

**Town of Garner
Town Council Meeting Minutes
April 3, 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, Mayor Pro Tem Kathy Behringer, Council Member Buck Kennedy, Council Member Ken Marshburn, Council Member Gra Singleton arrived at 7:38 p.m., and Council Member Jackie Johns was absent.

Staff Present: Rodney Dickerson-Town Manager, John Hodges, Asst. Town Manager-Development Services, Matt Roylance-Asst. Town Manager-Operations, Pam Wortham-Finance Director, Rick Mercier-Communications Manager, Jeff Triezenberg-Interim Planning Director, David Bamford-Senior Planner, Jenny Saldi-Senior Planner, Jonathan Ham-Asst. Town Engineer, Michael Gammon-Budget & Special Projects Manager, William E. Anderson-Town Attorney, and Stella Gibson-Town Clerk.

PLEDGE OF ALLEGIANCE: Mayor Pro Tem Behringer

INVOCATION: Mayor Pro Tem Behringer

PETITIONS AND COMMENTS

ADOPTION OF AGENDA

Motion: Marshburn
Second: Kennedy
Vote: Unanimous

PRESENTATIONS

CONSENT

Annexation Petitions ANX-17-01, 915 Withers Road Property

Presenter: David Bamford, Senior Planner

Set public hearing of May 1, 2017 for contiguous annexation of a 3.99 acre parcel on Withers Road and adjacent to the right-of-way of the Norfolk-Southern Railroad.

Action: Adopt Resolution (2017) 2318

Ordinance Amending FY 2016/2017 Operating Budget

Presenter: Pam Wortham, Finance Director

This budget amendment will allow the use of insurance proceeds to pay for repairs to police cars and playground equipment.

Action: Adopt Ordinance (2017) 3853

Motion: Marshburn
Second: Behringer
Vote: Unanimous

PUBLIC HEARINGS

General Zoning Map Amendment Z-17-01, Expanded ETJ Areas

Presenter: Jeff Triezenberg, Interim Planning Director

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

This public hearing was continued from the March 21, 2017 meeting and focused on several zoning changes that were not addressed at the previous meeting. No public comments were made.

Mayor Williams closed the public hearing.

Action: Close Public Hearing; Refer to Planning Commission

Conditional Use Site Plan CUP-SP-17-01, White Oak NW – Shop B

Presenter: Jenny Saldi, Senior Planner

Mayor Williams stated this request was a quasi-judicial hearing to consider a conditional use site plan and asked the Town Attorney to explain the procedures to be followed during the hearing. The Clerk administered the Affirmation of Oath to the following: Richard Barta, Ana Wadsworth, Jenny Saldi, and Jeff Triezenberg.

Mayor Williams asked the Council to disclose any ex parte communications regarding this project. Hearing none, he opened the public hearing and asked Ms. Saldi to provide the staff report.

Burton Engineering is requesting conditional use site plan approval for a multi-tenant building for restaurants and/or shops. This 6.61 acre tract is located at the NW quadrant of Cabela Drive and Jones Sausage Road.

Mr. Barta stated negotiations are underway with two specific tenants for the space; one is a very high quality restaurant and this will be their first location in the Triangle.

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

Action: Approve CUP-SP-17-01 with 2 site specific conditions; (1) Prior to issuance of a building permit, the Applicant shall submit evidence of grease interceptor/oil water separator approval from the City of Raleigh; (2) Prior to issuance of a building permit, construction drawing approval for public sewer extension shall be required.

Motion: Marshburn
Second: Kennedy

Vote: Unanimous

NEW/OLD BUSINESS

Benefits Renewal for 2017/2018

Presenter: BD Sechler, HR Director and Paul Sydor, Independent Benefit Advisors

Mr. Sechler and Mr. Sydor reviewed the recommended benefits offerings and costs for FY 17/18.

Action: Adopt Recommendations

Motion: Marshburn

Second: Behringer

Vote: Unanimous

Evolve Timber Creek Sewer Easement Agreement

Presenter: Jonathan Ham, Asst. Town Engineer

Mr. Ham stated this proposed easement document between Town of Garner and City of Raleigh Public Utilities will allow for the installation of public sewer to serve the Evolve Timber Creek apartment project.

Action: Authorize Execution of Agreement

Motion: Kennedy

Second: Behringer

Vote: Unanimous

Audit Contract with Martin Starnes & Associates for FY 16/17

Presenter: Pam Wortham, Finance Director

Ms. Wortham stated this audit contract will authorize Martin & Starnes to audit the Comprehensive Annual Financial Report for the fiscal year ending June 30, 2017. The contract is the standard contract required for use by the Local Government Commission. Staff will prepare the annual financial statements.

Action: Authorize Execution of Contract in the amount of \$33,300

Motion: Marshburn

Second: Behringer

Vote: Unanimous

COMMITTEE REPORTS

MANAGER REPORTS

- garner info
- The annual employee pancake breakfast is tentatively scheduled for April 27.
- The Golden State Foods presentation at the Community of Hope is tomorrow at 10:45 a.m.
- Garner Forward Public Outreach Sessions scheduled for April 4 at the Garner Lions Club and on Monday, April 17 at the Garner Civitan Club. Both sessions have a floating schedule of 5:00 p.m. to 8:00 p.m.
- The Annual Eggstravaganza event will be held at Lake Benson Park on April 8 at 10:00 a.m.

ATTORNEY REPORTS

COUNCIL REPORTS

Singleton

- Reported dips in the road at the end of Newhaven Court.

Behringer

- Attended the TCC meeting highlighting a new development in Chatham County that promises to bring excitement to the community.
- Attended Town Hall Day on March 29.
- Attended the Play "87" at GPAC and found it remarkable and enjoyable.
- Received an invitation from the Governor Morehead School for the Blind inviting elected officials to visit and educate themselves on what services they offer.

Marshburn

- Thanked Town staff and Wake County Commissioners and their staff for attending the forum last week to bring resources to the residents of the Forest Hills apartment complex.
- Asked about the progress of the Rec Center; Mr. Dickerson advised the project is a little behind, but the contractor is in the process of pouring footers.

Council Member Kennedy had nothing to report.

ADJOURNMENT – 8:43 p.m.

Respectfully submitted,
Stella Gibson