

**Town of Garner
Town Council Meeting Minutes
February 19, 2019**

The Council met in regular session at 7:00 p.m. in the Garner Town Hall located at 900 7th Avenue.

CALL MEETING TO ORDER/ROLL CALL

Mayor Ronnie Williams, Mayor ProTem Ken Marshburn, Council Member Kathy Behringer, Council Member Buck Kennedy and Council Member Gra Singleton

Staff Present: Rodney Dickerson-Town Manager, John Hodges-Asst. Town Manager-Development Services, Matt Royslance-Asst. Town Manager-Operations, Jeff Triezenberg-Planning Director, Pam Wortham-Finance Director, Mike Franks-Budget & Special Projects Manager, Rick Mercier-Communications Manager, Chris Johnson-Town Engineer, William E. Anderson-Town Attorney, Stella Gibson-Town Clerk

PLEDGE OF ALLEGIANCE: Mayor Ronnie Williams

INVOCATION: Council Member Kathy Behringer asked Pastor Cutty Peacock of the Capital Church to deliver the invocation.

PETITIONS AND COMMENTS

ADOPTION OF AGENDA

Council Member Kennedy requested to pull the public hearing for UDO-19-01 (Bar, Nightclub, Tavern Use in the CBD).

Motion: Kennedy
Second: Singleton
Vote: 4:0

PRESENTATIONS

Introduction of Miss Garner, Maya Bryant whose platform is the importance of arts in schools and Miss Garner Outstanding Teen, Karlee Sanderford whose platform is Share the Love for children around the world and the importance of adoptions.

CONSENT

Council Member Singleton requested to pull the minutes from the January 22, 2019 Council meeting.

Council Meeting Minutes
Presenter: Stella Gibson, Town Clerk

Minutes from the December 3, 2018, January 22, 2019, January 29, 2019, and February 4, 2019 Council Meetings, November 7-8, 2018 Council Retreat, and Closed Session Minutes from December 3, 2018 and February 4, 2019.

Action: Adopt Minutes

Motion: Singleton
Second: Marshburn
Vote: 4:0

PUBLIC HEARINGS

UDO-19-01, Bar, Nightclub, Tavern Use in the CBD

Presenter: Jeff Triezenberg, Planning Director

Mr. Triezenberg stated the UDO text amendment submitted by the Downtown Manager's Office on behalf of Josh Whitaker to add Bar, Nightclub, Tavern to the list of permitted uses in the Central Business District under certain additional standards.

Action: This item was pulled from the agenda.

NEW/OLD BUSINESS

Introduction of FY 2019-20 Budget Process

Presenter: Mike Franks, Budget & Special Projects Manager

Mr. Franks reviewed the FY19/20 budget calendar as well as the budget priorities. Council Member Kennedy asked Council to consider a policy regarding the upcoming budget and those moving forward to increase the operating budget only to the extent of revenue from taxes and revenue increases. He stated the Town has been on this trend for the last 4 years where the operating budget increased beyond the need to pay debt service at a faster rate than the source of revenues. The long term effect is the reserve balance is decreasing and it is important to look to the future to allow for opportunities and/or issues that may occur. Council Member Kennedy suggested possibly bringing this matter may need to be brought to the Law and Finance Committee for discussion.

After a brief discussion regarding the possibility of adopting a policy that might better address this matter, Mr. Dickerson responded the budget team is aware of the Council's concerns regarding fund balance and are implementing long term funding models and historical data as a means to obtain better estimates on items needed and replacement costs. The budget team is also working towards a better system to forecast expenditures and revenues.

Action: Discussion only; no action taken

UDO-18-02, Neighborhood Meetings

Presenter: Jeff Triezenberg, Planning Director

Mr. Triezenberg presented the UDO text amendment submitted by the Planning Department to require applicant-led neighborhood meetings for any development application including a Conditional Use District Zoning, and Planned Development or Special Use Permit requests. The Planning Commission made several minor changes to the general approval procedures; specifically to the notification and meeting summary sections.

Action: Adopt Ordinance (2019) 3951

Motion: Singleton
Second: Kennedy
Vote: 4:0

COMMITTEE REPORTS

Public Works Committee – Council Member Kennedy asked for proposed dates for the Public Works Committee to meet.

Law and Finance Committee – Mayor ProTem Marshburn stated the Law and Finance Committee will meet to consider the Garner Volunteer Fire Department budget requests. A date should be set within the next few weeks.

MANAGER REPORTS

garner info
Finance Report
Building & Permit Report
Town and State Dinner - Wednesday, February 20
The GEDC and the Economic Development Department were awarded the Triangle Business Journal Space Award for the Garner Tec Site and Amazon.
Showcase of Talent – February 23 @ 2:00 p.m.& 7:00 p.m.
Mike Farris playing @ GPAC on March 2
Taste of Town – March 1 @ Wake Tech
Vandora Springs Elementary School asked for volunteers for their Read Across America Program

ATTORNEY REPORTS

COUNCIL REPORTS

Marshburn

- Expressed thanks to the MLK Committee for presenting the Dream in Action award to the Council.

Behringer

- Stated some trailers seem to appear to be dismantled near the railroad tracks and is concerned about safety.
- Reported the Wilson Fire Department obtained a grant from FEMA to upfit their facility to provide fire safety education and suggested this may be something the GVFD may want to look into.

Singleton

- Stated Council hopes to select an individual to fill the Council vacancy within the next 4-6 weeks.
- Reported seeing highways in Wake County were being resurfaced/paved even in the winter.
- Shared highlights of Garner’s past athletic achievements and sports programs over the years. Due to the quality of its athletes, at one time Garner was known as a “ball town”. Mr. Singleton also commended the outstanding athletes in Garner’s schools.

Kennedy

- Reported receiving inquiries regarding drainage at the vacant lot near the townhomes facing Aversboro Road beyond Old Town Drive. A detention pond is in the back and drainage from the northwest corner is causing problems as the house is sitting at a low elevation. Asked if it was possible for Public Works to install piping to move the water off the site to prevent water getting into buildings. Grading may also be needed.
- Near the townhomes facing Aversboro Road beyond Old Town Drive. A detention pond is in the back and drainage from the northwest corner is causing problems as the house is sitting at a low elevation. Asked if it was possible if Public Works can install piping to move the water off the site to prevent water getting into buildings. Grading may also be needed.
- Reporting receiving proposals to perform Phase 1 on the Yeargan property.
- Expressed concern regarding paving at the Rec Center during the winter.
- Asked if a plan and budget were adopted for the Garner Area Historic Society and Mr. Dickerson responded we were waiting on estimates from contractors and reported meeting with the Society on the 26th to review the site plan.
- Stated he received an inquiry about the property on Thompson Road at dead end; about 12 acres that backs up to the west side of White Deer Park. The owners want to sell and are not familiar with the zoning and restrictions. Mr. Triezenberg responded he was contacted by the property owner and their representative and advised there are a number of things that affect development potential – additional points of access, zoning, Swift Creek Plan (which restricts development potential).

ADJOURNMENT – 8:23 p.m.

Motion: Kennedy
 Second: Behringer
 Vote: 4:0