

**Town of Garner
Town Council Meeting Minutes
July 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, Mayor Pro Tem Kathy Behringer, Council Member Buck Kennedy, Council Member Ken Marshburn and Council Member Gra Singleton. Council Member Johns was absent.

Staff Present: Rodney Dickerson-Town Manager, Rick Mercier-Communications Manager, Jeff Triezenberg-Planning Director, David Bamford-Senior Planner, Jenny Saldi-Senior Planner, Tony Chalk-Town Engineer, Forrest Jones-Public Works Director, Tyson Langdon-Asst. Public Works Director, Mike McIver-Police Lieutenant, Chris Hagwood-Police Captain, Joseph Stallings-Economic Development Director, Thad Anderson-Town Attorney, and Stella Gibson-Town Clerk.

Also Present: Matt Poole-Fire Chief

PLEDGE OF ALLEGIANCE: Mayor Ronnie Williams

INVOCATION: Mayor Ronnie Williams

PETITIONS AND COMMENTS

ADOPTION OF AGENDA

Motion: Marshburn
Second: Behringer
Vote: Unanimous

PRESENTATIONS

Recognition of Public Works Employee of the Year, Brad Williams
Presenter: Forrest Jones, Public Works Director

CONSENT

Council Meeting Minutes

Presenter: Stella Gibson, Town Clerk

Adopt minutes from the June 20, 2017 Regular and Closed Session Meetings.

Action: Adopt Minutes

Water/Sewer Allocation

Presenter: John Hodges, Asst. Town Manager-Development Services

The Public Works Committee met on June 20th, 2017 and were informed of the need to authorize an additional 154 lots (38,500 gallons) of allocation to the Type I category to clear needed 2016 requests. The Public Works Committee approved the additional allocation and also authorized an additional 200 lots (50,000) for 2017 Type I allocation.

Action: Authorize Increased Allocation

Extension of Governmental Services Relations Contract for FY2017-18

Presenter: Rodney Dickerson, Town Manager

Authorize execution of Governmental Services Relations Agreement for FY 2017-18. 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 Contract Extension

Resolution to Surplus Service Weapon and Badge of Officer Scott Kuhn

Presenter: Brandon Zuidema, Police Chief

Recognize service weapon and badge of Officer Scott Kuhn as disposable property so that it can be awarded to him in recognition of his retirement from the Town after 10 years of service.

Action: Adopt Resolution (2017) 2325

Traffic Control Measures, Preakness Place

Presenter: Tony Chalk, Town Engineer

The Engineering Department is recommending approval to erect 4 stop signs as traffic control measures within the Preakness Place subdivision.

Action: Authorize Stop Sign Placement

Motion: Marshburn

Second: Singleton

Vote: Unanimous

PUBLIC HEARINGS

SUP-SP-17-02, Martin Marietta

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: Toby Coleman, James Martin, Stephanie Kelly, Sam Johnson, Jenny Saldi, and David Bamford.

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.

Hagersmith Design requested conditional use site plan approval for an office/warehouse. The site is located at 2500 Waterfield Drive.

Council Member Kennedy asked if this project had come before Council previously and Ms. Saldi responded that Eagle Rock Construction had submitted plans a few years ago to develop the site.

Toby Coleman, Sam Johnson, Jarvis Martin, and Stephanie Kelly presented information indicating the proposed project met the Town's requirements and would have no adverse effects to neighboring uses. The site has a purification system to control dust and materials are delivered in small quantities, so no large trucks will frequent the site.

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

Action: Approve SUP-SP-17-02, Martin Marietta with two site specific conditions: (1) Prior to issuance of a building permit, a petition for annexation shall be submitted to the Planning Department; (2) Prior to issuance of a building permit, documentation of approved buffer encroachment shall be submitted to the Planning and Engineering Department.

Motion: Marshburn
Second: Singleton
Motion: Unanimous

General Use Rezoning Z-17-04, Tryon Road

Presenter: David Bamford, Senior Planner

Mr. Bamford stated this request is to change the zoning from Light Industrial (I-1) to Community Retail (CR). The property is located east of Junction Boulevard and south of Tryon Road. This is a general use request so no development plan is proposed at this time.

Action: Close Public Hearing; Refer to Planning Commission

Right-of-Way Closing, Purser Drive

Presenter: David Bamford, Senior Planner

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

Mr. Bamford stated this request is to close the unimproved right of way of Purser Drive at the very end between 902 Purser Drive and 100 Rupert Road.

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

Action: Adopt Order to Close Right-of-Way

Motion: Singleton
Second: Behringer
Vote: Unanimous

NEW/OLD BUSINESS

Wake County School and Town of Garner Joint Use Agreement

Presenter: Matt Roylance, Asst. Town Manager-Operations

Mr. Roylance stated this Wake County School and Town of Garner Joint Use Agreement will govern operation and maintenance for the sidewalk/walking trail combination, designated parking areas, drive access and water fountains at Bryan Road Elementary School.

Council Member Singleton confirmed the storm water pond will be maintained by the County.

Action: Authorize Execution of Agreement

Motion: Marshburn
Second: Behringer
Vote: Unanimous

Sanitary Sewer Easement Revision for Carillon Assisted Living Facility

Presenter: Tony Chalk, Town Engineer

Mr. Chalk explained the developer has requested that the Town grant a revised easement that requires an additional 15-feet of easement from the Town. This would make the total amount of the right-of-way 30-feet.

Action: Authorize Easement Revision

Motion: Singleton
Second: Marshburn
Vote: Unanimous

General Use Rezoning, Z-17-03, 412 Loop Road

Presenter: David Bamford, Senior Planner

The Public Hearing for this item was held on June 5, 2017. The Planning Commission meeting was held on June 12, 2017. This is a Town sponsored rezoning for 412 Loop Road from R-20 to SB.

Action: Approve General Use Rezoning Z-17-03, Loop Road

Motion: Kennedy
Second: Singleton
Vote: Unanimous

COMMITTEE REPORTS

Council Member Kennedy reported the Public Works Committee had met to discuss future use of Town buildings at 914 7th Street and 400 Aversboro Road. Representatives from Garner Volunteer Fire Rescue (GVFR) and the Police Athletic/Activities League (PAAL) were present to discuss their space needs. After consideration of each request, the Committee consensus to recommend GVFR move to 914 7th Avenue and consideration of the Avery Street facility for PAAL. It was also suggested that when GVFR relocates from their current location at 120 E. Main Street, that space could be used for economic development and downtown revitalization efforts.

MANAGER REPORTS

- garner info
- Town Hall Updates – The contractor is progressing with the finish work, exterior work and landscaping going on now. Paving is scheduled for next week. Most of the upstairs is complete. The tentative plan is to move some staff in towards the end of next week.
- Council photos will be taken on July 18th at 5:00 p.m. in the new Town Hall.

ATTORNEY REPORTS

COUNCIL REPORTS

Singleton

- Thanked staff for their work to make the July 3rd event successful. He heard many favorable comments regarding the event.
- Reported a utility box near 5th Avenue that is missing the top.
- Expressed frustration of the lack of work on the Recreation Center.
- Reported the Thompson Road sidewalk project is moving forward.

Behringer

- Echoed Council Member Singleton's comments regarding the July 3rd event.
- Expressed disappointment regarding the lack of completion of the picnic shelter at Garner Rec Park. The delays affect other events such as the Garner Pop-Up Market.
- Reported the speed limit sign on Creech Road was obscured by vegetation.

Marshburn

- Asked if the resident on Bagwell Street was operating a commercial business out of his home. Mr. Dickerson replied staff performed an inspection and spoke to the property owner. There are several vehicles on the property for sale but no commercial business is being conducted.
- Reported receiving complaints of yards being overgrown on Bagwell Street.
- Reported the utility pole was still down on Aversboro near The Villages which is making that area very dark.
- Expressed his appreciation to Public Works for mulching the dog parks.
- Reported the Full Bloom Coffee Shop on Main Street is now open.

Council Member Kennedy had nothing to report.

ADJOURNMENT: 8:48 P.M.

Motion: Behringer
Second: Marshburn
Vote: Unanimous