

**Town of Garner  
Town Council Regular Meeting Minutes  
February 6, 2024**

The Council met at 6:00 p.m. in the Ronnie S. Williams Council Chambers at Town Hall, located at 900 7<sup>th</sup> Avenue, Garner.

**CALL MEETING TO ORDER/ROLL CALL:** Mayor Buddy Gupton

Present: Mayor Buddy Gupton, Mayor ProTem Elmo Vance, Council Members Gra Singleton, Kathy Behringer, Phil Matthews, and Demian Dellinger

Staff Present: Rodney Dickerson-Town Manager, Jodi Miller-Assistant Town Manager, Jeff Triezenberg-Planning Director, Terri Jones-Town Attorney, and Stella Gibson-Town Clerk

**PLEDGE OF ALLEGIANCE:** Mayor Buddy Gupton

**INVOCATION:** Mayor Buddy Gupton

**PETITIONS AND COMMENTS**

None

**ADOPTION OF AGENDA**

Motion: Matthews  
Second: Singleton  
Vote: 5:0

**PRESENTATIONS**

Dwight Rodgers and Wilma Dunston of the MLK Celebration Committee presented the Martin Luther King Dream-In-Action Award to the Town's Communication Department staff – Rick Mercier and Kyle Kettler. The Award was also presented to Tony Lucas for the work he has done with the Back2School Bash program.

Police Chief Lorie Smith presented Officers Faolan Brooks, Daniel Lambert, Jason Mossbrook, and Andy Cabrera with a Life Saving Award. The Officers responded to an emergency call and through their efforts were able to save the life of an individual who suffered a heart attack.

**CONSENT**

**Voluntary Contiguous Annexation Petition # ANX-23-16, Town Liles Property**

Presenter: Reginald Buie, Zoning Administrator

Voluntary contiguous annexation petition (ANX-23-16) submitted by Town of Garner to bring 124.69 +/- acres into the primary corporate limits of the Town of Garner. The property is located at 2518 and 2605 Benson Road and may be otherwise identified as Wake County PINs 1619445820, 1619458482 and 1619537903. An additional 6.44 +/- acres of intervening right-of-way within Rand Road and NC 50 is included with this request for a total of 131.13 +/- acres.

Action: Approve Resolution (2024) 2566 to set public hearing for February 20, 2024

**Central Pines Area Agency on Aging Funding**

Presenter: Maria Munoz-Blanco, PRCR Director

Garner Senior Center is eligible to receive a \$11,093 grant from the Central Pines Area Agency on Aging. Funds are allocated by the General Assembly through the regional aging agencies to support senior centers across the state. The GSC received this grant in prior years as it is formula based. A local match of 25% is required and will be met with existing FY24 approved operating budget.

Action: Approve acceptance of \$11,093 in funding and adopt Ordinance (2024) 5241

**Surplus Property**

Presenter: David Beck, Finance Director

The Public Works Department has several items including a truck, utility vehicle, and a salt spreader that are being replaced as part of the VERT program. Approval is sought to surplus the old items and allow them to be sold. The proceeds will supplement the VERT budget to purchase replacement equipment. Also, the Police Department has a storage shed that is in a state of disrepair. They are seeking approval to dismantle the shed and dispose of the debris.

Action: Approve Resolution (2024) 2567

Action: Approve Consent Agenda

Motion: Vance

Second: Behringer

Vote: 5:0

**PUBLIC HEARINGS**

**Voluntary Satellite Annexation Petition #ANX-23-06, 2525 US Highway 70 East**

Presenter: Jeff Triezenberg, Planning Director

Voluntary contiguous annexation petition (ANX-23-06) submitted by Drew Thigpen and Garner Property QOZB LLC to bring 16.85+/- acres into the corporate limits of the Town of Garner. The property is generally located at 2525 US Highway 70 East and may be otherwise identified as Wake County PIN 1740122349.

There was no public comment.

Mayor Gupton closed the hearing.

Action: Adopt Ordinance (2024) 5242

Motion: Matthews

Second: Singleton

Vote: 5:0

**Voluntary Contiguous Annexation Petition #ANX-23-08, Timber Drive Associates LP**

Presenter: Jeff Triezenberg, Planning Director

Voluntary contiguous annexation petition (ANX-23-08) submitted by Andy McGinty and Timber Drive Associates LP to bring 24.63 +/- acres and 5.57 +/- acres of adjacent intervening public right-of-way for a total of 27.20 +/- acres into the corporate limits of the Town of Garner. The property is generally located at 0 Timber Drive East and may be otherwise identified as Wake County PIN(s) 1720738299 & 1720732562.

There was no public comment.

Mayor Gupton closed the hearing.

Action: Adopt Ordinance (2024) 5243

Motion: Vance  
Second: Singleton  
Vote: 5:0

**Voluntary Contiguous Annexation Petition # ANX-23-11, 3201 Waterfield Drive**

Presenter: Jeff Triezenberg, Planning Director

Voluntary contiguous annexation petition (ANX-23-11) submitted by Alfred B. Goodrich to bring 5.34 +/- acres and 1.8 +/- acres of adjacent intervening public right-of-way (7.14 +/- acres total) into the corporate limits of the Town of Garner. The property is generally located at 3201 Waterfield Drive and may be otherwise identified as Wake County PIN 1730033129.

Action: Adopt Ordinance (2024) 5244

There was no public comment.

Mayor Gupton closed the hearing.

Motion: Singleton  
Second: Matthews  
Vote: 5:0

**NEW/OLD BUSINESS**

**Zoning Text Amendment # ZTA-23-04, Technical Corrections**

Presenter: Jeff Triezenberg, Planning Director

Text amendment (ZTA-23-04) submitted by staff to amend the Town of Garner Unified Development Ordinance (UDO) to correct technical errors and omissions in the initial adoption of the Garner Forward version of the UDO on July 5, 2023.

Action: Adopt Ordinance (2024) 5245

Motion: Behringer  
Second: Vance  
Vote: 5:0

## **COMMITTEE REPORTS**

None

## **MANAGER REPORTS**

- Town Council Retreat February 15<sup>th</sup> and 16<sup>th</sup>.
- The Police Department is hosting a “Polar Plunge” to raise money for the Special Olympics. They will also host a Barber Shop Rap Session at Heavenly Cuts Barbershop on Forest Hills Drive on February 17<sup>th</sup> at 10:00 a.m.
- February 9<sup>th</sup> Dinner and Jazz with Cyndra Fyore at GPAC at 7:00 p.m.
- Electronic Recycling Event on Saturday, February 10<sup>th</sup> from 8:00 a.m. to 1:00 p.m. at Public Works.
- Leah Harrison, Town Engineer, provided an overview of projects along Highway 50 that are either NCDOT or private development. The Town does not have any road improvement projects along Highway 50. ETJ will be discussed at the Retreat.
- Garner Showcase of Talent at GPAC 3:00 p.m. to 4:30 p.m. and 7:00 p.m. to 8:30 p.m.
- Mike Wiley’s Brown versus Board of Education: Over Fifty Years Later at GPAC March 8<sup>th</sup> at 7:30 p.m.
- Introduced the Town’s new Deputy Town Clerk, Rebecca Murray.

## **ATTORNEY REPORTS**

On October 5, 2023, Town Council adopted Resolution (2023) 2513a authorizing financing in the amount of \$750,000 for the Tryon Station affordable rental housing project. The developer/borrower has requested that Wake County and the Town of Garner subordinate their loans to the construction loan and to an interest rate swap during the permanent loan phase. This item will be placed on the February 20<sup>th</sup> agenda for official action.

## **COUNCIL REPORTS**

Matthews

- Noted the three-way stop sign in Historic Garner.
- Reported spending time at Aversboro Elementary School with the “Think Small, Y’all” Group. It was a great event with a good turnout. He praised the Police Department for the wonderful job they are doing.

Behringer

- Requested an updated list of the advisory board members.

Dellinger

- Stated he visited a tiny home community in Pittsboro. He also mentioned how interested the County is in housing and mental health.

Singleton

- Stated he was concerned with the number of projects on Creech Road and the need to look at projects as a whole, instead of individually so as to avoid severe congestion in the area. This will be further discussed at the Council Retreat.

Mayor Gupton and Mayor ProTem Vance had nothing to report.

**CLOSED SESSION**

Pursuant to N.C. General Statutes Section 143.318.11(a)(3) to consult with the Town Attorney regarding litigation.

Council met in Closed Session with Town Attorney and staff to receive information and give direction on the handling or settlement of a claim or potential litigation.

**ADJOURN:** 8:18 p.m.