

Town of Garner
Council Work Session Minutes
August 30, 2016

The Council met in a Work Session at 6:00 p.m. on Tuesday, August 30, 2016 in the Garner Police Department Training Room located at 912 7th Avenue.

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, Brad Bass-Planning Director, Jeff Triezenberg-Assistant Planning Director, Pam Wortham-Finance Director, Sonya Shaw-PRCR Director, Tony Chalk-Town Engineer, Brandon Zuidema-Police Chief, Rick Mercier-Communications Manager, William E. Anderson-Town Attorney, and Rebecca Schlichter –Deputy Town Clerk.

CALL MEETING TO ORDER

Mayor Williams called the meeting to order at 6:05 p.m.

ADOPTION OF AGENDA

Town Manager, Rodney Dickerson requested to add review of CASL agreement changes to the agenda.

Motion: Kennedy
Second: Johns
Vote: Unanimous

REPORTS/DISCUSSION

CASL Agreement

Presenter: Sonya Shaw, Parks & Recreation Director

Ms. Shaw reviewed the negotiation process and changes to the CASL agreement. The new agreement allows for additional field space to accommodate CASL's program growth, no additional costs to hang program banners at fields and an increased fee structure. The Town remains responsible for maintenance of soccer fields and payment of utilities.

For use of Centennial Park, South Garner Park and other multipurpose use space, during the fall season (February 1-May 31) and spring season (August 1-November 30), CASL agrees to pay the Town the following fee schedule for the next 5 years:

Year 1: \$35,000
Year 2: \$35,000
Year 3: \$36,000
Year 4: \$38,000
Year 5: \$40,000

Action: Place on September 6 Consent Agenda

Bond Projects

Presenter: John Hodges, Assistant Town Manager-Development Services

In preparation of the third sale of bonds from the 2013 program, Mr. Hodges presented the following updates on current Street & Sidewalk Bond Project.

Current Project Updates

Sidewalks - \$2,700,000

Projects have been identified by Council that will exhaust the funding for sidewalks. The final three projects still need to be designed. These are:

- Vandora Springs from Timber to Tiffany Circle
- North Garner Middle School – Avery Street to Curtiss Drive
- Spring Drive from Vandora Springs to Buckhorn Road

Council Member Singleton asked staff to look into Spring Drive and see if new sidewalks would complete the loop.

Council consensus to begin design of these 3 projects and bid at a later time.

Underground Power - \$400,000

Design estimates have been received for AT&T's portion of the project around the Recreation Center. We are awaiting pricing from Duke Energy. It is expected that the total project in that area will not require the full funding allocated. Excess funding may be used for underground power along the Town Hall project site.

Neighborhood Improvements - \$750,000

Approximately \$82,000 has been expended for approved Neighborhood Improvement projects including lighting for Woodland North, Van Story Hills, Malibu Valley and a planned project in Cloverdale. In addition, Council approved \$15,000 to be used for Rand Mill Road Park improvements in partnership with Rebuilding Together. Staff has proposed funding the addition of drainage pipe along the Benson Road sidewalk project and sidewalks connecting Purdue Street with the planned Kelly Crossing subdivision. Staff will update Council when cost estimates for these two projects are available.

Staff received a bid to repair the Benson Road Drainage problem and the low bid was \$41,902. Mayor Pro Tem Behringer and Council Member Marshburn expressed that we need to move forward with the Benson Road Drainage project. Council consensus was to bring a contract to next meeting.

Montague Street Improvements - \$1,900,000

This project originally included improvements to Montague Street and its improved intersection with Hwy 70. As the scope of the Purvis Street project was reduced to improvements along the Recreation Center property (eliminating the connection to Hwy 70), this project title now includes all roadwork being done in conjunction with the Recreation Center project. The bid for roadwork came in at \$1,045,914 leaving an unallocated balance of \$854,086. Staff recommends reserving a portion of this balance until the project is significantly complete.

Land Acquisition (Montague, Purvis, New Rand) - \$1,116,000

Land acquisition for the Montague/Purvis/Hwy 70 project has been completed at a cost of \$292,376. This leaves an unallocated balance of \$823,624. Staff recommends reserving this balance until better cost estimates are available for the New Rand Road project.

Improvements to Purvis, New Rand Road - \$1,900,000

This project originally included significant improvements to Purvis Street, including a connection to Hwy 70. The reduced scope of Purvis Street improvements are now being included in the Montague Street Improvements as noted above. To that end, this project will be labeled as only New Rand Road Improvements. Staff recommends keeping the full amount assigned to the project until design and an updated estimate can be completed. Design and construction of this project must be coordinated with proposed improvements to Hwy 70. Also, NC DOT has recently mentioned this intersection and congestion during peak hours on Hwy 70. Staff will meet with NC DOT to discuss this issue in the next few weeks.

Hwy 70 Widening - \$3,200,000

The original scope of this project included widening from White Oak Road to Hwy 50. Several important developments should be considered before moving forward with the original plan.

NC DOT proposes widening of Hwy 70 from the 401 split through Garner and beyond in the 2018-2027 State Transportation Improvement Plan (STIP) that is currently being developed. The proposed projects are currently being scored and the results should be available in January, 2017.

Another related project that should be considered is the Hwy 50 Bridge Replacement. Council has expressed support for enhancing the replacement bridge, which is funded in the 2016-2025 STIP and currently scheduled to be constructed in FY 2020. Staff recommends deferring action on the widening project until the results of the STIP scoring are known. Staff observes that a portion of this funding may be considered for the Town's contribution toward enhancements to the Hwy 50 Bridge.

Hwy 70 Lighting and Landscaping - \$900,000

The original scope of this project included lighting and landscape enhancements along the same section of Hwy 70 mentioned above. Depending on the decision regarding widening, these funds could be repurposed. Staff recommends deferring action on the widening project until the results of the STIP scoring are known.

Benson/Garner Road Intersection Improvements - \$500,000

The original scope of this project included elimination of the free-flow right on east-bound Garner Road, replacement of signal poles with decorative arms, signalized crosswalk and other features to enhance the gateway.

Sidewalks have been completed along Benson Road and a signalized crossing across Garner Road has been installed (with funding from the John Rex Endowment). The needs and objectives for this gateway intersection could be revisited, including potential safety improvements at the Avery Street intersection and aesthetic improvements along Garner Road from Vandora Springs to New Rand Road. Staff recommends revisiting the scope of this project in mid-2017.

Main Street Streetscape - \$325,000

The original scope of this project included a number of enhancements recommended in the 2010 Downtown Streetscape Plan. Some of these enhancements are still needed or desired, and some may be replaced by more functional improvements needed to handle the increased traffic and support business investment. Additionally, streetscape enhancements along Main Street from Purvis to Montague were dropped from the Recreation Center plans due to budget constraints. Staff recommends using these funds for sidewalk enhancements, lighting and furnishings along the Recreation Center frontage to continue the Central Business District improvements made previously. Improvements are also needed at the intersection of Main Street and Rand Mill Road that will improve access and aesthetics.

New Street and Sidewalk Projects

Ackerman – Hebron Church – White Oak Roads Intersection

Council identified this intersection as an emerging need and approved funding from the 2015-2016 budget to begin analysis and design of alternatives. Meanwhile, Wake County Public Schools (WCPSS) began making improvements to this intersection, including a realignment and traffic signal, as a part of the roadway improvements to support the South Garner High School. Those improvements have recently been completed and school traffic will begin August 29, giving an indication of how the improved intersection will perform. Staff plans to meet with NC DOT after the improvements are complete and school begins to discuss additional improvements to the intersection.

CAMPO is currently completing a "Hot Spot Analysis" of this intersection as a part of their Southeast Area Study (SEAS). Staff expects to receive information from CAMPO in the October timeframe.

Staff suggests that the entire White Oak Corridor, from Timber Drive East to this intersection, be considered for analysis and future improvements. Staff further suggests that this project may be a candidate to submit for CAMPO Locally Administered Project Program (LAPP) funding. The application period for FY2018 projects is now open and closes in October. Staff recommends holding a joint meeting with CAMPO and NC DOT staff to discuss both the intersection and corridor improvements to gain consensus on the best approach to take for design and construction.

Jones Sausage Road Corridor

Over the past several years, there has been discussion regarding improvements to the Jones Sausage Road corridor, including intersection improvements with I-40, widening and realignment of the road between Garner Road and Hwy 70. Recently, several projects being considered for the Garner Technology Center site (former ConAgra site) have caused staff to realize that some of these improvements may have to be made to accommodate redevelopment of the site. Also, proposed development of the White Oak Southwest Quadrant provides another timeframe to consider for timing of improvements to this corridor.

CAMPO is currently completing a "Hot Spot Analysis" of this corridor as a part of their Southeast Area Study (SEAS). Staff expects to receive information from CAMPO in the October timeframe. Also, the Comprehensive and Transportation Plans currently underway may further analyze the corridor to provide additional insight to the potential impacts of making improvements and a timeline to avoid loss of economic investment. Staff recommends an in-depth discussion regarding this project in early 2017. This would allow time to receive information from CAMPO and preliminary information from the Comprehensive and Transportation Plans and know the outcome of the Hwy 70 widening project in the STIP before making a decision regarding project funding.

Mr. Hodges explained a LAPP funding cycle closes in October and staff would like to submit an application. Mr. Bass and Mr. Triezenberg discussed the design and construction of two segments of sidewalk connecting the existing sidewalk segments along the south side of Timber Drive. These two segments comprise approximately 0.75 miles of new 6' wide sidewalk adjacent to the back of curb, including ADA ramps, striped thermoplastic crosswalks and ADA compliant tie-ins to driveway aprons. This project will provide a continuous length of sidewalk greater than 2 miles long along the south side of Timber Drive/Timber Drive East from Woodland Road to White Oak Road.

Council consensus to move forward with the LAPP application.

Bond Sale Timing

The next bond sale is proposed for January, 2017 in the amount of \$4,047,500. Of this, \$2,728,500 is allocated to Street and Sidewalk projects. Staff is currently evaluating how much of this amount is needed to reimburse the Town for projects that are underway or that will be completed before Bond Sale 4. Once Council decides which projects to move forward with, staff will finalize a proposed sale amount.

Staff discussed the proposed bond sale with Davenport and Associates and approximately 45-60 days are needed to complete the necessary steps leading to a sale. They offered to request a placeholder date from the Local Government Commission (LGC) to ensure a sale can be done within the timeframe desired.

Strategic Plan Final Review

Presenter: Rodney Dickerson, Town Manager

Mr. Dickerson presented an overview of the Strategic Plan document.

Vision statement: "The Town of Garner nurtures a hometown environment for residents and businesses while encouraging new economic, recreational and cultural opportunities through wise planning and investment".

Four goal statements:

- Fiscal Responsibility – Ensure fiscal stability and efficient use of resources
- Efficient and Timely Service Deliver – Provide efficient and effective services that match community needs and expectations
- Orderly Growth – Grow and maintain a robust, diversified economy
- Quality of Life – Foster a safe and welcoming community with access to a wide range of opportunities and amenities

Council Member Marshburn requested under Quality of Life, Objective 4, Initiative 3 that "and adding more regular programming" be added to Maintain Garner Performing Arts Center as a regional arts and cultural hub.

Action: Place on future Consent Agenda

Council Policies & Procedures

Presenter: Kathy Behringer, Mayor Pro Tem

Mayor Pro Tem Kathy Behringer advised the Council that the Council's Meeting Rules and Procedures document is required to be reviewed after each election to address any possible changes. Specifically, when receiving new information from developers for a public hearing. Council consensus was that if the majority of council is not comfortable with new information they can request delay and put item on later meeting agenda.

Action: No Action

COMMITTEE REPORTS

Manager Reports

- Invitation for 9/11 observance
- Garner Forward Workshop is scheduled for September 8
- Asked if Council wanted to send Christmas cards this year
- The Chamber's Summit Awards Celebration is scheduled for Thursday, September 29
- Delta place has asked if we would give them a letter of support for 10 more units
- The Town of Garner was awarded a \$25,000 grant for revitalization
- The Town executed an agreement with Wake County and Wake County Schools for the joint use project at Bryan Road Elementary school for a trail and parking lot for a multi-purpose field
- The Police Chief is prepared to discuss the pet ordinance at the September Work Session

COUNCIL REPORTS

Council Member Marshburn

- Reported that a Transit campaign kickoff meeting is scheduled for September 8
- Reported that he will miss the 2nd meeting in September
- Thanked the Town Manager for the periodic updates that he sends
- Reported that the opening of the school year seems to have gone reasonable well
- Reported the League conference is coming up in October

Mayor Pro Tem Behringer

- Requested an update at future meeting agenda on lobbyist status.
- Complimented the Public Works Department on the work done on Garner Road

Council Member Johns

- Reported that he noticed the historical signs have been moved and he finds them more noticeable
- Reported that Carroll Drive is still having a problem with water on the east side

Council Member Singleton

- Reported that the Garner High School 9th grade students have 42 minutes for lunch and some students are still in line for food and have to take lunch to classroom
- Requested better lighting clearance for Welcome to Garner sign on 401.
- Thanked the staff for work on CASL agreement

Council Member Kennedy

- Requested status on the pole mounted camera that was in the budget. Chief Zuidema advised the camera has been ordered
- Requested status on the tablets for Council
- Stated that he liked the conversation on transportation tonight, keeping up with our projects is a challenge.
- Stated that he had received a strong critique comparing our parks facilities to Cary, Holly Springs and the Town of Knightdale
- Advised the Law and Finance Committee meeting is scheduled for Friday at 9:30 a.m.

ADJOURNMENT: 9:45 p.m.

Motion: Singleton
Second: Marshburn
Vote: Unanimous

Respectfully Submitted,
Rebecca Schlichter