

**Town of Garner
Town Council Meeting Minutes
July 2, 2018**

The Council met in regular session at 7:00 p.m. in the Garner Town Hall located at 900 7th Avenue.

CALL MEETING TO ORDER/ROLL CALL: Mayor Ronnie Williams

PLEDGE OF ALLEGIANCE: Mayor Ronnie Williams

Present: Mayor Ronnie Williams, Mayor ProTem Ken Marshburn, Council Member Kathy Behringer, Council Member Jackie Johns, Council Member Buck Kennedy, and Council Member Gra Singleton.

Staff Present: Rodney Dickerson-Town Manager, John Hodges-Asst. Town Manager, Joe Stallings - Economic Development Director, Jeff Triezenberg-Planning Director, Het Patel-Senior Planner, David Bamford-Planning Services Manager, Pam Wortham-Finance Director, Rick Mercier-Communications Manager, Tony Beasley-Inspections, Mike Franks-Budget & Special Projects Manager, William E. Anderson-Attorney, Stella Gibson-Town Clerk

INVOCATION: Mayor Ronnie Williams invited Reverend Elmo Vance to deliver the invocation.

PETITIONS AND COMMENTS

Dennis Hazel and Elaine Jenkins expressed concern regarding a resident on Jessup Drive in the Greenbrier Estates Subdivision operating an illegal business out of his home. They indicated there are numerous trailers parked on the property which are being used to store furniture items for sale. Mr. Dickerson advised staff has issued a notice of violation to remove the trailers being used as part of the commercial enterprise and to cease all business activity on the site. Staff spoke with the property owner who disagreed with the violation and intended to appeal to the Board of Adjustment. If the complainant files his appeal, the Council will hear the matter at a future meeting.

ADOPTION OF AGENDA

Motion: Kennedy
Second: Johns
Vote: 5:0

PRESENTATIONS

CONSENT

Governmental Relations Services Agreement FY2018/2019

Presenter: Rodney Dickerson, Town Manager

Mr. Sam Bridges has been retained to represent the Town and its interests at the General Assembly, CAMPO, and other governmental agencies.

Action: Authorize Execution of Agreement

Motion: Singleton
Second: Kennedy
Vote: 5:0

PUBLIC HEARINGS

Special Use Permit SUP SP 18-01, Project Axis

Presenter: Jeff Triezenberg, Planning Director

Mr. Anderson explained the procedures to be followed during the hearing. The Town Clerk administered the Affirmation of Oath to the following: Het Patel, Jeff Triezenberg, Ralph Carson, Brett Hanna, Scott Martin, Travis Braswell, Tucker McKenzie, Kaitlyn Rhonehouse, Larry Murphy, Elmo Vance, Bruce Andrews, and Savanna Lapinskes.

Mr. Anderson then asked the Council to disclose any exparte communications regarding this project.

Hearing none, Mr. Anderson opened the public hearing and asked Mr. Triezenberg to provide the staff report. Those present representing the project addressed comments, questions, and concerns to include hours of operation, traffic impacts and flows, storm water, and the impact to underground well water and the timeline of the project. If approved, this project will begin clearing and demolition of the existing building as soon as possible, with an estimated completion date of September 2019.

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

Action: Approve SUP-SP-18-01

Motion: Singleton
Second: Buck
Vote: 5:0

Conditional Use Rezoning CUD-Z-18-02 (C201) & Special Use Permit SUP-SP-18-03, Sommerville Park

Presenter: Het Patel, Senior Planner and Alison Jones, Planner II

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

Mr. Patel explained this request is for conditional use rezoning from Office and Institutional (O&I) to Service Business with conditions (SB C201). The proposed use for the site is light industrial flex space business center. A companion conditional use site plan for three buildings with a total square footage of 28,800 sq. ft. accompanies this rezoning request. The site is located at the intersection of Old Stage Road and Sommerville Park Road.

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

Action: Adopt Ordinance (2018) 3921

Motion: Kennedy
Second: Singleton
Vote: 5:0

- Action: Approve SUP-SP-18-03 with four site specific conditions:
- a. Prior to issuance of a building permit, a petition for annexation shall be submitted to the Planning Department.
 - b. the developer will be the responsible party for any improvements as required by NCDOT.
 - c. Prior to issuance of a building permit, construction drawing approval for public water main extension shall be required.
 - d. Prior to issuance of a building permit, approval from the State of North Carolina shall be required for the private pump station.

Motion: Marshburn
Second: Behringer
Vote: 5:0

NEW/OLD BUSINESS

General use Rezoning Z-18-02, 5200 Old Stage Road

Presenter: Het Patel, Senior Planner

Mr. Patel explained this request is to change zoning for 1.0 +/- acres from Residential 20 (R-20) to Residential 40 (R-40) General Use. The site is located at 5200 Old Stage Road. The Planning Commission recommended approval of this request at their June 11, 2018 meeting.

Action: Adopt Ordinance (2018) 3922

Motion: Singleton
Second: Kennedy
Vote: 5:0

Hazmat Agreement with City of Raleigh

Presenter: Mike Franks, Budget and Special Projects Manager

Mr. Franks explained the Town of Garner and the City of Raleigh are establishing a service level agreement regarding the delivery of hazardous materials response team services. Previously, Wake County facilitated this agreement between the City of Raleigh and local municipalities. Moving forward, the City of Raleigh is establishing agreements directly with municipalities.

Action: Authorize Execution of Agreement

Motion: Behringer
Second: Marshburn
Vote: 5:0

COMMITTEE REPORTS

MANAGER REPORTS

- garner info
- Contact has been made with the residents and contractor at Vandora west and made them aware of concerns, noise levels, etc.
- Advisory Board Appreciation Dinner scheduled for July 19 at 630 p.m.
- Reminder of July 3rd activities.

ATTORNEY REPORTS

COUNCIL REPORTS

Mr. Kennedy

- Council Member Kennedy requested a follow-up of the benefits survey presentation. He would like to see a professional development scale or ladder extended to all departments similar to the one used by the Police Department. In addition, he felt it would be beneficial to determine the tax base of some of the communities used in the survey for comparisons (this would give a measure of wealth per population and another reference to do comparisons to the numbers presented on the spreadsheet). He also asked that the amount spent on benefits be compared apples to apples and asked that the numbers be double-checked.
- Invited Council to submit the names of individuals they felt would be interested in serving on an adhoc appearance committee to John Hodges.
- Currently the commercial trash dumpster at the YMCA is being serviced between 6:00 a.m. – 6:30 a.m. and is affecting the residents in the area. He asked if staff could contact the YMCA to see if the pick-up time could be altered.

Behringer

- Reported tall grass at 310 & 402 West Garner Road.
- Asked for a greater understanding of the benefits, specifically the disparity for salaries paid and other municipalities of similar size.
- Advised the Global Leadership Summit will be held in August at the Capital Church.

Marshburn

- Complimented staff on appearance of Lake Benson Park.

Council Members Singleton and Johns had nothing to report.

ADJOURNMENT: 9:34 p.m.