN M	R-30	RCOD-2	R-20	
1608997411	CANNON, MICHAEL T CANNON, CONSTANCE GWENN	R-30	RCOD-2	R-20	
1609087228	WEDDINGS, HARRY F WEDDINGS, VIRGINIA WADE	R-40W		R-40	
1609089797	EURY, MATTHEW J EURY, JANICE Z	R-40W		R-40	
1609097092	BOYETTE, CAROL THOMPSON BOYETTE, JAMES C	R-40W		R-40	
1609182976	UPCHURCH, JOY M	R-40W		R-40	
1618093740	THOMASON, ETHAN C	R-30	RCOD-2	R-20	
1618099605	PRICE, HAROLD B SR TRUSTEE PRICE, DORIS L TRUSTEE	R-30	RCOD-2	R-20	
1618463894	MCNALLY, KATIE B	HD	RCOD-2	CR	
1618560592	SOUTHERN BELL TELEPHONE	GB	RCOD-2	CR	
1618561816	MCNALLY, KATIE B	GB	RCOD-2	CR	
1619130287	FRANKS, ROCKY LANE SR	R-30	RCOD-2	RMH	
1619130643	WARREN, JERRY FLOYD	R-30	RCOD-2	R-20	

1619132793	SCHMIDT, KELLIE MIDDLETON SCHMIDT, MATTHEW COLLIN	R-30	RCOD-2	R-20	
1619133972	MIDDLETON, BETTY E	R-30	RCOD-2	R-20	
1619135525	MIDDLETON, BETTY E	R-30	RCOD-2	R-20	
1619147025	PRIOR, GARY R PRIOR, GWEN H	R-30	RCOD-2	R-20	
1619815817	RAYNOR, BOBBY C	R-30	RCOD-2	R-20	SCCD
1628078711	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20	SCCD
1628184679	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20	SCCD
1628185810	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20	SCCD
1628185961	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20	SCCD
1628187599	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20	SCCD
1628188638	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20	SCCD
1628188767	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20	SCCD
1628189806	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20	SCCD
1628189935	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20	SCCD
1628196002	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20	SCCD
1628196153	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20	SCCD
1628196294	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20	SCCD
1628197364	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20	SCCD
1628198451	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20	SCCD
1628199092	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20	SCCD
1628199192	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20	SCCD
1628199449	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20	SCCD
1628259668	RALEIGH CITY OF	R-30	RCOD-2	R-40	SCCD
1628290187	ROBUCK HOMES TRIANGLE LLC	R-30	RCOD-2	R-20	SCCD
1628290537	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20	SCCD
1628291253	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20	SCCD
1628291625	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20	SCCD
1628292239	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20	SCCD
1628292713	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20	SCCD
1628293306	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20	SCCD
1628293472	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20	SCCD
1628293801	ROBUCK HOMES TRIANGLE LLC	R-30	RCOD-2	R-20	SCCD
1628294448	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20	SCCD
1628294809	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20	SCCD
1628294997	ROBUCK HOMES TRIANGLE LLC	R-30	RCOD-2	R-20	SCCD
1628295525	ROBUCK HOMES TRIANGLE LLC	R-30	RCOD-2	R-20	SCCD
1628295683	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20	SCCD
1628297703	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20	SCCD
1628298678	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20	SCCD
1628298936	ROBUCK HOMES TRIANGLE LLC	R-30	RCOD-2	R-20	SCCD
1628578153	BRYAN, JEAN BALL	R-30	RCOD-2	R-40	SCCD
1628732458	B T & BETSY HENDERSON FAMILY LLC CH YOUNG PROPERTIES LLC	R-30	RCOD-2	R-20	I-40
1628761326	B T & BETSY HENDERSON FAMILY LLC MORRIS, ASHLEY CARLYLE JR	R-30	RCOD-2	R-20	I-40
1628873176	NC DEPARTMENT OF TRANSPORTATION	R-30	SHOD	R-20	I-40
1628891742	PEARSALL, RAY NELL	R-30	SHOD	R-20	I-40
1628895913	BAILEY, KEVIN G	R-30	SHOD	R-20	I-40
1628896600	PEARSALL, RAY NELL	R-30	SHOD	R-20	I-40
1629003386	FERGUSON, SHERRY BUFFALOE WINTON, DEAN BUFFALOE	R-30	RCOD-2	R-20	SCCD
1629038995	TINGEN, DANIEL H TINGEN, PEGGY B	R-30	RCOD-2	R-20	SCCD
1629114632	BRYAN, JAMES R	R-30	RCOD-2	R-20	SCCD
1629123672	BRYAN, DOAN S	R-30	RCOD-2	R-20	SCCD
1629127485	BRYAN, DOAN S	R-30	RCOD-2	R-20	SCCD
1629138501	BRYAN, WILLIAM W JR BRYAN, AMANDA H	R-30	RCOD-2	R-20	SCCD
1629143550	BRYAN, LORRAINE	R-30	RCOD-2	R-20	SCCD
1629203686	COCKS, JENNIFER ANNE COCKS, THOMAS HENRY	R-30	RCOD-2	R-20	SCCD
1629205096	ROBUCK HOMES TRIANGLE LLC	R-30	RCOD-2	R-20	SCCD
1629207269	ROBUCK HOMES TRIANGLE LLC	R-30	RCOD-2	R-20	SCCD
1629223414	BRYAN, DOAN S	R-30	RCOD-2	R-20	SCCD
1629231442	BRYAN, WILLIAM W JR BRYAN, AMANDA H	R-30	RCOD-2	R-20	SCCD
1629233112	BRYAN, PAUL L III BRYAN, JENNIFER JILL	R-30	RCOD-2	R-20	SCCD
1629236028	BRYAN, TIMOTHY S	R-30	RCOD-2	R-20	SCCD
1629237803	BRYAN, TIMOTHY S	R-30	RCOD-2	R-20	SCCD
1629242358	BANK OF AMERICA NA TRUSTEE FBO WRENN, CREIGHTON JR	R-30	RCOD-2	R-20	SCCD
1629244774	DAWSON, CLIFFORD TODD DAWSON, DAWN DENTON	R-30	RCOD-2	R-20	SCCD
1629300149	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20	SCCD
1629300570	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20	SCCD
1629300602	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20	SCCD
1629302352	ROBUCK HOMES TRIANGLE LLC	R-30	RCOD-2	R-20	SCCD
1629302627	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20	SCCD
1629303499	ROBUCK HOMES TRIANGLE LLC	R-30	RCOD-2	R-20	SCCD
1629303891	ROBUCK HOMES TRIANGLE LLC	R-30	RCOD-2	R-20	SCCD
1629305755	ROBUCK HOMES TRIANGLE LLC	R-30	RCOD-2	R-20	SCCD

1629316059	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1629318007	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1629320994	BRYAN, TIMOTHY S	R-30	RCOD-2	R-20		SCCD
1629329873	TAYLOR, BRETT C TAYLOR, DEBORAH M	R-30	RCOD-2	R-20		SCCD
1629331794	BRYAN, TIMOTHY SAMUEL JR BRYAN, ROBERT L	R-30	RCOD-2	R-20		SCCD
1629410216	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1629413520	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1629419715	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1629419919	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1629423149	COCKS, CHARLES T	R-30	RCOD-2	R-20		SCCD
1629430832	FERGUSON, SHERRY BUFFALOE WINTON, DEAN BUFFALOE	R-30	RCOD-2	R-20		SCCD
1629518996	BUFFALOE PRESERVE LLC	R-30	RCOD-2	R-20		SCCD
1629535461	LEE, PAUL ALEXANDER JR LEE, MARY S	R-30	RCOD-2	R-20		SCCD
1629536738	LEE, PATTIE B TAYLOR, DOTTIE L	R-30	RCOD-2	R-20		SCCD
1629543862	WILLIAMS, VIRGINIA B	R-30	RCOD-2	R-40		SCCD
1629545589	SMITH, SHERWOOD T SMITH, LAURA L	R-30	RCOD-2	RMH		SCCD
1629546226	TAYLOR, DOTTIE L	R-30	RCOD-2	R-20		SCCD
1629546732	GALLOGLY, CHAD EVERETT GALLOGLY, MELISSA M	R-30	RCOD-2	RMH		SCCD
1629546854	HILL, LINWOOD K	R-30	RCOD-2	RMH		SCCD
1629547522	REAVES, MARGARET ANN REAVES, RONALD WAYNE HEIRS	R-30	RCOD-2	RMH		SCCD
1629548497	REAVES, MARGARET	R-30	RCOD-2	RMH		SCCD
1629548740	REAVES, MARGARET A	R-30	RCOD-2	RMH		SCCD
1629549153	LEE, PATTIE B LEE, P ALEXANDER JR	R-30	RCOD-2	R-20		SCCD
1629549678	REAVES, MARGARET A	R-30	RCOD-2	RMH		SCCD
1629604691	WHITE, MARY POWELL WARD WARD, ISABEL L	R-30	RCOD-2	R-20		SCCD
1629621544	LEE, PAUL ALEXANDER JR LEE, MARY S	R-30	RCOD-2	R-20		SCCD
1629623909	LEE, PATTIE B LEE, PAUL ALEXANDER JR	R-30	RCOD-2	R-20	I-40	SCCD
1629630959	LEE, PATTIE B LEE, P ALEXANDER JR	R-30	RCOD-2	R-20		SCCD
1629631945	LEE, PATTIE B LEE, P ALEXANDER JR	R-30	RCOD-2	R-20		SCCD
1629632940	LEE, PATTIE B LEE, P ALEXANDER JR	R-30	RCOD-2	R-20		SCCD
1629633836	LEE, PATTIE B LEE, P ALEXANDER JR	R-30	RCOD-2	R-20		SCCD
1629634830	LEE, PATTIE B LEE, P ALEXANDER JR	R-30	RCOD-2	R-20		SCCD
1629635714	LEE, PATTIE B LEE, P ALEXANDER JR	R-30	RCOD-2	R-20		SCCD
1629637194	LEE, PATTIE B TAYLOR, DOTTIE L	R-30	RCOD-2	R-20		SCCD
1629640551	PIERCE, PRIESTLY EARL JR THOMPSON, SCOTT JOHN	R-30	RCOD-2	RMH		SCCD
1629641423	EDWARDS, JESSICA D	R-30	RCOD-2	RMH		SCCD
1629642420	SANCHEZ, ARMANDO T	R-30	RCOD-2	RMH		SCCD
1629643469	MEADOWS, BRIAN DALE	R-30	RCOD-2	RMH		SCCD
1629643858	STARKS, VIRGINIA R	R-30	RCOD-2	R-20		SCCD
1629645365	MEADOWS, BRIAN DALE	R-30	RCOD-2	R-20		SCCD
1629648250	BAILEY, MILTON EARL I	R-30	RCOD-2	R-40		SCCD
1629652446	STARKS, VIRGINIA R	R-30	RCOD-2	R-20		SCCD
1629653937	TOWN OF GARNER	R-30	RCOD-2	R-40		SCCD
1629715058	WHITE, MARY POWELL WARD WARD, ISABEL L	R-30	RCOD-2	R-20	I-40	SCCD
1629728767	COOK, JOSEPH P COOK, ELLEN M	R-30	RCOD-2	R-20	I-40	SCCD
1629730495	GASCA, JOSE J GASCA, BEATRIZ Z	R-30	RCOD-2	R-20		SCCD
1629735190	COOK, JOSEPH P COOK, ELLEN M	R-30	RCOD-2	R-20		SCCD
1629735853	POTTER, JOAN S	R-30	RCOD-2	R-20		SCCD
1629737682	SMITH, DAVID ALDON JR SMITH, TRUDY E	R-30	RCOD-2	R-20	I-40	SCCD
1629738185	SMITH, DAVID A SMITH, TRUDY W	R-30	RCOD-2	RMH	I-40	SCCD
1629739326	SMITH, DAVID A SMITH, TRUDY W	R-30	RCOD-2	RMH	I-40	SCCD
1629739790	SMITH, DAVID A SMITH, TRUDY W	R-30	RCOD-2	RMH	I-40	SCCD
1629741072	BARRETT, JAMES EARL	R-30	RCOD-2	R-20		SCCD
1629801039	PEARSALL, RAY NELL	R-30	SHOD	R-20	I-40	SCCD
1629803590	PENNY, DAVID EARL	R-30	SHOD	R-20	I-40	SCCD
1629804007	PEARSALL, RAY NELL	R-30	SHOD	R-20	I-40	SCCD
1629805447	PENNY, JOHNNY LEE HEIRS	R-30	SHOD	R-20	I-40	SCCD
1629806354	NORRIS, REBECCA A	R-30	SHOD	R-20	I-40	SCCD
1629807999	PENNY, THOMAS H HEIRS	R-30	SHOD	R-20	I-40	SCCD
1629821364	COOK, JOSEPH P COOK, ELLEN M	R-30	SHOD	R-20	I-40	SCCD
1629828615	WALTERS, KENNETH REID WALTERS, VICTORIA B	R-30	SHOD	R-20	I-40	SCCD
1629831149	MUNIE, STEVEN C MUNIE, SHERRIE L	R-30	RCOD-2	RMH	I-40	SCCD
1629831569	CAVERLY, GAIL EVELYN	R-30	RCOD-2	RMH	I-40	SCCD
1629833451	ARANT, NORMAN F JR ARANT, REBECCA Y	R-30	SHOD	R-20	I-40	SCCD
1629941274	NC DEPT OF TRANSPORTATION	R-30	SHOD	R-20	I-40	SCCD
1629962556	ROGERS, DAVID B ROGERS, MARIE M	R-30	SHOD	RMH	I-40	SCCD
1629963559	PITTMAN, WILLIAM JR	R-30	SHOD	RMH	I-40	SCCD
1629963729	RICH, ANGELA M	R-30	SHOD	RMH	I-40	SCCD
1629963925	NORTH CAROLINA FORECLOSURE RELIEF LLC	R-30	SHOD	RMH	I-40	SCCD
1629970385	UKRAINIAN CATHOLIC DIOCESE OF ST JASAPATH IN PARMA	R-30	SHOD	R-20	I-40	SCCD
1629973136	BRIGHT, ELIZABETH YEARGAN	R-30	SHOD	RMH	I-40	SCCD
1629973342	MASSENGILL, JOHN BRENT MASSENGILL, SHANNON M	R-30	SHOD	RMH	I-40	SCCD

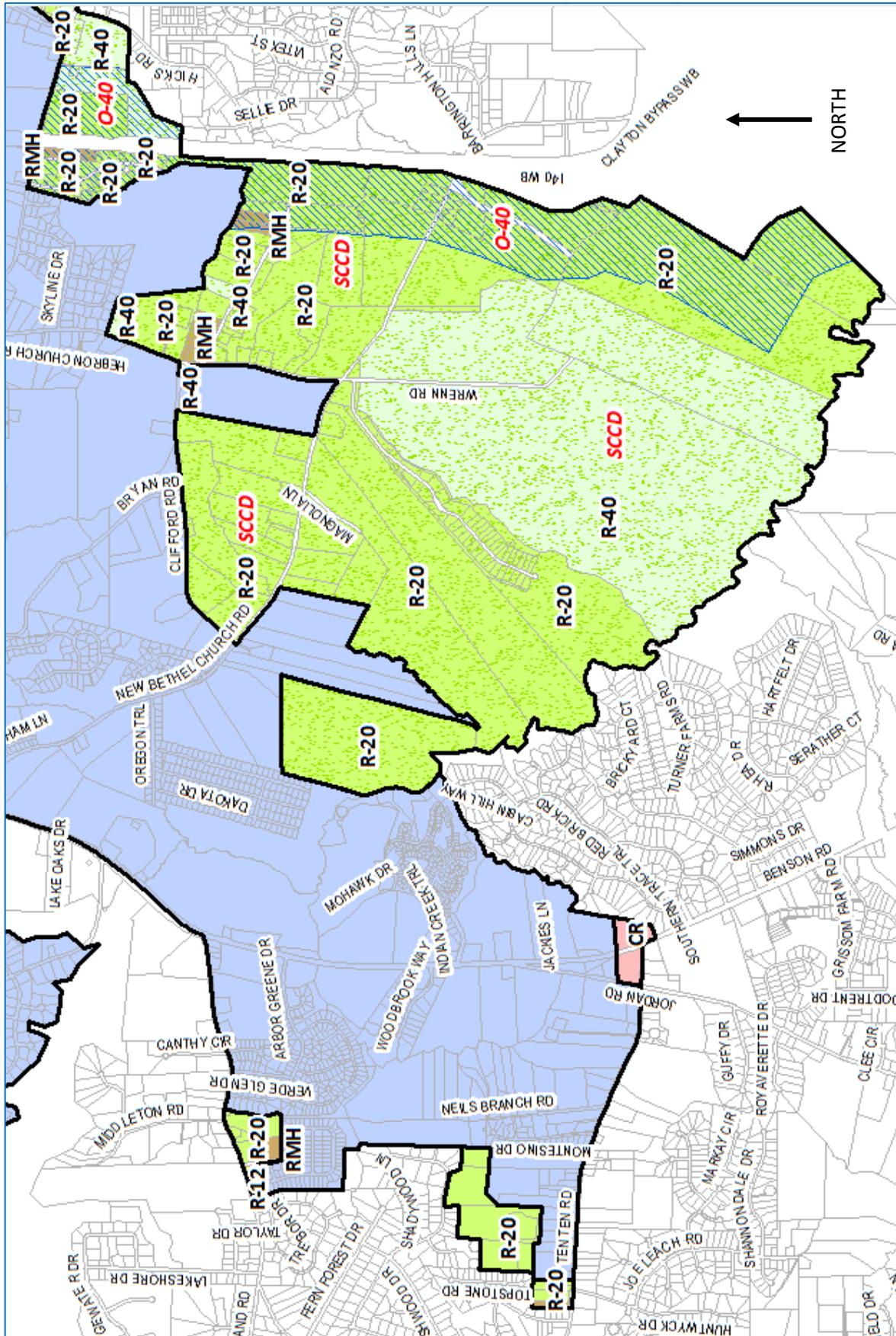
1639051739	BANKS, CORA HEIRS SANDERS, ANNIE B	R-30	SHOD	R-20	I-40	SCCD
1639068854	HANKINS, WADE VALENTINO SANDERS, ANNIE B HEIRS	R-30	SHOD	R-40	I-40	SCCD
1639083803	SAULS, VALLIE L HEIRS	R-30		R-20	I-40	SCCD
1639162896	ATKINSON, ALAN DALE	R-30	RCOD-2	R-40		SCCD
1639163348	RAYNOR, B C RAYNOR, MARGARET	R-30	RCOD-2	R-40	I-40	SCCD
1639165801	ATKINSON, MICHAEL L	R-30	RCOD-2	R-40		SCCD
1639166775	ATKINSON, DAVID L ATKINSON, JAN L	R-30	RCOD-2	R-40		SCCD
1639177186	ATKINSON, JAMES C ATKINSON, BETSY J	R-30		R-20		
1639179029	CEMETERY	R-30		R-20		
1639261916	ROOKS, THOMAS ELMONT	R-30		R-40		
1639266945	CLEMENTS, KENNETH E CLEMENTS, SUSANNE M	R-30		R-40		
1639268674	MANGUM, ROYELLE ONEAL MANGUM, JEWEL P	R-30		RMH		
1639273125	JOHNSON, HARLEY VAN JOHNSON, JUDY R	R-30		R-40		
1639274043	MANGUM, JAMES BRET	R-30		R-40		
1639277426	ORTEGA, CANDICE H	R-30		R-20		
1639278358	GLAIZE, SAMUEL GREER	R-30		R-20		
1639278720	TALAMANTES, URIEL TALAMANTES, EUNICE	R-30		R-20		
1639279094	MANGUM, ROYELLE O MANGUM, JEWEL P	R-30		R-40		
1639360641	MANGUM, THOMAS ROYELLE	R-30		RMH		
1639361598	MANGUM, JAMES BRET MANGUM, FELICIA P	R-30		RMH		
1639362540	MANGUM, JAMES BRET MANGUM, FELICIA PARRISH	R-30		RMH		
1639365636	COBOS, OSCAR B COBOS, ROSALBA S	R-30		R-20		
1639368300	PARRISH, ELLA GRACE PARRISH, PHILLIP WEST	R-30		RMH		
1639369295	PARRISH, ELLA GRACE PARRISH, PHILLIP WEST	R-30		RMH		
1639369909	CLEMENTS, RUBY ATKINSON TRUSTEE CLEMENTS, TALMAGE B TRUSTEE	R-30		R-20		
1639370434	STONE, DONNIE	R-30		R-20		
1639463517	MT HERMAN CHRISTIAN CHURCH	R-30		R-20		
1639465860	RHODES, LINWOOD W RHODES, BARBARA S	R-30		R-20		
1639475283	ELMO T WILLIAMS TRUST WILLIAMS, ALICE H	R-30		R-20		
1639475478	COLE, BLAKE A	R-30		R-20		
1639583019	ELMO T WILLIAMS TRUST WILLIAMS, ALICE H	R-30		R-20		
1649292424	NORTH CAROLINA NATURAL GAS CORP	R-30		R-40		
1649392442	SMITH, KENNETH J JR BRANNAN, FREDERICK J	R-30		R-40		
1700100322	TUCKER, ELIZABETH FLORENCE CASHELL, HELEN DOROTHY	R-40W		R-40		
1700182874	BOLING, LOUISE C	R-40W		R-20		
1700187652	RAGLAND, CHARLES J HEIRS	R-40W		R-20		
1700284806	KELLY, CLARENCE ALLEN KELLY, JOAN E	R-40W		R-20		
1700292163	KELLY, CLARENCE A KELLY, JOAN E	R-40W		R-20		
1700292591	NEWPORT KELLY INC	R-40W		R-20		
1700292714	THE SUSAN OXFORD KESLING LIVING TRUST	R-40W		R-20		
1700293371	KELLY, CLARENCE A KELLY, JOAN E	R-40W		R-20		
1700294556	KELLY, CLARENCE ALLEN	R-40W		R-20		
1700295695	KELLY, JOAN E	R-40W		R-20		
1700295977	FURLOUGH, CHARLES E FURLOUGH, SANDRA G	R-40W		R-20		
1700296374	PURYEAR, L C	R-40W		R-20		
1700296466	VIZCAYA, RAMON JUAREZ, AMELIA VARELA	R-40W		R-20		
1700297037	GUZMAN, ALBERTO VAZQUEZ	R-40W		R-20		
1700297203	KELLY, JOAN E KELLY, CLARENCE A	R-40W		R-20		
1700297509	NEWPORT-KELLY INC	R-40W		R-20		
1701014570	FAYETTEVILLE ROAD #5429 LP	HD		SB	US 70/401	
1701017618	PAGE, DOROTHY W	R-40W		SB	US 70/401	
1701018836	SIMMONS, PATRICIA F SIMMONS, CLYDE E	HD		SB	US 70/401	
1701021393	BANNISTER PROPERTIES LLC	HD		SB	US 70/401	
1701022679	POPE INDUSTRIAL PARK LIMITED PARTNERSHIP	HC		I-1	US 70/401	
1701023110	BANNISTER PROPERTIES	HD		I-1	US 70/401	
1701024291	BANNISTER PROPERTIES	HD		I-1	US 70/401	
1701025269	BANNISTER PROPERTIES	HD		SB	US 70/401	
1701026628	POPE INDUSTRIAL PARK IV LLC	HD		I-1	US 70/401	
1701033217	POPE INDUSTRIAL PARK III	HC		I-1	US 70/401	
1701037002	POPE INDUSTRIAL PARK LIMITED	HD		I-1	US 70/401	
1701037527	V & C COMMERCIAL PROPERTIES LLC	HC		SB	US 70/401	
1701038383	POPE INDUSTRIAL PARK II	HD		SB	US 70/401	
1701046088	LEE & HUDGINS ENTERPRISES LLC	I-1		I-1	US 70/401	
1701110998	BANNISTER PROPERTIES LLC	CU-HD	WSO-3NC	NO	US 70/401	
1701116610	HORTON, DOMMIE LEE HEIRS	R-40W		R-20		
1701116979	FUMYXS, LLC	R-40W		R-20		
1701121122	MILLER, GAIL M MANN, DONALD F	CU-HD	WSO-3NC	NO	US 70/401	
1701121388	FAYETTEVILLE ROAD 5317 LLC	CU-HD	WSO-3NC	SB	US 70/401	
1701121697	DWB PROPERTIES LLC	R-40W		R-20	US 70/401	
1701123708	BANNISTER, DAVID W	R-40W		R-20	US 70/401	
1701123806	BANNISTER, DAVID W	R-40W		R-20	US 70/401	

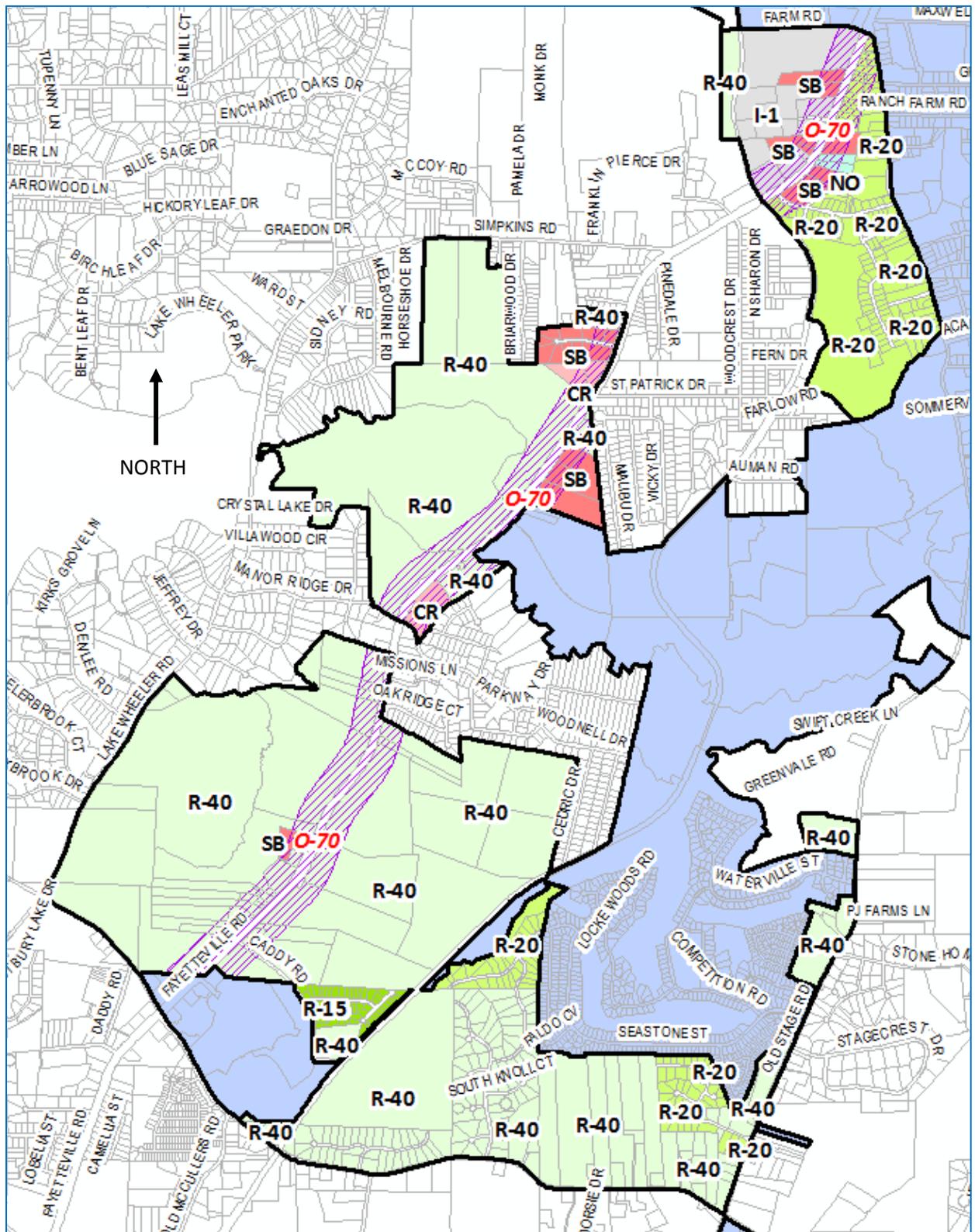
1701123936	DWB PROPERTIES LLC	R-40W	R-20	US 70/401
1701126195	COOPER, ROBERT R COOPER, KATHRYN M	R-40W	R-20	
1701126266	KYLE WHITE ENTERPRISES LLC	R-40W	R-20	
1701126366	KYLE WHITE ENTERPRISES LLC	R-40W	R-20	
1701126476	KYLE WHITE ENTERPRISES LLC	R-40W	R-20	
1701127505	KYLE WHITE ENTERPRISES LLC	R-40W	R-20	
1701127648	MACK, LARRY D	R-40W	R-20	
1701127853	BANNISTER, DAVID W	R-40W	R-20	US 70/401
1701127915	GUPTA, BHOLA NATH GUPTA, RADHA L	R-40W	R-20	US 70/401
1701133064	BANNISTER, DAVID W	R-40W	R-20	US 70/401
1701133191	HONEYCUTT, RALPH STEVENS TRUSTEE	R-40W	R-20	US 70/401
1701134210	MARKEY, ROBERT THOMAS	R-40W	R-20	US 70/401
1701134326	CHATHAM, B CLARK	R-40W	R-20	US 70/401
1701134581	NAIMEE, SHAHAB	R-40W	R-20	US 70/401
1701135610	NAIMEE, SHAHAB	R-40W	R-20	US 70/401
1701135851	RABBANI, CHERYL A SPENCER	R-40W	R-20	US 70/401
1701135972	RABBANI, CHERYL A SPENCER	R-40W	R-20	US 70/401
1701136418	NAIMEE, SHAHAB	R-40W	R-20	US 70/401
1701136628	KYLE WHITE ENTERPRISES LLC	R-40W	WSO-3NC R-20	US 70/401
1701136949	PARTOZES, ERMA W HEIRS SPENCER, INEZ W	R-40W	R-20	US 70/401
1701136971	PARTOZES, ERMA W HEIRS SPENCER, INEZ W	R-40W	R-20	US 70/401
1701137013	GUPTA, BHOLA NATH GUPTA, RADHA L	R-40W	R-20	US 70/401
1701137113	GUPTA, BHOLA N	R-40W	R-20	US 70/401
1701137200	BUMGARNER, JAMES EDWARD BUMGARNER, LINDA	R-40W	R-20	US 70/401
1701137310	BUMGARNER, JAMES EDWARD BUMGARNER, LINDA W	R-40W	R-20	US 70/401
1701137410	MERCER, WALTER KENNETH II	R-40W	R-20	US 70/401
1701137523	PELL, DEBRA ANN	R-40W	R-20	US 70/401
1701137801	PARTOZES, ERMA WHITAKER HEIRS	R-40W	R-20	US 70/401
1701146161	PARTOZES, ERMA W HEIRS RABBANI, CHERYL A SPENCER	R-40W	R-20	US 70/401
1701201653	LAZARO-HERNANDEZ, MAURA CATEMAXCA, PEDRO	R-40W	R-20	
1701201701	ENDWELL PROPERTIES LLC	R-40W	R-20	
1701202108	BURNETTE, WALTER JUDSON	R-40W	R-20	
1701202405	JOHNSON, JARVIS L JOHNSON, DIANE L	R-40W	R-20	
1701204048	GARRISON, WILLIAM E III	R-40W	R-20	
1730094147	BAGWELL, DANIEL	R-30	R-20	GROD
1730095325	HARTSFIELD, ALICIA M	R-30	R-20	GROD
1730166579	JONES, JULIAN HEIRS	HD	R-40	US 70/401
1730167472	JILES, CHARLES M JILES, LILLIE M	HD	R-40	US 70/401
1730167562	HINTON, WILLIE C HEIRS HINTON, STEPHEN HEIRS	HD	R-40	US 70/401
1730167637	LEACH, ANDRE E HEIRS	HD	R-40	US 70/401
1730167734	SPRULL, MONICA	HD	R-40	US 70/401
1730167809	HABITAT FOR HUMANITY OF WAKE COUNTY INC	HD	R-40	US 70/401
1730168529	WRIGHT, JAMES RALPH WRIGHT, CAROLYN C	HD	R-40	US 70/401
1730168676	MARSHALL, NORA	HD	R-40	US 70/401
1730168787	JUPITER INVESTMENTS LLC	HD	R-40	
1730168982	JENKINS, CEBRITTIA C H JENKINS, HOWARD	HD	R-40	
1730169311	WILLIAMS, JOEL L	HD	R-40	US 70/401
1730173770	BLANGO, TERRENCE	HD	R-40	
1730174649	MIMS, JAMES MIMS, CAROLYN	HD	R-40	
1730174746	CURTIS, FOSTON CURTIS, ETHEL S	HD	R-40	
1730175657	COLLEY, KAY WILLIAMS HINTON, BOBBIE J WILLIAMS	HD	R-40	
1730175754	COLLEY, KAY WILLIAMS HINTON, BOBBIE J WILLIAMS	HD	R-40	
1730176375	HABITAT FOR HUMANITY OF WAKE CNTY INC	HD	R-40	
1730176649	MAZZA, ANTHONY F JR HELGUERA-JIMENEZ, MARIA DEJESUS	HD	R-40	
1730177085	WOODS, LARRY CARLTON	HD	R-40	
1730177184	WOODS, JOHN HENRY JR WOODS, LARRY CARLTON	HD	R-40	
1730177385	NEWKIRK, CHARLENE B	HD	R-40	
1730177672	MCCLAMB, HAZEL	HD	R-40	
1730178393	NEWKIRK, ROGENE E JR NEWKIRK, SANDRA K	HD	R-40	
1730180811	SANTANA, AGUSTIN	R-30	R-20	GROD
1730181773	MCLAWHORN, BENNY R	R-30	R-20	GROD
1730184563	EDWARDS, PATRICIA ANN EDWARDS, FRANK EUGENE	R-30	R-20	GROD
1730184698	PHILLIPS, WILLIAM DAILEY HEIRS	R-30	R-20	GROD
1730184702	BROKEN WING FELLOWSHIP ORIGINAL FREEWILL BAPTIST C	R-30	R-20	GROD
1730185360	JONES, HAROLD L JR	R-30	R-40	GROD
1730186186	JPWR PROPERTIES LLC	R-30	R-40	GROD
1730186541	LYMAN, GEORGE WALTER	R-30	R-40	GROD
1730189000	BABB, KEVIN PATRICK BABB, CONSUELO LUGO	R-30	R-40	GROD
1730189502	JPWR PROPERTIES LLC	R-30	R-40	GROD
1730260499	WILLIAMS, JOEL L	HD	R-40	US 70/401
1730260529	PAIR, ELLA MAE	HD	R-40	US 70/401
1730260637	MCDONALD, LANNIE	HD	R-40	

1730260769	HINTON, EWARJA DASBREY HINTON, JOHGRE J L	HD	R-40	
1730260962	HINTON, EWARJA DASBREY HINTON, JOHGRE J L	HD	R-40	
1730261237	WILLIAMS, JOEL L	HD	R-40	US 70/401
1730261309	WILLIAMS, JOEL L	HD	R-40	US 70/401
1730261697	SNELLINGS, JASON MAZZA, ANTHONY JR	HD	R-40	
1730262960	WRIGHT, CAROLYN CHRISTMAS WRIGHT, JAMES RALPH	HD	R-40	
1730264325	WILLIAMS, JOEL LAWSON	HD	R-40	US 70/401
1730264642	NARRON, ANTHONY VAN NARRON, DEBORAH L	HD	R-40	
1730264773	IVEY, WILLIAM CRAIG HENDERSON, ELIZABETH IVEY	HD	R-40	
1730264949	HOWELL, MINDY ANNE	HD	R-40	
1730265827	IVEY, WILLIAM CRAIG IVEY, TERESA ANN	HD	R-40	
1730266169	POOLE, LELAND WAYNE POOLE, NANCY HYNE	HD	R-40	US 70/401
1730266589	NARRON, ANTHONY VAN NARRON, DEBORAH LYNN	HD	R-40	
1730267832	NARRON, ANTHONY VAN NARRON, DEBORAH LYNN	HD	R-40	
1730270759	JOHNS, JASON WILLIAM	R-30	R-40	GROD
1730270794	JPWR PROPERTIES LLC	R-30	R-40	GROD
1730270815	BABB, KEVIN PATRICK BABB, CONSUELO LUGO	R-30	R-40	GROD
1730271676	JPWR PROPERTIES LLC	R-30	R-40	GROD
1730272650	WILLIAMS, TERRI KING, HUBERT	R-30	R-40	GROD
1730273527	WILLIAMS, TERRI KING, HUBERT	R-30	R-40	GROD
1730277241	WATTS, LAURA LYNN GAUL, BARBARA WATTS	R-30	R-40	GROD
1730364915	STALLINGS, WALTER H	R-30	R-20	GROD
1730367917	POOLE, JAMES W TRUSTEE POOLE, LELAND W TRUSTEE	R-30	R-20	GROD
1730370123	WATTS, LAURA LYNN GAUL, BARBARA WATTS	R-30	R-20	GROD
1730372058	STALLINGS, WALTER H	R-30	R-20	GROD
1730374162	STALLINGS, WALTER H	R-30	R-20	GROD
1730376174	POOLE, JAMES W TRUSTEE POOLE, LELAND W TRUSTEE	R-30	R-20	GROD
1730376391	POOLE, JAMES W POOLE, LELAND W	R-30	R-20	GROD
1730377392	ATWOOD, JAMES DOUGLAS HILL, BRENDA ATWOOD	R-30	R-20	GROD
1730377432	POOLE, JAMES W POOLE, LELAND W	R-30	R-20	GROD
1730377522	ATWOOD, JAMES DOUGLAS HILL, BRENDA ATWOOD	R-30	R-20	GROD
1730377632	ASHLEY, ROBERT UTLEY ASHLEY, MARY E	R-30	R-20	GROD
1730377734	SHEARIN, WALTER JOHN	R-30	R-20	
1730377845	BROOKS, JOHN CHARLES BROOKS, NANCY JANE CARROLL	R-30	R-20	
1730377945	ATWOOD, STEVEN DOUGLAS	HC	SB	
1730378475	ASHLEY, ROBERT UTLEY SR ASHLEY, ELIZABETH WOOD	R-30	R-20	GROD
1730378872	JONES, THURMAN JR JONES, MARY JANE	R-30	R-20	
1730379019	LOWERY, TIMOTHY LOWERY, SIMMIE	R-30	R-20	GROD
1730379851	TAYLOR, DEON MARIA POTTER, SANDREA MCLEAN	R-30	R-20	
1730387014	ATWOOD, STEVEN DOUGLAS	HC	SB	
1730389013	CONNER, ROBERT J JR	R-30	R-20	
1730464914	POOLE, JAMES W TRUSTEE POOLE, LELAND W TRUSTEE	R-30	R-20	GROD
1730470414	BUEHLER, STEVEN JAMES BUEHLER, CRYSTAL A	R-30	R-20	GROD
1730470739	TAYLOR, DEON T	R-30	R-20	
1730472464	ASHLEY, ELIZABETH W ASHLEY, ROBERT U	R-30	R-20	GROD
1730472841	ASHLEY, ROBERT U SR ASHLEY, ELIZABETH W	R-30	R-20	
1730474341	CLARK, JOHNNY LAYTON CLARK, PAMELA W	R-30	R-20	GROD
1730475515	CLARK, LEONADUS J	R-30	R-20	GROD
1730475732	ASHLEY, ROBERT UTLEY JR	R-30	R-40	
1730476225	CLARK, LEONADUS J	R-30	R-20	GROD
1730476479	CLARK, LEONADUS J	R-30	R-20	GROD
1730477187	MYERS, ANNIE DORIS C WARD	R-30	R-20	GROD
1730477340	WARD, WILLIAM CHRISTOPHER	R-30	R-20	GROD
1730477734	WALL, JONATHAN C WALL, KAREN ANNE	R-30	R-40	
1730479039	TANNERY, JERRY	HC	SB	GROD
1730479342	WALL, LOTTIE A	R-30	R-20	GROD
1730479542	WALL, ALTON RAYFIELD HEIRS	R-30	R-20	GROD
1730481794	POWELL, RAYMOND EDWARD	R-30	R-40	
1730482788	POWELL, RAYMOND EDWARD POWELL, PATRICIA PARTIN	R-30	R-40	
1730483666	COATS, EDWARD ANTHONY	R-30	R-40	
1730483892	POWELL, RAYMOND EDWARD	R-30	R-40	
1730484477	COATS, RUTH MERLE COATS, GLEN ROBERT	R-30	R-40	
1730485251	HENNESSY, RYAN K	R-30	R-40	
1730488259	COATS, RUTH M COATS, RICKY L	R-30	R-40	
1730565967	CLARK, J H CLARK, ELIZABETH G	R-30	R-40	GROD
1730572386	CLARK, JOSEPH HAROLD	R-30	R-40	GROD
1730574911	COATS, RUTH M COATS, RICKY L	R-30	R-40	
1730576156	CLARK, JOSEPH H CLARK, ELIZABETH G	R-30	R-40	GROD
1730576473	CLARK, JOSEPH	R-30	R-40	GROD
1730578731	CRAMER, H LAVERNE	R-30	R-40	
1730578996	TALTON, MAGDALENE F	R-30	R-40	
1730579571	SMITH, SHIRLEY	R-30	R-40	

1730580628	COATS, RICKY LYNN	R-30	R-40	
1730580961	COATS, RICKY LYNN	R-30	R-40	
1730582637	MIMMS, FRANK	R-30	R-40	
1730582932	SANTIAGO, ROXANNE	R-30	R-40	
1730584627	BOYERS, BLY	R-30	R-40	
1730586749	MARIN, JORGE MARIN, MARISOL	R-30	R-40	
1730587269	JONES, NICHOLAS STEVEN	R-30	R-40	
1730614877	NC DEPARTMENT OF TRANSPORTATION	R-30	R-40	
1730660705	BADGER, HERMAN AURTHA BADGER, GENEVA S	R-30	R-20	GROD
1730665627	STORMS, JANET P STORMS, BOBBY GERALD	R-30	R-20	GROD
1730668593	LINDSEY, EDWARD L JR LINDSEY, LAVINA B	R-30	R-20	GROD
1730670115	WAKE COUNTY	R-30	R-40	GROD
1730670710	TALTON, PEGGY S	R-30	R-40	
1730670970	TALTON, PEGGY S	R-30	R-40	
1730671469	GRADY, DONALD LEWIS II	R-30	R-40	
1730672625	GRADY, DONALD LEWIS II	R-30	R-40	
1730672875	GRADY, DONALD LEWIS II	R-30	R-40	
1730677632	STORMS, JANET POWELL POWELL, LINDA SUE	R-30	R-40	GROD
1730678097	HINTON, JANET P	R-30	R-40	GROD
1730680327	JONES, NICHOLAS STEVEN	R-30	R-40	
1730681120	DOUGLAS, KEVIN MATTHEW DOUGLAS, LISA MARIE	R-30	R-40	
1730683035	POWELL, LINDA SUE	R-30	R-40	
1730685773	SPRINGFIELD BAPTIST CHURCH	R-30	R-40	
1730699449	HICKS, CHARLES E	R-30	R-40	
1730732237	ROGERS, RICHARD TRUSTEE ROGERS, ANN R TRUSTEE	HD	I-2	US 70/401
1730740344	BROWN, EDITH HOPE JOHNSON MASSEY, BELINDA A JOHNSON	HD	R-40	US 70/401
1730741330	ALEXANDER, RANDY	HD	R-40	US 70/401
1730741512	ALEXANDER, RANDY	HD	R-40	US 70/401
1730742226	COATS, ELAINE E	HD	R-40	US 70/401
1730742500	ALEXANDER, RANDY	HD	R-40	US 70/401
1730742678	ALEXANDER, RANDY	HD	R-40	
1730743406	COATS, J J COATS, ELAINE E	HD	R-40	US 70/401
1730744118	LEE, EUNICE R	HC	SB	US 70/401
1730744480	LEE, EUNICE R	HC	R-40	US 70/401
1730756837	NC RAILROAD COMPANY	HD	R-40	GROD
1730759928	GOWER, LISA DIANE	R-30	R-40	GROD
1730761396	LINDSEY, EDWARD L JR LINDSEY, LAVINA B	R-30	R-40	GROD
1730767110	CATES, JEFFREY PAUL CATES, NANCY STEWART	R-30	R-40	GROD
1730771002	GRADY, BOBBY BRIAN	R-30	R-40	GROD
1730786737	PEACOCK, JON M	R-30	R-40	
1730842632	L & L COMPANY LLC	HD	R-40	US 70/401
1730850953	RHODES, WILLIAM THOMAS RHODES, LINWOOD WADE	R-30	R-40	GROD
1730851856	ZAPATA, WALFIDO	R-30	R-40	GROD
1730852861	HATCHER, DURWOOD LEE HATCHER, ANNE S	R-30	R-40	GROD
1730854714	CUNNINGHAM, BRENDA J CUNNINGHAM, MARK R	R-30	R-40	GROD
1730855646	JESSUP, MEREDITH JESSUP, BERNADETTE ELAINE	R-30	R-40	GROD
1730856632	WILLIAMS, PATRICIA	R-30	R-40	GROD
1730857548	PRICE, JOE LOUIS JR PRICE, JOEATTA PATRICIA	R-30	R-40	GROD
1730857997	WATTS, LAURA LYNN GAUL, BARBARA WATTS	R-30	RMH	GROD
1730860236	HARTMAN, ANNETTE KAY	R-30	R-40	GROD
1730861125	BULLOCK, RUSSELL GENE SR BULLOCK, ANNETTE KAY HARTMAN	R-30	R-40	GROD
1730861326	BULLOCK, RUSSELL GENE SR BULLOCK, ANNETTE KAY HARTMAN	R-30	R-40	GROD
1730863148	MCLEMORE, ANTHONY JOSEPH MCLEMORE, JULIE	R-30	R-40	GROD
1730863667	STALLINGS, LARRY ROGER	R-30	R-40	GROD
1730865055	GREM, JAMES ERNEST GREM, OLETA HANNER	R-30	RMH	GROD
1730865663	HOWELL, BRENDA J HOWELL, DAVID L	R-30	R-40	GROD
1730866217	LYMAN, MICHAEL SR LYMAN, HILDA	R-30	RMH	GROD
1730867408	YARBROUGH, DENNIS RALPH	R-30	RMH	GROD
1730868298	WATTS, LAURA LYNN GAUL, BARBARA WATTS	R-30	RMH	GROD
1730868733	LOCKAMON, DONALD R JR LOCKAMON, SANDRA C	R-30	RMH	GROD
1730869573	MCINTYRE, JOHN BAPTIST	R-30	RMH	GROD
1730882081	ADAMS, JEANNETTE R HEIRS	R-30	R-40	
1730891521	MURPHY, ROY V MURPHY, REBECCA L	R-30	R-40	
1730920869	MURPHY, MAE ELLEN G HEIRS	HD	R-40	US 70/401
1730922883	MURPHY, MAE ELLEN GREGORY HEIRS	HD	R-40	US 70/401
1730924287	SMITH, KENNETH J JR BRANNAN, FREDRICK J	HD	R-40	US 70/401
1730933243	HENDERSON, BROOKIE RENEE STRICKLAND, SAMMY RONALD	HD	R-40	US 70/401
1730934166	HENDERSON, BROOKIE RENEE S STRICKLAND, SAMMY RONALD	HD	R-40	US 70/401
1730937749	BENNER, IRMA SMITH WILLARD, JUANITA SMITH	HD	R-40	US 70/401
1730942075	PIERCE HARDY LP	HD	R-40	US 70/401
1730954199	MARTINEZ, JOSE NIETO CALDERON, RAFAELA JAMIES	R-30	R-40	GROD
1730954922	WATTS, LAURA LYNN GAUL, BARBARA WATTS	R-30	R-40	GROD

1730956124	SHERRON, DONALD RAY	R-30	R-40	GROD
1730958541	BONILLA, PAMELA ROSE BONILLA, CARLOS A	R-30	R-40	GROD
1730959424	MELTON, JACQUELINE COATS MELTON, BILLY WAYNE	R-30	R-40	GROD
1730975189	AUBURN ASSOCIATES	R-30	R-40	
1731706353	BURNETTE FARMS LLC	R-30	R-40	
1740026908	R & D PROPERTIES, LLC	HD	I-2	US 70/401
1740028808	R & D PROPERTIES, LLC	HD	I-2	US 70/401
1740034258	HAHN, RONNIE J	HD	I-2	
1740034694	TIFFANY PROPERTIES LLC	HD	I-2	
1740035106	R & D PROPERTIES, LLC	HD	I-2	US 70/401
1740037543	TIFFANY PROPERTIES LLC	HD	I-2	
1740039309	FEORE, JOHN J FEORE, JOANNE M	HD	I-2	
1740041966	MOUNT MORIAH BAPTIST CHURCH	R-30	R-40	GROD
1740050450	RADFORD, STEPHEN BRIAN	R-30	R-40	GROD
1740050940	WEBB, DEIDRE DUPREE	R-30	R-40	
1740053261	TRUSTEE OF 7732 ROCK QUARRY TRUST	R-30	R-40	GROD
1740053363	FIELDS, AIMEE L	R-30	R-40	GROD
1740053536	ROBERTS, PATRICK G ROBERTS, ODETTE G	R-30	R-40	GROD
1740053957	ROBERTS, W MARSHALL ROBERTS, FLORA B	R-30	R-40	
1740061120	BAILEY, DONALD LEE SR BAILEY, DEBORAH R	R-30	R-40	
1740061287	BAILEY, DEBORAH R ROBERTS, MACK L II	R-30	R-40	
1740061570	STALLINGS, LESTER R	R-30	R-40	
1740061690	STALLINGS, LESTER R	R-30	R-40	
1740062296	BAILEY, DONALD LEE BAILEY, DEBORAH R	R-30	R-40	
1740062700	WATKINS, JOSEPH	R-30	R-40	
1740062800	JERNIGAN, TRACY	R-30	R-40	
1740116945	PARMAR, AMRUTAL	HD	R-40	US 70/401
1740118968	HOUSE, TALMADGE W JR HOUSE, JAN P	HD	R-40	US 70/401
1740119758	POWHATAN PROPERTIES LLC	HD	R-40	US 70/401
1740119930	PARMAR, AMRUT N	HD	R-40	US 70/401
1740120749	R & D PROPERTIES, LLC	HD	I-2	US 70/401
1740122349	FEORE, JOHN J FEORE, JOANN M	HD	R-40	US 70/401
1740123916	DIXON, STEVE L	HD	I-2	
1740125804	CREECH, JOHNNY FBO THE JOHNNY CREECH TRUST CREECH, PANSY B FBO THE PANSY B CREECH TRUST	HD	I-2	
1740128037	J & M SMITH ENTERPRISES LLC	HD	R-40	US 70/401
1740130244	HAHN, RONNIE J HAHN, SHAY HAHN	HD	I-2	
1740131180	HAHN, RONNIE JAMES	HD	I-2	
1740133507	DOMBALIS, FLOYE L	R-30	R-40	GROD
1740166236	BAILEY, DEBORAH R ROBERTS, MACK L II	R-30	R-40	GROD
1740174496	EDGE OF AUBURN LLC	R-30	R-40	
1740201576	CARTER, CARRIE P CARTER, JERRY G	R-30	R-40	
1740201766	A PEACOCK HOLDING GROUP	CU-HC	SB	US 70/401
1740202455	MARCOM, CAREY BURNICE	R-30	R-40	
1740203258	THORNTON, BEVERLY B	R-30	R-40	
1740204987	WILCOHESS LLC	HD	SB	US 70/401
1740205682	FAITH TABERNACLE MINISTRY	HD	R-40	US 70/401
1740205773	BERKAU, VICKI N BERKAU, THOMAS S	HD	SB	US 70/401
1740205840	BERKAU, VICKI N BERKAU, THOMAS	HD	SB	US 70/401
1740206340	SMITH, KENNETH J JR BRANNAN, FREDERICK J	R-30	R-40	
1740206502	PUBLIC SERVICE COMPANY OF NC	R-30	R-40	
1740208847	BERKAU, VICKI N BERKAU, THOMAS S	HD	SB	US 70/401
1740209101	SMITH, KENNETH J JR BRANNAN, FREDERICK J	R-30	R-40	
1740210618	POWHATAN PROPERTIES LLC	HD	R-40	US 70/401
1740211760	POWHATAN PROPERTIES LLC	HD	R-40	US 70/401
1740211862	RHODES, RAEFORD G RHODES, ELGIE T	HD	R-40	US 70/401
1740211973	RCJ AXE LLC	HD	R-40	US 70/401
1740219814	RCJ AXE LLC	HD	R-40	US 70/401
1740220083	NIERATKO, MARK	HD	R-40	US 70/401
1740220151	CARROLL, LARRY WAYNE CARROLL, LINDA LOUISE	HD	R-40	
1740220397	SMITH, KENNETH J JR	HD	R-40	
1740221135	B-10 SOLUTIONS LLC	HD	R-40	
1740222039	MARCOM, BURNICE TODD	HD	R-40	US 70/401
1740280715	EDGE OF AUBURN LLC	R-30	R-40	GROD
1740300552	THOMPSON, DIANNE C	HD	SB	US 70/401
1740305253	THOMPSON, DIANNE C TRUSTEE THOMPSON, DIANNE C	I-2	SB	US 70/401
1740315197	BEAMAN, LLEWELLYN WARREN	HD	R-40	US 70/401
1740401919	SORRELL, GLENN L	HD	R-40	US 70/401
1740407897	SORRELL, GLENN L SORRELL, RALPH L	HD	R-40	US 70/401
1740506426		HD	R-40	
1740507763		HD	R-40	





STAFF COMMENTARY

Planning staff would remind the Town Council that it is the intended purpose of this case to simply establish zoning as opposed to significantly changing the zoning as in a typical re-zoning case. This means that the Town is attempting to keep the zoning status as similar as is possible to the status properties are presently enjoying under the County at the time of this zoning transfer. The Town's Comprehensive Plan will be employed to guide future changes and development approvals. Given the compressed time frame in which the Town has to accomplish this task, it is possible that specific cases may have been inadvertently overlooked during the two-step review process or that a recent plan approval by Wake County has not been acknowledged. It would be the Planning staff's recommendation that any such cases be amended prior to final approval by the Town Council in May.

RECOMMENDATION

At this time, given the number of affected parcels, Planning staff recommends that the Town Council hold open and continue the public hearing until its meeting scheduled for April 3, 2017, to allow for the identification of any potential amendments and for discussions between property owners and Planning staff to continue.

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: March 21, 2017		
Subject: Extension of Solid Waste Contract with All Star Waste Services		
Location on Agenda: Old/New Business		
Department: Public Works		
Contact: Forrest Jones		
Presenter: Matt Roylance, Assistant Town Manager-Operations and Forrest Jones, Public Works Director		
Brief Summary: All Star Waste Services currently provides solid waste collection and disposal services for the Town and has proposed extending the contract for an additional five years. Town staff recommends extending the contract because the proposed rate structure will result in lower costs and the vendor has provided excellent service during the current contract period.		
Recommended Motion and/or Requested Action: Approve a five-year contract extension with All Star Waste Services, LLC to provide solid waste services.		
Detailed Notes: See attached memo and presentation.		
Funding Source: General Fund		
Cost:	One Time: <input type="radio"/>	Annual: <input checked="" type="radio"/> No Cost:
Manager's Comments and Recommendations: All Star Waste Services has provided excellent service delivery over the years with minimal complaints and disruptions. Because it is a service contract, the Town Council can extend it at their discretion.		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	FJ	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

Town of Garner

MEMO

DATE: Tuesday, March 14, 2017
TO: Matt Roylance, Assistant Town Manager
FROM: Forrest Jones, Public Works Director
RE: Solid Waste Contract Renewal

For your review, please find the attached proposal from All Star Waste Services for the proposed extension of their contract. Based on previous practice as well as Town policy, the Town may grant an extension of this contract.

All Star is recommending locking in the following rates for 2 years as part of a 5 year contract extension.

Garbage \$9.14/month per household (\$0.20 less than current)
Recycling \$2.14/month per household (same as current)
Yard Waste \$5.20/month per household (\$0.12 less than current)

In years 3, 4, and 5 of the extension pricing will revert to the original contract terms with the normal CPI (Consumer Price Index) adjustment. Our most recent CPI adjustment was 2.4% which annually represents \$43,776.00.

The reduced rates with no CPI adjustment for the first two years make this renewal a very attractive proposal assuming that All Star maintains the level of service we are currently receiving. Therefore I recommend accepting this proposal.

Please advise on how you would like to proceed.

TOWN OF GARNER

PROPOSED SOLID WASTE CONTRACT EXTENSION

MARCH 21, 2017

TIMELINE

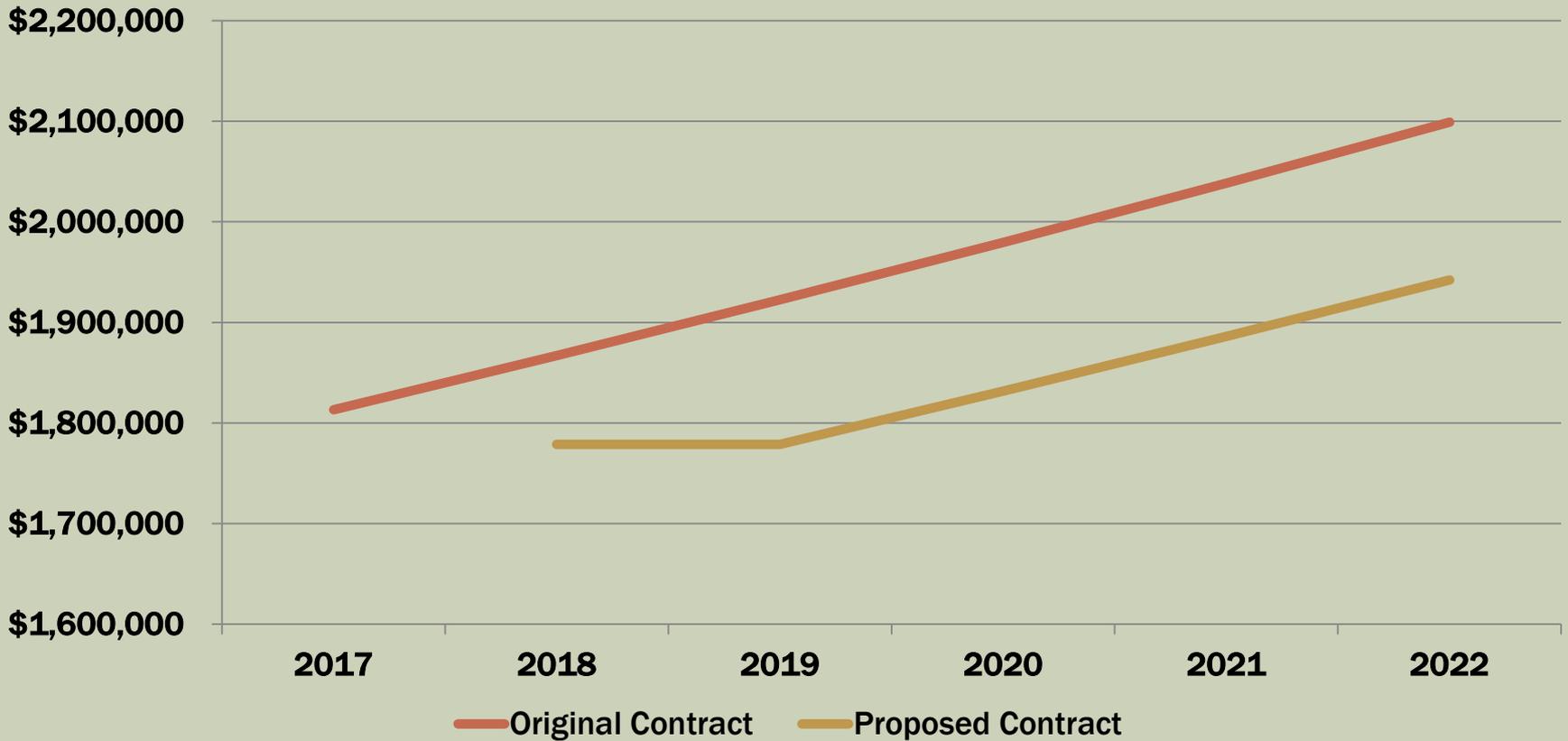
- **Initial Contract with All Star**
 - October 2009 – 2012
- **First Renewal**
 - October 2012 – 2017
- **Proposed Second Renewal**
 - October 2017 – 2022

PRICING

	CURRENT UNIT PRICE	PROPOSED UNIT PRICE <i>*Locked in for 2 years</i>
Residential Garbage	\$9.34	\$9.14
Yard Waste	\$5.32	\$5.20
Residential Garbage (2 nd Unit)	\$9.53	\$9.50
Residential Recycling	\$2.14	\$2.14
Office Paper Recycling	\$115.29	\$115.00
Trash (> 6 yards)	\$40.45	\$39.00
Yard Waste (> 6 yards)	\$17.34	\$17.00
Bulky Waste (> 60 lbs.)	\$40.45	\$39.00

CONTRACT COST

Assumes 3% CPI Adjustment, No Population Growth

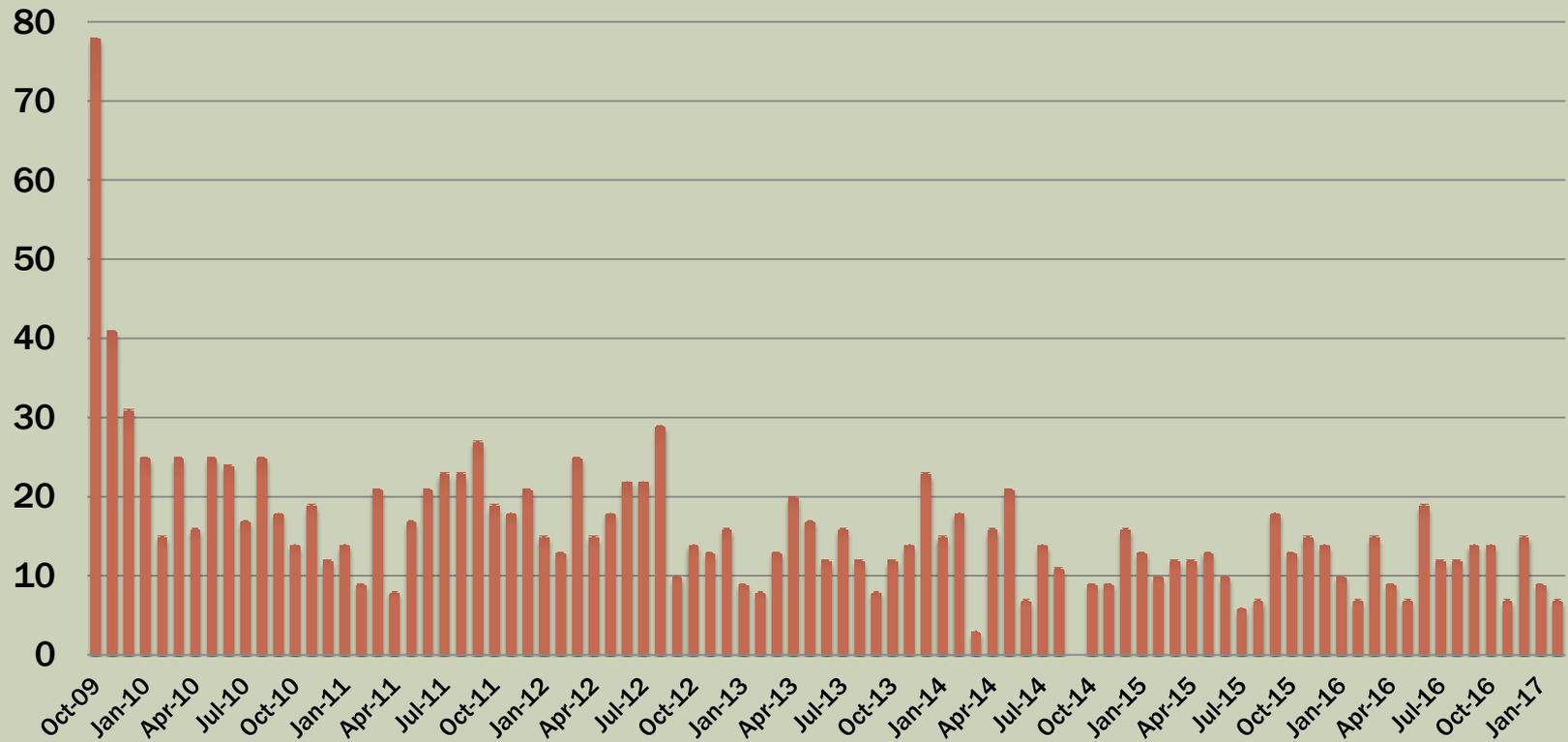


COST SAVINGS

- **Savings due to rate structure only –not factoring in population growth**
- **Savings in first year compared to today's rates = approx. \$34,000**
- **Savings over five-year contract term, factoring in 3% CPI adjustment = approx. \$690,000**

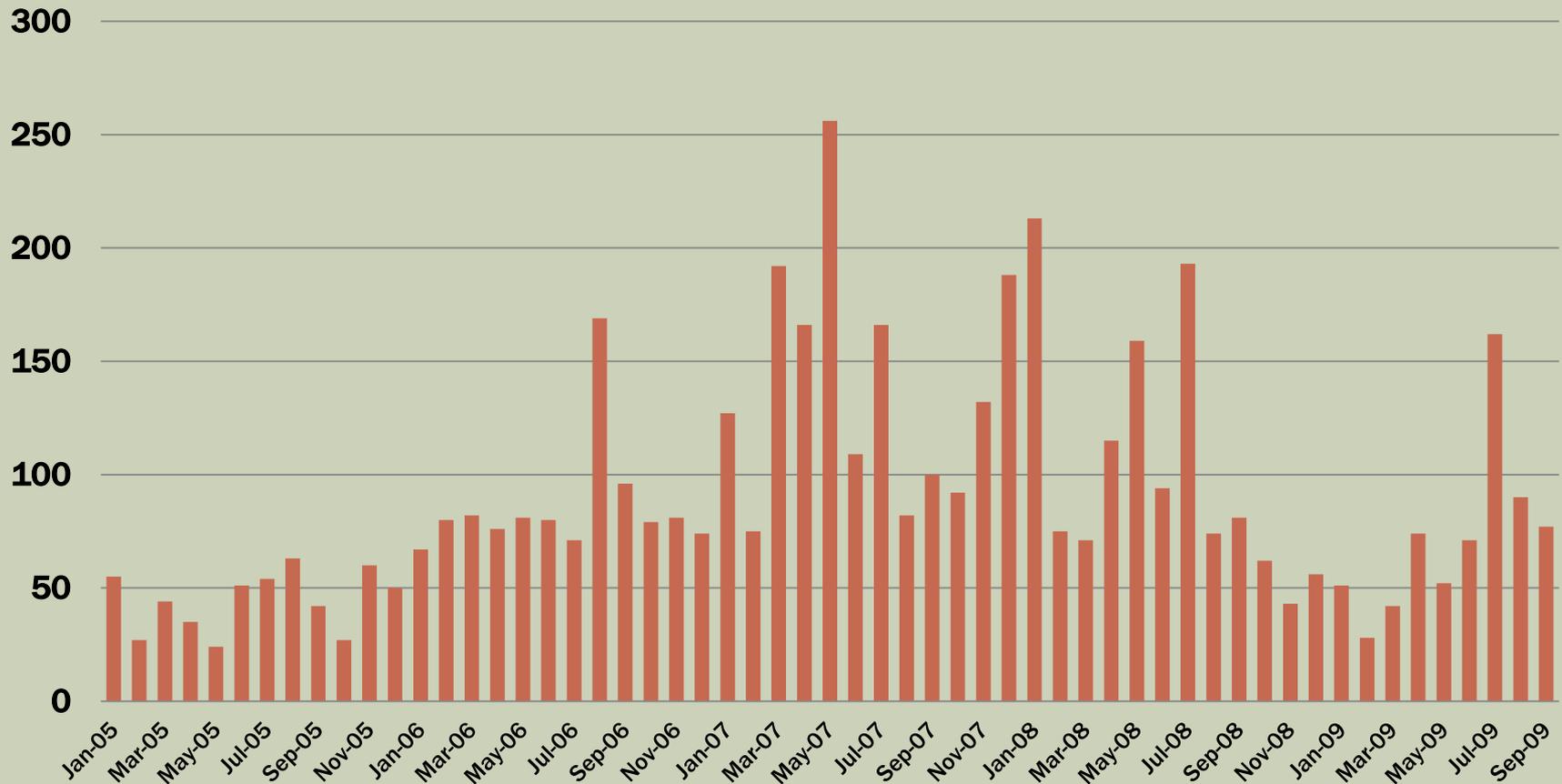
PERFORMANCE

Missed Pick-Up Calls, 2009 – Present
All-Star Waste



PERFORMANCE

Missed Pick-Up Calls, 2003 - 2009



REASONS TO EXTEND

- **Lower rates = cost savings**
- **Rates frozen for first two years (no CPI adjustment)**
- **Proposed rates are comparable to or below neighboring jurisdictions**
- **High level of service = fewer complaints**

RECOMMENDATION

- **Approve a five-year contract extension with All Star Waste Services, LLC to provide solid waste services.**

QUESTIONS?



Contract Extension

FOR

TOWN OF GARNER, NORTH CAROLINA

REFUSE, RECYCLING, AND YARD WASTE
COLLECTION AND DISPOSAL SERVICES

January 18, 2017

Tommy Sims

All Star Waste Services, LLC
600 Old Roberts Rd – Suite 206 – Benson, NC 27504
919-989-1562
www.AllStarTrash.com



January 17, 2017

Garner Public Works
Town of Garner
610 Rand Mille Rd
Garner NC 27529
919-772-7600

ATTEN: Forrest Jones

Dear Mr. Jones,

Please find enclosed our Quotation to extend our current contract with the Town of Garner. In addition, we have attached a list of our latest Truck upgrades.

We are very interested in continuing to work with The Town of Garner as its Residential Solid Waste, Recycling, and Yard Waste Service provider.

I am the Operating Member of All Star Waste Services, LLC and authorized to bind any contracts or agreements.

Sincerely,

A handwritten signature in black ink, appearing to read "Tommy Sims", written in a cursive style.

Tommy Sims
Member



WASTE SERVICES LLC

Town of Garner Quotation

	<u>Garbage</u>	<u>Recycle</u>	<u>Yard Waste</u>
2015-16	\$ 9.12	\$ 2.09	\$ 5.20
2016-17	9.34	2.14	5.32
2 yr NEW	\$ 9.14	\$ 2.14	\$ 5.20
2017-2019			\$ 16.48

Complaints	3 yr AVG
671	224
450	150
DOWN	32.59%

Reduced Rate	\$ 0.20	\$ -	\$ 0.12
Containers	8981	8817	8817
Monthly Savings	1786.14	0.00	1058.04
			2844.18
		ANNUAL SAVINGS	\$34,130

other Rates	Now	New 2 year
2nd Can	\$9.53	\$9.50
office Recycle	\$115.54	\$115.00
Bulky Waste	\$40.45	\$39.00
Plus 6 yards	\$17.34	\$17.00

Lock in new Rates for 2 years for a 5 year contract Extension.
CPI adjustment for years 3, 4, 5



JANUARY 17, 2017

Timeline for Trucks – Town of Garner Contract work

Aug 2009 – Bought a preowned 2005 HEIL 25 yard Rearloader
Oct 2009 – Bought (3) NEW 2009 HEIL 25 yard Rearloaders
Oct 2009- Bought (1) NEW 2010 New Way 18 yard Rearloader Yard Waste
Oct 2009 – Bought (1) NEW 2008 Swap Loader – Leaves
Oct 2009 – Bought (1) NEW 2009 Automated LEAF Vacuum

Jan 2010- Bought (1) NEW 18 New Way 18 yard Rearloader Recycle

April 2011 – Bought a preowned 2005 HEIL 25 yard Rearloader BACK UP
Dec 2011 – Supervisor run routes 4 days per week

Nov 2013 – Added a preowned 2009 HEIL 27 yard Rearloader BACK UP
Nov 2013 – Retired a preowned 2005 HEIL 25 yard Rearloader BACK UP

Oct 2014 – Added NEW 2015 **Automated LEAF Vacuum**

June 2015 - Added NEW 2015 HEIL 25 yard Rearloader Garbage
July 2015 – Added NEW 2016 HEIL 20 yard Rearloader Recycle

April 2016 – RETIRED (2) 2010 New Way 18 yard Rearloader
April 2016 – Added (1) 2016 HEIL 20 yard Rearloader Recycle
April 2016 – RETIRED (1) 2011 New Way 18 yard Rearloader
May 2016 - Added (1) 2016 HEIL 20 yard Rearloader Yard Waste

May 2016 - Added (1) 2017 HEIL 25 yard Rearloader Garbage
June 2016 - Added (1) 2017 HEIL 20 yard Rearloader Yard Waste

April 2017 – **On order** (1) 2018 HEIL 25 yard Rearloader Garbage

All Star Waste Services, LLC
600 Old Roberts Rd. - Suite 206
Benson NC 27504
919-989-1562

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: March 21, 2017		
Subject: 2017 Street Resurfacing Project		
Location on Agenda: Old/New Business		
Department: Engineering		
Contact: Jonathan Ham, Assistant Town Engineer		
Presenter: Jonathan Ham, Assistant Town Engineer		
Brief Summary: The Engineering Department is seeking approval of the lowest bidder, Gelder & Associates, Inc. for the 2017 Street Resurfacing Project.		
Recommended Motion and/or Requested Action: Approve Gelder & Associates, Inc. as the Contractor for the 2017 Street Resurfacing Project.		
Detailed Notes: See memo.		
Funding Source: Powell Bill funds for Street Resurfacing; Garner Rec Park Parking Lot will be resurfaced using Parks & Rec Bond funds.		
Cost: \$ 335,589.47	One Time: <input checked="" type="radio"/>	Annual: <input type="radio"/> No Cost: <input type="radio"/>
Manager's Comments and Recommendations: Recommend approval of bid and contractor.		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JH	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		



Town of Garner

900 7th Avenue • Garner, North Carolina 27529
Phone (919) 772-4688 • Fax (919) 662-8874 • www.GarnerNC.gov

MEMO

TO: Rodney Dickerson, Town Manager

FROM: Jonathan Ham, Assistant Town Engineer

DATE: March 10, 2017

RE: **2017 Street Resurfacing Project Bids**

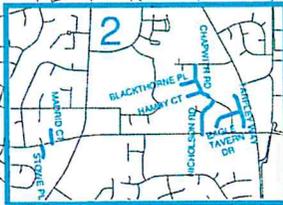
Bids were received and opened on March 10th, 2017 for the resurfacing of approximately two miles of town streets and also to resurface Garner Rec Park's parking lot. Three bids were received and the low bid was \$335,589.47 from Gelder & Associates, Inc. This bid was approximately 25% below the Engineer's estimate of \$447,915.00 for the work and the street resurfacing is below the project budget of \$400,000.00. The resurfacing of the Garner Rec Park parking lot is kept separate from the street resurfacing due to Powell Bill restrictions, and totaled \$61,557.89.

Enclosed are maps of the streets slated to be resurfaced per the contract quantities and an engineer's certified bid tabulation of the bids received. Please note that with the prices received from Gelder & Associates, Engineering believes that additional streets may be resurfaced within the \$400,000.00 budget. Utilizing the unit price quantities in Gelder's bid, Willow Vista, Ryerson, and Cedar would be next and as we move through the project they may be added to this year's project, assuming that the work on these streets could be completed within the allotted budget of \$400,000.00.

Gelder & Associates has worked on many paving projects around town for private developers and for other municipalities in the area, and as such I recommend award of the 2017 Street Resurfacing Project contract to Gelder & Associates, Inc.

Please let me know if you have any questions.

2017 RESURFACING



TOWN OF GARNER
2017 STREET RESURFACING PROJECT

Bid No. 76102

A: 1

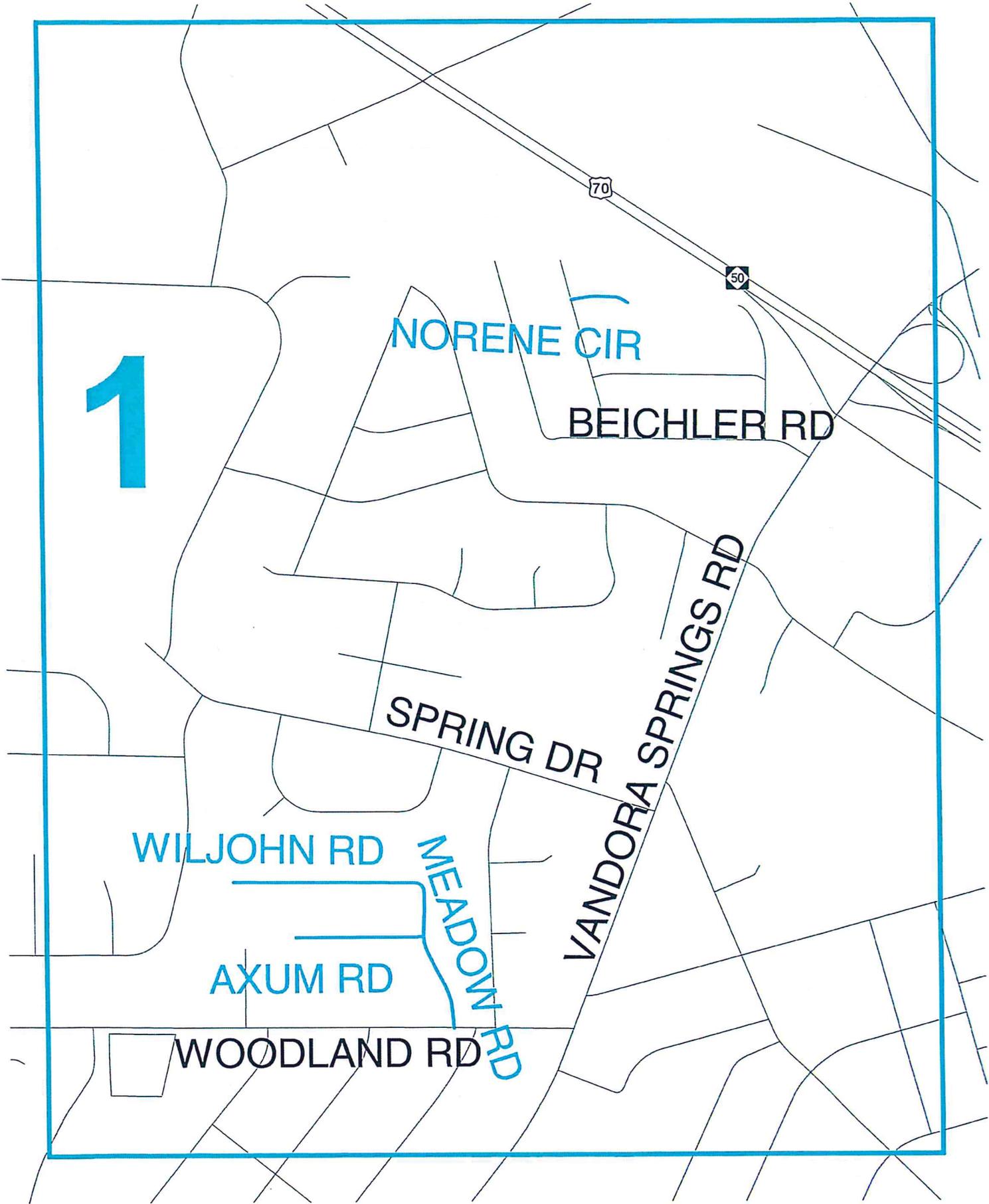


FIGURE 1

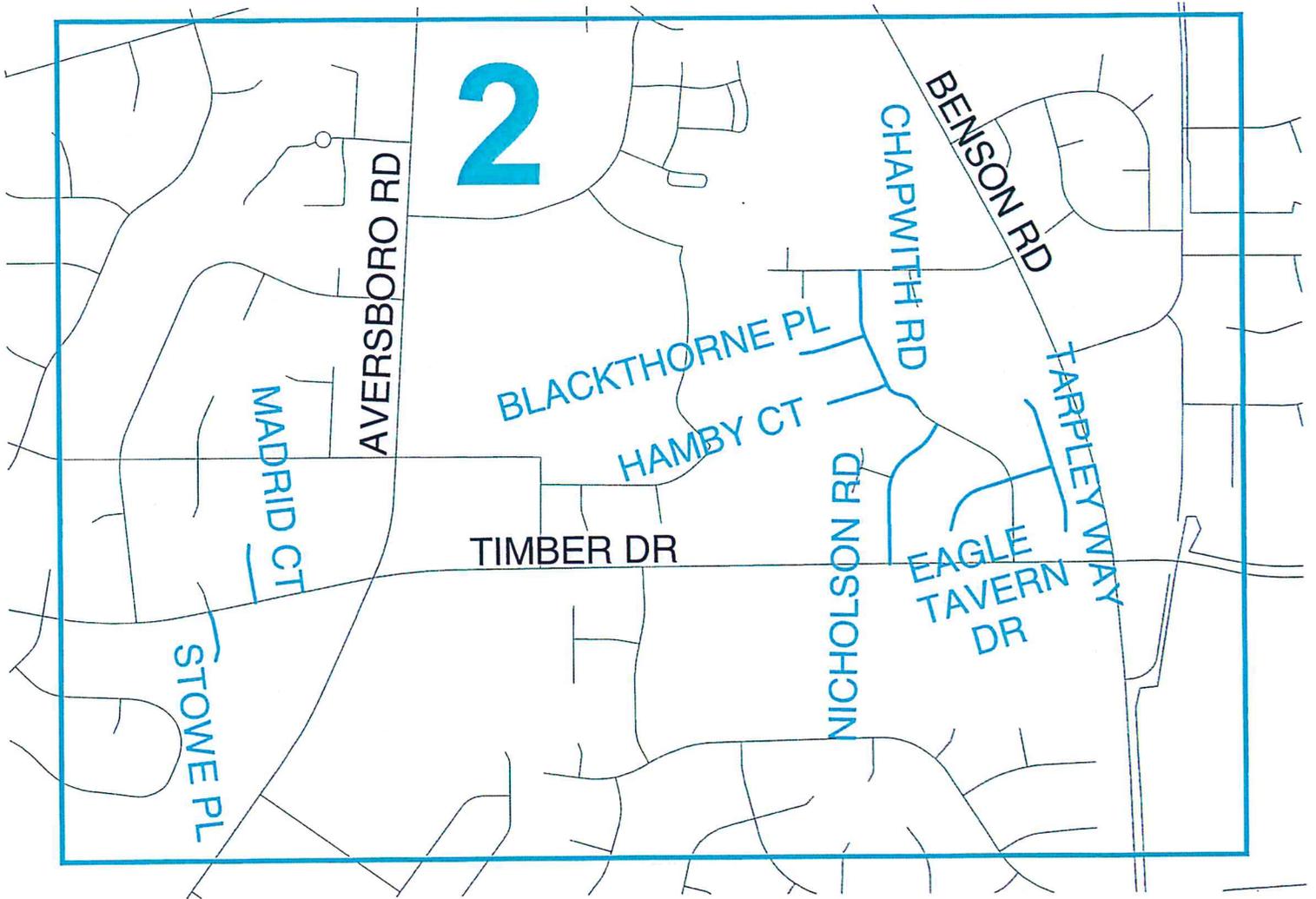


FIGURE 2

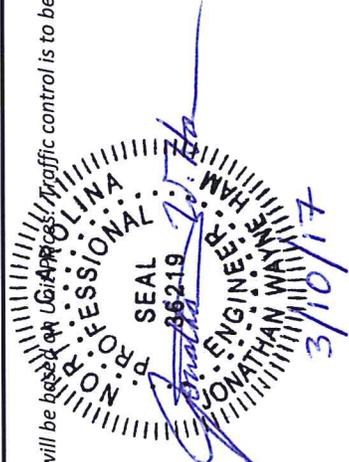
BID TABULATION

PART A - STREET RESURFACING		Engineer's Estimate		Gelder & Associates, Inc.		Turner Asphalt, Inc.		Lane Construction Corp.	
License Number		-		5078		6205		55042	
Bid Bond Attached?		-		Yes		Yes		Yes	
Item	Description	Quantity*	Units	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Mobilization	1	LS	\$ -	\$ 13,701.58	\$ 250.00	\$ 250.00	\$ 22,000.00	\$ 22,000.00
2	Pavement Removal & Replacement	5,500	SY	\$ 17.50	\$ 96,250.00	\$ 14.00	\$ 77,000.00	\$ 26.00	\$ 143,000.00
3	Aggregate Base Course	250	Ton	\$ 40.00	\$ 10,000.00	\$ 24.00	\$ 6,000.00	\$ 80.00	\$ 20,000.00
4	Bituminous Base Course	350	Ton	\$ 90.00	\$ 31,500.00	\$ 90.00	\$ 31,500.00	\$ 145.00	\$ 50,750.00
5	Asphalt Surface Course	1,500	Ton	\$ 98.00	\$ 147,000.00	\$ 92.00	\$ 138,000.00	\$ 100.00	\$ 150,000.00
6	Manhole Adjustment	27	EA	\$ 310.00	\$ 8,370.00	\$ 250.00	\$ 6,750.00	\$ 450.00	\$ 12,150.00
7	Water Valve Adjustment	35	EA	\$ 310.00	\$ 10,850.00	\$ 250.00	\$ 8,750.00	\$ 400.00	\$ 14,000.00
8	Pavement Milling	7,000	SY/IN	\$ 4.00	\$ 28,000.00	\$ 3.00	\$ 21,000.00	\$ 5.50	\$ 38,500.00
9	Geotextile Fabric	950	SY	\$ 3.00	\$ 2,850.00	\$ 4.50	\$ 4,275.00	\$ 10.50	\$ 9,975.00
TOTAL BID - PART A				\$ 368,320.00	\$ 274,031.58	\$ 61,557.89	\$ 293,525.00	\$ 76,900.00	\$ 460,375.00

PART B - RESURFACING & STRIPING OF GARNER REC PARKING LOT		Engineer's Estimate		Gelder & Associates Inc.		Turner Asphalt, Inc.		Lane Construction Corp.	
License Number		-		5078		6205		55042	
Bid Bond Attached?		-		Yes		Yes		Yes	
Item	Description	Quantity*	Units	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Mobilization	1	LS	\$ -	\$ 3,077.89	\$ 250.00	\$ 250.00	\$ 3,750.00	\$ 3,750.00
2	Pavement Removal & Replacement	250	SY	\$ 17.50	\$ 4,375.00	\$ 14.00	\$ 3,500.00	\$ 60.00	\$ 15,000.00
3	Bituminous Base Course	150	Ton	\$ 90.00	\$ 13,500.00	\$ 90.00	\$ 13,500.00	\$ 80.00	\$ 12,000.00
4	Asphalt Surface Course	450	Ton	\$ 98.00	\$ 44,100.00	\$ 92.00	\$ 41,400.00	\$ 95.00	\$ 42,750.00
5	Manhole Adjustment	2	EA	\$ 310.00	\$ 620.00	\$ 250.00	\$ 500.00	\$ 450.00	\$ 900.00
6	Water Valve Adjustment	0	EA	\$ 310.00	\$ -	\$ -	\$ -	\$ 400.00	\$ -
7	Pavement Milling	0	SY/IN	\$ 4.00	\$ -	\$ -	\$ -	\$ 5.50	\$ -
8	Parking Lot Striping	1	LS	\$ -	\$ 1,500.00	\$ 1,800.00	\$ 1,800.00	\$ 2,500.00	\$ 2,500.00
TOTAL BID - PART B				\$ 79,595.00	\$ 61,557.89	\$ 60,950.00	\$ 60,950.00	\$ 76,900.00	\$ 76,900.00
TOTAL BID - PARTS A & B				\$ 447,915.00	\$ 335,589.47	\$ 354,475.00	\$ 537,275.00	\$ 537,275.00	\$ 537,275.00

* Units are based on Town of Garner Engineering estimates. Actual quantities may differ and payment will be based on GI APPROCES. Traffic control is to be considered incidental to the work.

Certification: The bids tabulated herein were received by the Town of Garner and read aloud on March 10, 2017 at 11:00AM in the Town of Garner Offices. The bid tabulation is correct in that it contains the unit prices as presented on the original bid proposal of each bidder.



Memorandum

To: Rodney Dickerson, Town Manager
From: Michael Gammon, Budget and Special Projects Manager
Date: March 15, 2017
Subject: Financial Reports for February 2017
CC: Town Council

Attached is the statement of revenues and expenditures for FY 2017 through February 28, 2017. We are eight months, or approximately 66.67% through the budget year.

The report shows that year-to-date, the Town has collected approximately 74.8% of estimated revenues. Some important analysis of the Town's revenues included:

- The Town has received 96.3% of our estimated Property Tax Revenues. There was still approximately \$629,402 left to collect. The vast majority of this amount (around \$608,000) is remaining due property tax on vehicles; which are due at time of registration.
- Sales taxes revenues for the first five disbursements were 7.23% higher compared to the same point the previous year.
- Development fees (permit fees, water and sewer capacity fees, etc.) have now exceeded the budget projection by 14.8%. Building Permit Fees alone are currently 37.11% ahead of where they were last fiscal year.
- Intergovernmental revenues have increased by 10.4% over the previous year (when controlling for the second Powell Bill disbursement; the 2nd disbursement was received in December in FY 2016). We are awaiting the 2nd quarter of Utility Sales Tax revenues. These are major Town revenues that are disbursed from the state each year in March.
- The Town's current estimated total assessed value on our year-to-date property tax billings is 2.8% higher than this time the previous year.

Please review the attached Analysis of Revenues for additional information.

Overall, the report shows that the Town has expended approximately 65.1% of its budget. Through the same period the previous year, the Town had expended 72.6 % of its budget. Important expenditure highlights include:

- The vehicle and equipment replacements included in this year's budget are beginning to be recorded across several Town departments. This will lead to large increases in spending from one month to the next as they are recorded.
- The Town's contract services line items have been disbursed. These line items include major facility repairs & maintenance, major technology purchases, and technology related subscription fees.
- To date, the Town has disbursed 86.2% of the total budgeted Debt Service.
- Annual dues and subscriptions and several annually contracted services are usually paid at the beginning of the year.
- The Town has had 18 pay periods year to date (69.23% of all pay periods). Total employee salaries (Salaries, Overtime, Salaries -Temporary, Longevity, Separation Allowance, FICA, and Retirement) are 2.96% below budget through February. Total employee benefits (Group Insurance and Retiree Health Insurance) are 2.83% below budget through February.

Town of Garner
Statement of Revenues and Expenditures
For the Period July 1, 2016 Through February 28, 2017

FOR INTERNAL USE ONLY

	Budget	Actual	Over (Under) Budget	Percentage of Budget	Actual Prior Year
REVENUES					
Ad valorem taxes	\$ 17,231,362	\$ 16,601,960	\$ (629,402)	96.3%	\$ 15,888,582
Other taxes and licenses	5,857,800	2,575,124	(3,282,676)	44.0%	2,454,547
Intergovernmental revenues	3,343,598	1,131,174	(2,212,424)	33.8%	1,384,797
Permits and fees	2,017,760	2,315,535	297,775	114.8%	2,417,407
Sales and services	448,417	321,700	(126,717)	71.7%	226,235
Investment earnings	100,000	34,741	(65,259)	34.7%	23,091
Other revenues	277,690	307,810	30,120	110.8%	137,264
Sale of capital assets	30,000	40,025	10,025	133.4%	57,909
Proceeds from issuance of debt	700,000	-	(700,000)	0.0%	630,000
Transfers in	45,000	-	(45,000)	0.0%	81,456
Appropriated fund balance	1,119,042	-	(1,119,042)	0.0%	-
Total Revenues	\$ 31,170,669	\$ 23,328,069	\$ (7,842,600)	74.8%	\$ 23,301,288
EXPENDITURES					
Governing body	\$ 322,263	\$ 209,498	\$ (112,765)	65.0%	\$ 232,909
Administration	1,324,436	766,062	(558,374)	57.8%	797,352
Finance	738,877	442,278	(296,599)	59.9%	500,205
Economic development	381,514	171,543	(209,971)	45.0%	236,439
Economic incentives	70,000	-	(70,000)	0.0%	5,142
Planning	943,589	572,723	(370,866)	60.7%	435,622
Inspections	970,156	629,924	(340,232)	64.9%	520,335
Engineering	596,673	404,724	(191,949)	67.8%	801,421
Information technology	588,856	363,957	(224,899)	61.8%	361,751
Police	7,926,756	5,219,862	(2,706,894)	65.9%	4,960,372
Fire services	2,896,552	1,942,182	(954,370)	67.1%	1,664,328
Public works	7,334,784	4,273,357	(3,061,427)	58.3%	4,478,355
Parks and recreation	1,888,581	1,226,910	(661,671)	65.0%	1,109,544
Debt service	3,599,422	3,101,807	(497,615)	86.2%	2,465,645
Special appropriations	1,193,534	957,290	(236,244)	80.2%	890,113
Transfers out	363,631	-	(363,631)	0.0%	37,000
Contingency	31,045	1,000	(30,045)	0.0%	-
Total expenditures	\$ 31,170,669	\$ 20,283,117	\$ (10,887,552)	65.1%	\$ 19,496,533
Revenues over Expenditures	\$ -	\$ 3,044,952	\$ 3,044,952		\$ 3,804,755

Town of Garner
 Analysis of Major Revenues
 For the Period July 1, 2016 Through February 28, 2017

Property Tax Collections

(collections compared to budget)

	Through Month Ending	
	2/28/2017	2/29/2016
Collections--Current Year	\$ 16,616,882	\$ 15,708,244
Collection % Budget	97.63%	98.47%
Collection % Value/Levy (both DMV & Wake County)	98.35%	98.31%

Property Tax Billings (from Wake County & DMV)

	Through Month Ending		Percent Change
	2/28/2017	2/29/2016	
Real Property	\$2,732,009,205	\$2,665,301,113	
Personal Property	179,065,109	172,720,230	
Public Service Property	118,064,138	114,535,800	
Vehicles	146,306,569	136,310,814	
Total	\$3,175,445,021	\$3,088,867,957	2.80%

Sales Tax Distributions

	Through Month Ending		Percent Change
	2/28/2017	2/29/2016	
	\$2,464,676	\$2,298,469	7.23%

Through month 2/28/2017 is representative sales tax collected in July-November 2016.

Building Permit Fees

	Through Month Ending		Percent Change
	2/28/2017	2/29/2016	
Fees Collected	\$639,727	\$466,583	37.11%

PRCR Fees

	Through Month Ending		Percent Change
	2/28/2017	2/29/2016	
Recreation Fees	\$126,089	\$87,125	44.72%
Facility Rentals	\$135,234	\$104,429	29.50%

Town of Garner
 Analysis of Budget to Actual Expenditures
 July 1, 2016 through January 31, 2017

	Budget	Items Identified In Budget	Budget After Identified Items	Expended to Date	Items Identified In Expenditures	Expenditures After Identified Items	Percentage Expended
Town Council	229,646			149,936			
Dues and Subscriptions		(42,990)			(44,834)		
	229,646	(42,990)	186,656	149,936	(44,834)	105,102	56.31%
Attorney	92,617		92,617	59,562		59,562	64.31%
Total Town Council	322,263	(42,990)	279,273	209,498	(44,834)	164,664	58.96%
Town Manager	559,062			304,113			
	559,062	-	559,062	304,113	-	304,113	54.40%
Town Clerk	162,338			100,814			
	162,338	-	162,338	100,814	-	100,814	62.10%
Human Resources	282,195			188,886			
Professional Services		(16,000)			(13,708)		
Employee Recognition		(3,425)			(2,331)		
Recruitment		(16,000)			(16,828)		
Contract Services		(26,485)			(16,495)		
	282,195	(61,910)	220,285	188,886	(49,362)	139,524	63.34%
Safety	10,824		10,824	5,646		5,646	52.16%
Communications	177,537		177,537	99,627		99,627	56.12%
Neighborhood Improvement	132,480		132,480	66,977		66,977	50.56%
Total Administration	1,324,436	(61,910)	1,262,526	766,063	(49,362)	716,701	56.77%
Finance Administration	738,877			442,278			
	738,877	-	738,877	442,278	-	442,278	59.86%
Total Finance	738,877	-	738,877	442,278	-	442,278	59.86%
Economic Development	256,675			138,329			
	256,675	-	256,675	138,329	-	138,329	53.89%
Economic Development Partners	124,839		124,839	33,214		33,214	26.61%
Total Economic Development	381,514	-	381,514	171,543	-	171,543	44.96%

Town of Garner
 Analysis of Budget to Actual Expenditures
 July 1, 2016 through January 31, 2017

	Budget	Items Identified In Budget	Budget After Identified Items	Expended to Date	Items Identified In Expenditures	Expenditures After Identified Items	Percentage Expended
Planning Administration	581,441			372,157			
	581,441	-	581,441	372,157	-	372,157	64.01%
Land Use Permits	191,700			114,154			
	191,700	-	191,700	114,154	-	114,154	59.55%
Community Planning	170,448			86,411			
	170,448	-	170,448	86,411	-	86,411	50.70%
Total Planning	943,589	-	943,589	572,722	-	572,722	60.70%
Inspections	970,156			629,924			
Total Inspections	970,156	-	970,156	629,924	-	629,924	64.93%
Engineering	596,673			404,724			
Salaries-Overtime		-			(211)		
Printing		(200)			(1,113)		
Stormwater Education		(4,729)			(4,325)		
Telephone		(2,106)			(1,688)		
Travel and Training		(4,764)			(3,217)		
Contract Services		(4,260)			(2,729)		
Total Engineering	596,673	(16,059)	580,614	404,724	(13,283)	391,441	67.42%
Information Technology	588,856			363,957			
Total Information Technology	588,856	-	588,856	363,957	-	363,957	61.81%
Police	7,926,756			5,219,862			
Total Police	7,926,756	-	7,926,756	5,219,862	-	5,219,862	65.85%

Town of Garner
 Analysis of Budget to Actual Expenditures
 July 1, 2016 through January 31, 2017

	Budget	Items Identified In Budget	Budget After Identified Items	Expended to Date	Items Identified In Expenditures	Expenditures After Identified Items	Percentage Expended
Public Works Admin	467,968			321,246			
Longevity		(11,344)			(14,038)		
Auto Maintenance and Repair		(150)			(894)		
Uniforms		(615)			(1,217)		
Dues and Subscriptions		(1,423)			(1,200)		
Department Supplies		(2,000)			(1,380)		
Telephone		(1,272)			(972)		
	467,968	(5,460)	462,508	321,246	(5,663)	315,583	68.23%
Street Maintenance	1,903,304			1,177,630			
	1,903,304	-	1,903,304	1,177,630	-	1,177,630	61.87%
Powell Bill	888,162			252,091			
	888,162	-	888,162	252,091	-	252,091	28.38%
Snow Removal	44,207			40,859			
	44,207	-	44,207	40,859	-	40,859	92.43%
Public Grounds	1,000,512			648,750			
	1,000,512	-	1,000,512	648,750	-	648,750	64.84%
Solid Waste	1,930,692		1,930,692	1,108,349		1,108,349	57.41%
Public Facility	757,225			495,804			
Salaries - Overtime		(3,068)			(2,934)		
Group Insurance		(38,870)			(28,352)		
Retirement		(22,371)			(15,558)		
Uniforms		(2,880)			(2,731)		
Utilities		(161,881)			(86,905)		
Equipment Maintenance		(25,000)			(20,358)		
Buildings and Grounds		(12,720)			(9,363)		
	757,225	(266,790)	490,435	495,804	(166,201)	329,603	67.21%
Fleet Maintenance	342,714			228,629			
Salaries - Overtime		(3,430)			(7,545)		
Longevity		(2,832)			(2,815)		
Retirement		(25,437)			(18,201)		
Equipment - Non-Capital		(5,800)			(5,095)		
Uniforms		(2,410)			(2,164)		
Dues and Subscriptions		(1,050)			(840)		
Contract Services		(9,147)			(5,397)		
	342,714	(50,106)	292,608	228,629	(42,057)	186,572	63.76%
Total Public Works	7,334,784	(322,356)	6,968,221	4,273,358	(213,921)	4,059,437	58.26%

Town of Garner
 Analysis of Budget to Actual Expenditures
 July 1, 2016 through January 31, 2017

	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	371,098			226,253			
	371,098	-	371,098	226,253	-	226,253	60.97%
Arts and Events	423,762			207,624			
	423,762	-	423,762	207,624	-	207,624	49.00%
Youth & Athletics	385,810			332,416			
Salaries - Overtime		-			(1,134)		
Salaries - Temporary Overtime		-			(407)		
Longevity		(2,381)			(2,352)		
Salaries - Temporary		(111,277)			(105,116)		
FICA		(17,909)			(16,660)		
Retirement		(14,848)			(14,123)		
Salaries		(119,350)			(111,637)		
Telephone		(636)			(1,022)		
Auto Maintenance & Repair		(300)			(341)		
Building and Grounds Maintenance		(3,500)			(3,400)		
Departmental Supplies		(18,465)			(16,399)		
Contract Services		(34,060)			(23,883)		
Equip Maintenance and Repair		(3,550)			(2,141)		
	385,810	(326,276)	59,534	332,416	(298,615)	33,801	56.78%
Adult & Senior Programs	299,084			169,881			
	299,084	-	299,084	169,881	-	169,881	56.80%
Outdoor Adventure	242,568			153,776			
	242,568	-	242,568	153,776	-	153,776	63.40%
Program Partners	166,259			136,959			
	166,259	-	166,259	136,959	-	136,959	82.38%
Total Parks and Recreation	1,888,581	(326,276)	1,562,305	1,226,909	(298,615)	928,294	59.42%

Town of Garner
 Analysis of Budget to Actual Expenditures
 July 1, 2016 through January 31, 2017

	Budget	Items Identified In Budget	Budget After Identified Items	Expended to Date	Items Identified In Expenditures	Expenditures After Identified Items	Percentage Expended
Retirement	652,293			413,563			
	652,293	-	652,293	413,563	-	413,563	63.40%
Town Insurance	473,019			465,970			
Health Reimbursement		(5,544)			(5,544)		
Insurance and Bonds		(213,600)			(215,606)		
Workers Compensation		(198,875)			(237,346)		
	473,019	(418,019)	55,000	465,970	(458,496)	7,474	13.59%
Subsidized Programs	47,004			54,805			
	47,004	-	47,004	54,805	-	54,805	116.60%
Office Administration	21,218			22,952			
Postage		(754)			(8,215)		
Contract Services - HAZMAT		(11,403)			(11,403)		
	21,218	(12,157)	9,061	22,952	(19,618)	3,334	36.80%
Special Appropriations	1,193,534	(430,176)	763,358	957,290	(478,114)	479,176	62.77%
Transfers	363,631	-	363,631	-	-	-	0.00%
Economic Incentives	70,000	-	70,000	-	-	-	0.00%
Fire Services	2,896,552	-	2,896,552	1,942,182	-	1,942,182	67.05%
Debt Service	3,599,422	-	3,599,422	3,101,807	-	3,101,807	86.18%
Contingency	31,045	-	31,045	1,000	-	1,000	0.00%
Total All Departments	31,170,669	(1,199,767)	29,926,695	20,283,117	(1,098,129)	19,184,988	64.11%