

**Town of Garner
Town Council Meeting Minutes
September 20, 2016**

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

Present: Mayor Ronnie Williams, Mayor Pro Tem Kathy Behringer, Council Member Jackie Johns, Council Member Buck Kennedy, Council Member Gra Singleton. Council Member Ken Marshburn had an excused absence.

Staff Present: Rodney Dickerson-Town Manager, John Hodges-Assistant Town Manager-Development Services, Joseph Stallings-Economic Development Director, Pam Wortham-Finance Director, Tia Lawrence-Purchasing Manager, JoAnne Crabtree-Finance Manager, Michael Gammon-Budget & Special Projects Manager, Rick Mercier-Communications Manager, Jonathan Ham-Assistant Town Engineer, William E. Anderson-Town Attorney, Stella Gibson-Town Clerk

PLEDGE OF ALLEGIANCE: Mayor Ronnie Williams

INVOCATION: Mayor Ronnie Williams

PETITIONS AND COMMENTS

Attorney William E. Anderson addressed the audience and explained that during the Petitions and Comments portion of the agenda, any item that may come before Council at a future date in a quasi-judicial context should not be discussed.

Mark Savoldi and Jennifer Holz invited Council to attend the Community Leader Luncheon hosted by The Church of Jesus Christ of Latter Day Saints on December 2nd and shared information regarding their website justserve.org. This website allows organizations in need of volunteers to post opportunities and volunteers to search for places to volunteer in their area.

ADOPTION OF AGENDA

Motion: Johns
Second: Singleton
Vote: Unanimous

PRESENTATIONS

Proclamation Recognizing Pergo

Presenter: Joseph Stallings, Economic Development Director

Council presented Mary Hennesey, Human Resources Director of Pergo, with a Proclamation recognizing the 20th anniversary of Pergo in Garner, NC. Ms. Hennesey expressed her appreciation of the services the Town provides to Pergo and their employees.

Introduction of New Finance Department Employees

Presenter: Pam Wortham, Finance Director

Ms. Wortham introduced the Finance Department's newest employees, JoAnne Crabtree-Accounting Manager and Tia Lawrence-Purchasing Manager. Patti Swartz-Payroll Specialist, was unable to attend.

CONSENT

Agency Funding/Programming Partners Agreements Approved in FY 2016-17 Budget

Presenter: Michael Gammon, Budget & Special Projects Manager

Following budget adoption, agreements were prepared and forwarded to each of the agencies receiving appropriations this year. Once approved, the Town will make payment to the organizations in accordance with the schedule set out in each agreement. Agreements have been executed and returned by: The Miss Garner Scholarship Pageant, Garner Baseball, Inc. (GBI), Civitan Club of Garner, The Family Violence Prevention Center, Inc. dba InterAct, and Garner Police Athletic/Activities League (PAAL).

Action: Authorize Execution of Agreements

NC 50 Drainage Project

Presenter: Jonathan Ham, Assistant Town Engineer

The Engineering department is requesting approval to contract with Stewart Group Enterprises, LLC to perform drainage work within the Town right-of-way along NC 50.

Action: Authorize Execution of Contract

Resolution Declaring Unpaid Nuisance Abatements as Tax Liens

Presenter: Pam Wortham, Finance Director

This resolution authorizes unpaid nuisance abatement fees to be filed with Wake County Revenue as liens to real property and added to the property owner's tax bill. The properties listed have unpaid abatements that are more than 30-days old.

Action: Adopt Resolution (2016) 2300

Offer to Purchase Property at 211 Purvis Street

Presenter: John Hodges, Assistant Town Manager-Development Services

The property at 211 Purvis Street has been offered for sale. The owner has accepted an offer to purchase in the amount of \$45,000.

Action: Authorize purchase of property for the amount of \$45,000

Motion: Kennedy
Second: Behringer

Vote: Unanimous

PUBLIC HEARINGS

NEW/OLD BUSINESS

Resolution Adopting Council Meeting Schedule for 2017

Presenter: Rodney Dickerson, Town Manager

This Resolution presents the Town Council's 2017 regular meeting and work session schedule for adoption consideration. Council consensus to move the July 3 meeting to July 6.

Action: Adopt Resolution No. (2016) 2301

Motion: Kennedy
Second: Singleton
Vote: Unanimous

Delta Place Fee Exemption

Presenter: Rodney Dickerson, Town Manager

Mr. Dickerson explained the Housing Authority of Wake County is planning to build two buildings containing 10 units of affordable housing in Delta Place located at 817 Delta Street, Garner, North Carolina. The housing will serve those in the community that are in need of affordable options while trying to contribute to the workforce and raise families. The Town also understands and supports that the additional housing units will have a focus on veterans as a primary tenant. The Housing Authority of Wake County is asking the Town to waive the development fees.

Action: Grant Fee Waiver Request of \$17,121

Motion: Behringer
Second: Johns
Vote: Unanimous

COMMITTEE REPORTS

Council Member Singleton reported the Public Works Committee met this morning to discuss the Sewer Allocation Policy and the development standards relating to curb and gutter. Committee consensus to move forward with an additional 150 units of sewer allocation but did not have interest in changing the Town's standards to allow for roll-type curb and gutter.

MANAGER REPORTS

- garner info
- Finance Report
- Building & Permit Report

- Early Voting scheduled from October 20 through November 5 at the Avery Street Annex.
- Council Retreat
- The Garner Volunteer Fire Department has requested \$6,000 for mandatory training required to pursue accreditation. These funds were set aside for future training related to accreditation.
- An environmental group will be painting the sewer risers at White Deer Park with footprints and labels of native animal species. This will improve the aesthetics of the park as well as providing an educational opportunity.
- The Council will be attending a tour of the City of Raleigh utilities on October 7 at 11:30 a.m.
- The Advisory Board Appreciation dinner is scheduled for October 7 at 6:30 p.m. at the Civitan Club.
- The First Baptist Church and the Chamber of Commerce are hosting a Police Community Relations meeting on October 4 at 7:00 a.m. Attendance at this panel discussion is by invitation only. Future meetings will be held for the public.
- Mr. Dickerson, Mr. Hodges, and Mr. Gammon will be attending the ICMA Annual Conference from September 24 through September 28.
- Mr. Dickerson, Mayor Williams, and Mr. Hodges met with the Homebuilder's Association of Wake County and received positive feedback regarding the Town's development fees and review process. Mr. Hodges advised Brad Bass, Planning Director and Tony Chalk, Town Engineer were singled out and complimented for the work they do.

ATTORNEY REPORTS

COUNCIL REPORTS

Council Member Kennedy

- Reported meeting with Davenport and Associates and staff regarding managing the bond program, repayment of bonds and to improve reporting methods.
- Provided an update on the status of the proposed project on Aversboro Road; staff has reviewed the plans submitted and the developer is currently responding to questions. No hearing is scheduled at this time.

Council Member Singleton

- Reviewed the article in the September 11 issue of The News & Observer titled "Urban Areas Should be Built Up". The article stated approximately 51,400 commuters drive from Wake County to Durham County and an additional 30,000 workers drive from Johnston County to Wake. Mecklenburg County has over 100,000 commuters drive in daily to great Charlotte from Union, Cabarrus and Gaston Counties. Wake County has 482,000 workers with 22% commuting in.

Council Member Johns

- Reported work is progressing on the Garner Recreation Center.

Mayor Pro Tem Behringer

- Reported attending the Triangle Housing Summit where the need for workforce housing was discussed as well as what part cities and towns could play in making workforce housing available.

CLOSED SESSION

Pursuant to N.C.G.S. 143-318.11(a)(4) "to discuss economic development" and N.C.G.S. 143-318.11(a)(5) "to discuss possible real estate acquisition and the Town's negotiating position regarding such real estate."

Motion: Kennedy
Second: Johns
Vote: Unanimous

RETURN TO REGULAR SESSION AND ADJOURNMENT: 8:50 p.m.

Respectfully Submitted,
Stella Gibson