

**Garner Town Council  
Council Work Session Minutes  
May 30, 2017**

The Garner Town Council met in a Work Session at 6:00 p.m. on Tuesday, May 30, 2017 in the Garner Police Department Training Room located at 912 7<sup>th</sup> Avenue.

**CALL MEETING TO ORDER/ROLL CALL**

Mayor Ronnie Williams called the meeting to order at 6:00 p.m.

Present: Mayor Ronnie Williams, Mayor Pro Tem Kathy Behringer, Council Member Buck Kennedy, Council Member Ken Marshburn and Council Member Gra Singleton. 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, Tony Chalk- Town Engineer, Jeff Triezenberg-Planning Director, Joe Stallings-Economic Development Director, William E. Anderson-Town Attorney, and Rebecca Schlichter-Deputy Town Clerk.

**ADOPTION OF AGENDA**

Motion: Marshburn  
Second: Singleton  
Vote: Unanimous

**REPORTS/DISCUSSION**

**Change to Current Comprehensive Land Use Plan**

Presenter: Joe Stallings, Economic Development Director

Mr. Stallings reported the Economic Development Department has been working with potential developers to develop/redevelop the properties at 525 Hwy 70 E and 545 Hwy 70 E. for business uses. Currently, the Garner Comprehensive Land Use Plan of designation, 2 mile Neighborhood Secondary Residential, only complies with residential uses. Due to the location, size of parcels, and current zoning, it is unlikely that any residential use would locate on these properties. It is the recommendation of the Economic Development and Planning Departments to amend the current comprehensive plan to allow for business uses on these properties, and bring the Garner Comprehensive Land Use Plan and the property's current zoning in to congruity with one another.

Action: Council Consensus to move forward with this application.

## **Bridge Replacement – Raynor Road – Greenway Access**

Presenter: Jeff Triezenberg, Planning Director

Mr. Triezenberg stated approximately two (2) years ago, NCDOT contacted the Planning Department concerning pedestrian accommodations associated with an upcoming replacement for the bridge on Raynor Road that crosses White Oak Creek. At that time, staff indicated the following:

- that at least one side should include a sidewalk on the bridge due to the presence of sidewalk along Raynor Road in the White Oak East Business Park; and
- the bridge height should accommodate a future greenway that would pass underneath as called for in both the Parks & Recreation, Open Space & Greenways Master Plan and the 2010 Garner Transportation Plan.

This bridge replacement project has been assigned project number B-5326 and is slated for right-of-way to be purchased in FY 2018 (Oct '17-Sept '18) with construction in FY 2019.

To accommodate sidewalk on the new Raynor Road bridge over White Oak Creek NCDOT has asked the Town for a Letter of Commitment that will trigger Town participation (according to NCDOT policy) in the additional costs which currently stand at an estimated \$256,780.00. Of those costs, NCDOT covers the first \$50,000 with the Town sharing in 30% of the balance which is approximate \$62,034.

The municipal agreement would need to be prepared prior to completion of the environmental document, and the Town would have the choice of paying its share of the cost when the agreement was executed or in three equal annual installments starting when the agreement is executed. Because the environmental document is already in progress, the following timeline applies to the Town's decision to participate:

- End of June 2017: Letter of Commitment
- End of July 2017: Executed Agreement and first payment

Action: Consensus to move forward with Letter of Commitment with first payment by end of July.

## **Town Hall Capital Project Budget Update**

Presenter: John Hodges, Assistant Town Manager – Development Services

Mr. Hodges reviewed the following modifications to the project budget that needed to be formalized.

- Preliminary design work for offsite road work, \$46,000 which has been paid but needs to be allocated. Council consensus to fund with Timber Drive Fund.
- Construction oversight services funding for May and June. Council consensus was to fund thru end of June if services needed.
- Curb and gutter in between New Town Hall and the Library. Council consensus was to replace all and not do pieces and use contingency funding.
- Capital Projects receive sales tax reimbursements after projects are completed and a discussion occurred on how to spend these since they are bond dollars. Council consensus to put into the Capital project it is received from.

## **COUNCIL REPORTS**

### Council Member Kennedy

- Referred to the May 15<sup>th</sup> memo from Jeff Triezenberg in which he requested an update on the garden on Vandora Springs Road regarding the current conditions they have to meet. He also wanted the public to know that site plan approval has been requested for the Stagecoach Bar and Café site.

### Council Member Singleton

- Discussed the issue on Lawndale Street and the process of diverting water from natural spring.

### Mayor Pro Tem Member Behringer

- Excited to have Cabela's as a shopping destination.

### Council Member Marshburn

- Requested some vegetation trimming on Aversboro and Timber towards the post office hanging onto sidewalk.
- Is attending a Topping Off at Pennington Grove.
- Requested an excused absence for work session in June.
- Thanked Jonathan Ham for recent tour of Town Hall.

## **MANAGER REPORTS**

- Requested to schedule Public Works and Human Resources Committee meetings.
- Reported the City of Raleigh informed us that we have allocated \$4,000 of the \$14,000 allocated to the Utility Assistance Program. Council consensus to roll over the \$10,573 balance and re-allocate the money for next fiscal year.

**ADJOURNMENT:** 7:20 p.m.

Motion: Marshburn  
Second: Behringer  
Vote: Unanimous

Respectfully Submitted,  
Rebecca Schlichter