

**Garner Town Council  
Council Work Session Minutes  
August 29, 2017**

The Council met in a Work Session at 6:00 p.m. on Tuesday, August 29, 2017 in the Council Chambers located at 900 7<sup>th</sup> 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, and Council Member Gra Singleton

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-Planning Director, Brandon Zuidema-Police Chief, Mari Howe-Downtown Development Manager, William E. Anderson-Town Attorney, and Stella Gibson-Town Clerk.

**ADOPTION OF AGENDA**

Motion: Singleton  
Second: Johns  
Vote: Unanimous

**REPORTS/DISCUSSION**

**Depot Relocation Task Force Update**

Presenter: Mari Howe, Downtown Development Manager

Ms. Howe stated the Task Force was established to evaluate alternative sites for permanently relocating the historic train depot. The Task Force compared five sites to assess technical feasibility and impacts on Town operations. After completing the assessment, the Task Force members recommended relocating the depot to the corner of Pearl and Main Streets. Council discussed potential uses of the depot along with costs to relocate, repairs, and site development.

Mayor Pro Tem Behringer expressed concern regarding the costs to relocate the depot as the cost provided is lower than that previously provided.

Council Member Singleton reminded Council of previous discussions to develop this area as a gravel parking lot. At that time, it was estimated this improvement would cost \$185,000 and Council decided not to pursue. If the depot were to relocate to this site, a BMP would be required, which would increase the cost of site development to approximately \$300,000. Additionally, impacts to impervious surface requirements may be affected. Council Member Singleton did not feel this was a good use of tax payer dollars.

Mr. Dickerson suggested staff further analyze the site to determine what improvements would be needed. Council consensus to relocate the depot to the corner of Pearl and Main Streets. Council would also like staff to proceed with Mr. Dickerson's suggestion and report at a future meeting.

Council unanimously excused Mayor Williams from the meeting at 6:54 p.m. to attend an Eagle Scout Ceremony.

### **Nuisance/Compliance Discussion**

Presenter: John Hodges, Asst. Town Manager-Development Services and Tony Beasley, Inspections Director

Mr. Hodges advised staff, along with the Town Attorney, completed a review of the Town's Code Compliance ordinance, processes, workload and staffing as presented below.

#### Nuisance Ordinance

The Town's ordinance, allows the Town to enforce all nuisance issues that are allowable by statute. Staff works diligently to ensure that their interpretation of the ordinance is fair and that it is administered consistently throughout town. Staff notes that there may be situations that are reported as nuisances that are beyond our ability to regulate, such as storage in carports.

#### Unified Development Ordinance (UDO)

Staff identified several changes or clarifications that need to be made to the UDO. Some of these have come to light or have increased awareness since the recent expansion of the Town's extraterritorial jurisdiction or ETJ. While these updates are needed, staff believes they can be addressed in the upcoming re-write of the UDO which will begin after completion of the Comprehensive Plan. Staff has processes in place to bridge the gap until the changes are made. None of the issues identified prevent staff from enforcing basic nuisance situations.

#### Staffing

The Code Compliance division of the Inspections Department is made up of two positions – a Chief Code Compliance Officer and a supplemental (part time) Code Compliance Officer position which is currently vacant.

In 2016, the division handled 263 cases which resulted in 1,094 inspections. Zoning violation caseload was not tracked during this time due to a database issue. For the first seven months of 2017 (January through June), 346 nuisance cases were handled generating 752 inspections. 30 zoning cases were also handled during this period. The workload continues to grow for this division.

The 2017-2018 proposed budget included conversion of the supplemental code compliance position to full-time. This request was not funded due to the demand for additional hours in fire and building inspections. While we have someone temporarily filling the supplemental position, the Inspections Director has not been successful finding qualified candidates for part-time positions. If Council decides that additional resources should be added to the Code Compliance division, staff recommends revisiting the opportunity to make position full-time instead of increasing supplemental hours.

### **DOT Project Update – Raynor Road, 50 Bridge, 70/Timber Exchange**

Presenter: Jeff Triezenberg, Planning Director

Mr. Triezenberg provided the following updates:

U-5744 Timber/US 70 Interchange

Current schedule shows construction in FY 2021 and 2022.

Kick-off meeting held in May of this year.

Have developed traffic forecasts under the "no build" scenario for 2040. Traffic is not shown to increase much on Timber/Hammond due to current diversion for the Fortify project - currently between 20,000 and 21,000 VPD. However, traffic on US 70 increases from 37,000 VPD to 52,200 VPD (an increase of 41%).

B-4654 NC 50 Bridge over US 70

NCDOT contracted engineering firm is preparing preliminary designs. Once designs are completed, the Town can have a better idea of what kinds of aesthetic "gateway" improvements might be available to incorporate. NCDOT has decided to keep the existing bridge open, so the new bridge will be slightly to the west of the current location. The options will include traditional intersections on either side with a 3-lane bridge, and one that uses roundabouts with a 2-lane bridge.

Current schedule shows construction in FY 2020.

Expecting to have public meetings in early 2018 - (January or February).

B-5326 Raynor Road Bridge over White Oak Creek

NCDOT is in receipt of the Town's letter of commitment for pedestrian enhancements associated with this bridge.

A design is being pursued that will allow the road to remain open during construction.

Construction is currently scheduled for FY 2019.

B-5237 New Bethel Church Bridge over Mahler's Creek

In May of last year, the project was pushed back 2 years (the STIP was amended) to allow for more design and study time. The current schedule shows right-of-way in FY 2018 and construction in FY 2019.

U-5302 Fayetteville Road (Legend to Mechanical)

Current schedule has construction during FY 2020.

They are aware of pedestrian crossing issues at Purser Drive. Currently there is only sidewalk on the east side along Pinewinds Drive. If the Town would like to participate in receiving infrastructure on the west side, we need to indicate that desire; otherwise, they will simply add "space" for future crosswalk infrastructure.

For lighting, we should engage Duke Energy now to develop plans for NCDOT approval. If conduit is necessary, NCDOT can build that into the necessary NCDOT contract documents.

**MANAGER REPORTS**

- Reminded Council the September 5 meeting would be on Tuesday, not Monday.
- Suggested dates for the ribbon cutting of Town Hall. Council consensus for September 19. A separate event will be scheduled for the public.
- Advised there are still 12 residents at the Forest Hills Apartments who are due to vacate by noon on August 31. The name of the complex has been changed and several of the units have been renovated and leased.

**COUNCIL REPORTS**

Council Member Singleton

- Stated he was glad to see the road improvements on 5<sup>th</sup> Avenue and Aversboro Road. He also reported a large pothole on Aversboro Road where the improvements end. Staff will investigate.

Marshburn

- Attended the dedication ceremony of the shelter at Garner Rec Park. This is the Town's second largest shelter.

Behringer

- Asked for an update of the code compliance matter relating to cars parked on the road shoulder across from Mechanical Blvd. Mr. Hodges advised this is an active case.
- Also attended the dedication ceremony at Garner Rec Park. Recognized the efforts of Pam Cash in pursuing this project.

Council Member Kennedy and Johns had nothing to report.

ADJOURNMENT: 8:27 p.m.

Motion: Kennedy  
Second: Behringer  
Vote: Unanimous