

**Town of Garner  
Town Council Regular Meeting Minutes  
February 20, 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 Kathy Behringer, Phil Matthews, and Demian Dellinger

Council Member Gra Singleton arrived at 6:40 p.m.

Staff Present: Rodney Dickerson-Town Manager, John Hodges-Assistant Town Manager, Jodi Miller-Assistant Town Manager, David Beck-Finance Director, Sara Warren-Budget Director, Jeff Triezenberg-Planning Director, Ashley Harris-Planner, Terri Jones-Town Attorney, Erin Joseph-Assistant Planning Director, Leah Harrison-Town Engineer, Stella Gibson-Town Clerk, Rebecca Murray-Deputy Town Clerk.

**PLEDGE OF ALLEGIANCE:** Council Member Phil Matthews

**INVOCATION:** Council Member Phil Matthews

**PETITIONS AND COMMENTS**

Carol Holloway, Garner daycare owner, requested that the Town bring in some child/family entertainment centers along with an aquatics center and more quality hotels.

**ADOPTION OF AGENDA**

Motion: Dellinger  
Second: Vance  
Vote: 4:0

**PRESENTATIONS**

Mayor ProTem Vance presented Leah Harrison, Town Engineer, with a Proclamation recognizing February 18-24 as National Engineers Week.

The State of the Town video was shown highlighting the exciting advances happening in the Town.

**CONSENT**

**Voluntary Contiguous Annexation Petition # ANX-23-15 Dougher Light Industrial**

Presenter: Ashley Harris, Planner

Voluntary contiguous annexation petition (ANX-23-15) submitted by Dougher Properties LLC to bring 1.84 +/- acres into the corporate limits of the Town of Garner. The property is generally located at 0 High Hope Lane (immediately north of 101 High Hope Lane) and may be otherwise identified as Wake County PIN 1721313405.

Action: Motion to set public hearing for March 5, 2024; Approve Resolution (2024) 2568

**Budget Amendment - PD Donation**

Presenter: David Beck, Finance Director

The Police Department received a generous donation of \$2,000 in August 2022 to support its K-9 program. The funds went unspent in the prior fiscal year so they became part of fund balance at year end. The department would like to utilize the funds at this time to purchase supplies and materials for K-9 training. The funds will be pulled out of fund balance and placed into the department's budget.

Action: Approve Ordinance (2024) 5246

**Stop Conditions - Edge of Auburn**

Presenter: Leah Harrison, Engineering Director

The Engineering Department is seeking approval of fourteen stop conditions in Edge of Auburn subdivision as basic traffic control measures.

Action: Approve recommended Stop Conditions, Ordinance (2024) 5248

**Stop Conditions - Exchange at 401**

Presenter: Leah Harrison, Engineering Director

The Engineering Department is seeking approval of three stop conditions in Exchange at 401 Subdivision Phase 4 as basic traffic control measures.

Action: Approve recommended Stop Conditions, Ordinance (2024) 5249

**Stop Conditions - Georgia's Landing**

Presenter: Leah Harrison, Engineering Director

The Engineering Department is seeking approval of twenty stop conditions in Georgia's Landing Subdivision Phase 1 as basic traffic control measures.

Action: Approve recommended stop conditions, Ordinance (2024) 5250

**Surplus Property – Police Department**

Presenter: David Beck, Finance Director

Due to the purchase of new equipment the Police Department has a number of cameras and related components that are no longer compatible and can be declared as surplus property.

Action: Approve Resolution (2024) 2569

**Total Personnel Rewards Strategy Enhancements**

Presenter: Sabrina McDonald, Human Resources Director

Presentation of proposed additional total personnel rewards strategies.

Action: Approve personnel benefits and enhancements as presented during the January 2024 work session.

**SOW #2 (Garner Recreation Center Playground) - TranSystems Corporation**

Presenter: Maria Munoz-Blanco, PRCR Director

Present Statement of Work #2 (SOW #2) with TranSystems Corporation for design services for the playground project to be located at Garner Recreation Center.

Action: Approve SOW #2 with TranSystems and authorize Town Manager to execute contract.

**Tryon Station Affordable Housing Financing**

Presenters: John Hodges, Assistant Town Manager & Terri Jones, Town Attorney

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 resolution authorizes the Town Manager to negotiate details of the transaction and execute any necessary loan documents. 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.

Action: Approve subordinate loan position during permanent loan period and approve Resolution (2024) 2513b

Action: Approve Consent Agenda with the exception of GEDC Small Area Study item which was pulled for discussion.

Motion: Matthews

Second: Dellinger

Vote: 4:0

**GEDC Small Area Study Funding Budget Amendment**

Presenter: Sara Warren, Budget Director

Ms. Warren explained that the Town is appropriating \$150,000 into the Economic Development budget for three small area studies. One of those studies is approximately \$50,000 and is being conducted by the GEDC and they are prepared to draw down that \$50,000. The remaining \$100,000 will remain in the Economic Development budget until partners can be found for the remaining two small area studies.

Action: Authorize a budget amendment of \$150,000 for GEDC for three Small Area Studies; Adopt Ordinance (2024) 5247

Motion: Matthews

Second: Behringer

Vote: 4:0

**PUBLIC HEARINGS**

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

Presenter: Jeff Triezenberg, Planning Director

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: Adopt Ordinance (2024) 5252

There was no public comment.

Mayor Gupton closed the hearing.

Motion: Vance  
Second: Behringer  
Vote: 4:0

**Tier 1 Conditional Rezoning # CZ-23-03, 309 Holman Drive**

Presenter: Jeff Triezenberg, Planning Director

Tier 1 conditional district rezoning request submitted by Shalom Christian Community Church to rezone approximately 1.55 +/- acres from Residential 4 (R4) to Neighborhood Mixed Use (CMX C###) Conditional. The site is located along Holman Drive and may be further identified as Wake County PIN 1710893586. Use conditions are proposed.

Action: Close public hearing and refer case to Planning Commission for consistency review and recommendation

There was no public comment.

Mayor Gupton closed the hearing.

Motion: Matthews  
Second: Vance  
Vote: 5:0

**Voluntary Satellite Annexation Petition #ANX-23-07 All Star Mobile Home Park**

Presenter: Jeff Triezenberg, Planning Director

Voluntary Satellite Annexation Petition (ANX-23-07), submitted by Michael Conlon and Chris Barry of ACG All Star, LLC to bring +/- 72.16 acres into the corporate limits of the Town of Garner. The property is generally located at 2217 Michael Dr, north of Simpkins Road and may otherwise be identified as Wake County PIN 0791529528.

Police Chief Lorie Smith reported the number of police calls to this location in 2023.

The applicant was no present or available to answer questions.

There was no public comment.

Mayor Gupton closed the hearing.

Action: Deny motion to adopt Ordinance (2024) 5251

Motion: Singleton  
Second: Matthews  
Vote: 5:0

**Tier 2 Conditional Rezoning Request # CZ-MP-22-13 1306 Creech Road**

Presenter: Jeff Triezenberg, Planning Director

Tier 2 conditional rezoning request submitted by CR 1306 & 0 LLC to rezone approximately 42.02 +/- acres from Rural Agricultural (RA) to Multifamily B (MF-B C276) Conditional and Commercial Mixed Use (CMX C276) Conditional for a mixed-use development of 312 multi-family units and 5,000 square feet of commercial space. The site is located on the east side of Creech Road between Jewell Street and Plaza Drive and may further be identified as Wake County PIN(s) 1711888266, 1711896388, 1711992165, 1711886316, 1711886436, 1711886546, 1711886207, 1711887268, 1711889254.

Randy Herman presented an overview of the project.

Jeff Hockanadel, Traffic Engineer, and Beth Blackmon, Engineer, responded to Council questions.

David Watson, Sonya Blackmon, Ricky Peace, Cyndra Fye, Louise Cook, and Nolan Saunders spoke in opposition of the project.

Emily Scott posed a question regarding the greenway.

Action: Hold public hearing open until April 16, 2024.

Motion: Dellinger  
Second: Singleton  
Vote: 5:0

**NEW/OLD BUSINESS**

None

**COMMITTEE REPORTS**

Council Member Behringer reported that a student had received a scholarship from Garner Women's Club.

**MANAGER REPORTS**

- Talk of the Town
- Showcase of Talent at GPAC on February 24<sup>th</sup> at 3:00 p.m. and 7:00 p.m.
- Mr. Dickerson gave an update on the homeless encampment beside the Town Welcome Sign.

**ATTORNEY REPORTS**

None

## **COUNCIL REPORTS**

Dellinger

- Reported early voting was open at Avery Street until March 2<sup>nd</sup>. Gave a reminder to remember your ID before going.

Gupton

- Encouraged Citizens to get out and vote.

Matthews

- Congratulated staff on the great job at the Council Retreat.
- Welcomed our new Assistant Planning Director, Erin Joseph.

Vance

- Shared about a tour given by Wake Med President and CEO and who provided an update on the groundbreaking for the mental health hospital coming later this year.
- Attended African American History read along at Vandora Springs.
- Praised our Police Department on the great job they are doing working with citizens and attending the rap session at Heavenly Cuts.
- The GPAC Jazz and Dinner was a great success.

Council Members Singleton and Behringer had nothing to report.

## **CLOSED SESSION**

Council met in closed session to discuss the qualifications, competence, performance, character, fitness, or conditions of appointment of an individual public officer or employee. No action was taken.

**ADJOURN:** 10:15 p.m.