

# Garner Town Council 2017-18 Planning Retreat

## *Mapping Garner's Future – A 30,000-foot view*

---

### RETREAT OBJECTIVES

- Establish debt capacity and financing options to plan for future capital investments
- Utilize new CIP Model to organize and prioritize ongoing capital needs and new capital investments
- Discuss emerging issues and opportunities that may impact upcoming operating budgets and influence capital needs

### AGENDA

#### Day One – Wednesday, November 8

*Focus on Capital Needs and Financial Capacity*

- |           |   |                         |
|-----------|---|-------------------------|
| 8:30-8:45 | Welcome and Logistics   | <i>Rodney Dickerson</i> |
| 8:45-9:00 | Overview of Retreat Agenda and ground rules   | <i>Peg Carlson</i>      |
| 9:00-9:30 | Strategic Plan Accomplishments <ul style="list-style-type: none"><li>○ Review key accomplishments from the Strategic Plan</li></ul> | <i>John Hodges</i>      |

#### Supporting Materials

- 2016 Multi-Year Strategic Plan
- 2017-2018 Task List

#### Desired Council Action

- Receive update and provide feedback

- |            |  |                        |
|------------|--|------------------------|
| 9:30-11:00 | Davenport & Company <ul style="list-style-type: none"><li>○ General Update Topics</li><li>○ Review Debt Capacity Analysis and Model</li><li>○ Review Revenue Savings Plan Model</li><li>○ <i>Participate in discussions throughout Day 1</i></li></ul> | <i>Davenport Staff</i> |
|------------|--|------------------------|

#### Supporting Materials

- Davenport Reports and Models

#### Desired Council Action

- Receive information and discuss as needed
- Affirm changes to RSP

*Break will be taken as needed*

- 11:00-12:00 Overview of 2013 Bond Capacity
- Provide overview of remaining 2013 bond capacity
  - Identify immediate needs that should be prioritized

Supporting Materials

- Bond Capacity Presentation

Desired Council Action

- Receive information and discuss as needed

- 12:00-1:00 Lunch  
*Informal discussions with Davenport staff*

- 1:00-2:45 New Capital Improvement Plan (CIP) Model *Matt Roylance*
- Present new CIP model
  - Discuss need for Infrastructure and IT programs to mirror VERT and PRFM
  - Identify sub-categories within capital fund - Parks, Facilities, Infrastructure, Transit & Transportation, etc.

Supporting Materials

- CIP Presentation
- Staff Memo - Stormwater Infrastructure Assessment Cost Estimates

Desired Council Action

- Gain acceptance of new model and consensus on how to use in budgeting and financial planning

- 2:45-3:00 Break

- 3:00-4:30 Capital Investment Prioritization Exercise *Matt Roylance*  
*With Davenport observing and advising*
- Determine which currently identified projects should be included in CIP
  - Discuss emerging needs and whether to include in CIP
  - Add Council-identified projects to CIP
  - Allocate limited resources to CIP categories

Supporting Materials

- Staff Memo: Overview of exercise and listing of previously identified projects

Desired Council Action

- Confirm which already identified projects should be included in CIP
- Allocate future borrowing capacity to CIP categories

*Break will be taken as needed*

4:30-5:00      Review and Key Points from Day 1

5:30             Dinner – Outback Garner

## Day Two – Thursday, November 9, 2017

### *Focus on Special Topics and Emerging Issues*

8:30-8:45      Review of Day 1 and overview of Day 2      *Rodney Dickerson*

8:45-10:15      Wake County Transit Plan – Garner Opportunities      *John Hodges*

- Discuss circulator route, timing and funding
- Discuss how to encourage and manage Transit Oriented Development

#### Supporting Materials

- Overview of TPAC Community Funding Areas program and opportunities
- Transit Recommendation Map – Transportation Plan
- Proposed Transit Stop Locations Map

#### Desired Council Action

- Gain understanding of future local transit need and funding opportunities

10:15-10:30      Break

10:30-12:00      Affordable Housing Discussion      *Triangle J COG Staff*

- Triangle J COG will provide an introduction to affordable housing terminology, review Garner specific data and discuss the connection between housing and Transit

#### Supporting Materials

- Garner housing data compiled by TJCOG
- TJCOG Glossary
- TJCOG Presentation
- Executive Summary from Wake County Affordable Housing Plan
- Excerpts from Wake County Affordable Housing Plan

#### Desired Council Action

- Discuss and better understand affordable housing vocabulary
- Gain understanding of relationship between transit corridor land use, affordable housing and transit funding
- Determine how and when to continue this discussion

12:00-1:30      Working Lunch

*Wake County Commissioners have been invited to discuss affordable housing initiatives*

- |           |   |  |
|-----------|---|--|
| 1:30-2:45 | Human Capital Challenges  | <i>BD Sechler</i>                            |
|           | <ul style="list-style-type: none"> <li>○ Mapping Multi-Year Staffing Needs <ul style="list-style-type: none"> <li>○ 3-year staffing model being developed to aid the budget process and long-range planning</li> </ul> </li> <br/> <li>○ Recruitment, Development and Retention <ul style="list-style-type: none"> <li>○ Maintaining competitive salaries and benefits</li> <li>○ Rising costs associated with health care</li> <li>○ Increasingly competitive labor market and hiring environment</li> </ul> </li> </ul> |  |
|           | <p><u>Supporting Materials</u></p> <ul style="list-style-type: none"> <li>● <a href="#">Human Capital Challenges Presentation</a></li> </ul>  |  |
|           | <p><u>Desired Council Action</u></p> <ul style="list-style-type: none"> <li>● <a href="#">Gain awareness of issues that may impact future budgets</a></li> </ul>  |  |
| 2:45-3:00 | Break   |  |
| 3:00-3:30 | Review Investment Prioritization after Day 2 Discussion <ul style="list-style-type: none"> <li>○ Does anything change based on Day 2 discussions?</li> </ul>  | <i>Peg Carlson</i>                           |
| 3:30-4:00 | Review Strategic Plan <ul style="list-style-type: none"> <li>○ Does anything need to change to be able to implement what was discussed?</li> </ul>  | <i>Peg Carlson</i>                           |
| 4:00-4:15 | Review and Next Steps   | <i>Peg Carlson</i>                           |
| 4:15-4:30 | Wrap Up   | <i>Mayor Williams &amp; Rodney Dickerson</i> |