

**Town of Garner
Town Council Regular Meeting Minutes
March 5, 2024**

The Council met at 6:00 p.m. in the Ronnie S. Williams Council Chambers at Town Hall, located at 900 7th 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

Staff Present: Jodi Miller-Interim Town Manager, John Hodges-Assistant Town Manager, David Beck-Finance Director, Jeff Triezenberg-Planning Director, Terri Jones-Town Attorney, Erin Joseph-Assistant Planning Director, Leah Harrison-Town Engineer, Erin Joseph-Assistant Planning Director, Stella Gibson-Town Clerk

PLEDGE OF ALLEGIANCE: Council Member Phil Matthews

INVOCATION: Council Member Phil Matthews

PETITIONS AND COMMENTS

Arthur Becton asked about the removal of debris in the Woodlands neighborhood right-of-way created by the December 10th tornado.

ADOPTION OF AGENDA

Motion: Behringer
Second: Matthews
Vote: 5:0

PRESENTATIONS

Council recognized South Garner High School student Hemharsith Sivakumar Gayathri for earning The Congressional Award Gold Medal. This is the highest recognition for youth that is bestowed by the United States Congress.

CONSENT

Voluntary Contiguous Annexation Petition # ANX-23-14, 2214 Vandora Springs Road

Presenter: Jeff Triezenberg, Planning Director

Voluntary contiguous annexation petition submitted by Brian and Melanie Reeve to bring 7.43 +/- acres into the primary corporate limits of the Town of Garner. The property is located at 2214 Vandora Springs Road (160 Cedarcroft Drive) and may be otherwise identified as Wake County PIN 1700561682.

Action: Adopt Resolution (2024) 2570 setting public hearing for March 19, 2024.

Budget Amendment - Tryon Station

Presenter: David Beck, Finance Director

To appropriate funds in the FY 23-24 budget that Town Council previously approved in support of the Tryon Station affordable housing project

Action: Adopt Ordinance (2024) 5253.

FY24 PRCR Sponsorship Budget Amendment

Presenter: Maria Munoz-Blanco, PRCR Director

The Parks, Recreation & Cultural Resources Department has received a \$2,500 sponsorship donation to support the 2024 Spring Eggstravaganza special event, scheduled for March 23, 2024 at Lake Benson Park. A budget amendment is required to appropriate the funds to cover FY24 event expenses.

Action: Approve the sponsorship donation and budget amendment Ordinance (2024) 5254.

Yeargan Park - Prequalification Policy

Presenter: Maria Munoz-Blanco, PRCR Director

Adoption of the Prequalification Policy to comply with the requirements of N.C.G.S. 143-135.8(b)(2) to be used for the Yeargan Park project. The Town's Construction Manager at Risk, Balfour Beatty, will conduct the bidding procedures for the construction work on behalf of the Town following the Prequalification Policy adoption.

Action: Approve the Prequalification Policy for the Yeargan Park Project.

Council Meeting Minutes

Presenter: Stella Gibson, Town Clerk

Minutes from the regular, work session, special and closed sessions for the January 16, January 30, February 6, February 7, February 20, and February 27, 2024 Council meetings.

Action: Approve minutes.

Human Resources Software Acquisition

Presenter: Sabrina McDonald, Human Resources Director

The Human Resources Department undertook an RFP process in September 2023 with the help of Peak Performance Technologies to source and vet a Human Resources Information System (HRIS) software product. An HRIS will greatly improve the efficiency of HR processes and centralize all components of employee record keeping and payroll in an accessible cloud-based software. The HRIS project team has conducted software demos following a successful RFP solicitation and recommends selecting ADP to implement new HR and Payroll software. Implementation is estimated to take 4-6 months and staff is targeting October 1, 2024 to go live with payroll and core HR functions.

Action: Authorize staff to begin contract negotiations with ADP for HRIS software and adopt budget amendment Ordinance (2024) 5256

Action: Approve Consent Agenda

Motion: Singleton

Second: Matthews

Vote: 5:0

Council Member Matthews shared that approximately 70 people move into Wake County each day which causes the need for housing, schools, roads and jobs.

Garner is not the only municipality facing these challenges, other municipalities are as well. There may be some areas where we have no control, however, when developments come in, Council can work with developers to create new ways of addressing some of those needs and work together to achieve the same goals.

PUBLIC HEARINGS

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

Presenter: Jeff Triezenberg

Voluntary contiguous annexation petition 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.

There was no public comment.

Mayor Gupton closed the hearing.

Action: Adopt Ordinance (2024) 5255.

Motion: Vance
Second: Behringer
Vote: 5:0

Tier 2 Conditional Rezoning # CZ-MP-23-02, Wall Store Road

Presenter: Jeff Triezenberg, Planning Director

Tier 2 conditional rezoning request submitted by Capital Partners of NC, LLC to rezone 8.95 +/- acres from Rural Agricultural (RA) and Multifamily B (MF-B C258) to Multifamily B (MF-B C277) Conditional for the development of a maximum of 60 townhouses. The site is generally located on the south side of Wall Store Road, west of Rock Quarry Road, and may be further identified as Wake County PIN(s) 1731610922, 1731518872 and a part of 1731607909.

Council expressed concern regarding the City of Raleigh's growth plan in this area and if the developer is coordinating with them. Mr. Triezenberg will follow-up with the City of Raleigh.

Beth Blackmon and Michael Nedriga reviewed several areas of the plan and responded to Council's questions.

Daniel Smooth and Jeff Smerko spoke in favor of the project.

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

Motion: Vance
Second: Matthews
Vote: 4:1

Council Member Dellinger voted nay.

Zoning Map Amendment w/ Subdivision Plan # CZ-SB-20-09, Wilmington Place

Presenter: Jeff Triezenberg, Planning Director

Conditional rezoning request submitted by Site Investments, LLC, to rezone 39.54 +/- acres from Single-Family Residential (R-9) and Multi-Residential (MR-1) to Multifamily 1 (MF-1 C236) Conditional for the construction of up to 55 zero-lot-line single-family detached homes and 61 townhouses. The 39.54-acre site is located off of Creech Road, south of Gatewood Subdivision and may be further identified as Wake County PIN(s) 1712900580 and 1722001533. Zoning conditions restricting range of permitted uses and adding commitments above and beyond the requirements of the UDO are included.

After general discussion, Council consensus was that the Creech Road alignment should take place before development occurs.

Tim Holton spoke in opposition of this project.

Action: Continue to the April 16, 2024 meeting for the developer to gather more information regarding growth and traffic.

Motion: Vance
Second: Behringer
Vote: 5:0

MANAGER REPORTS

- Brown v. Board of Education: Over 50 Years Later will be playing at the GPAC on March 8th at 7:30 p.m.
- Easter Eggstravaganza will be on March 23rd at 10:00 a.m. at Lake Benson Park.
- An open house community meeting to acquire feedback regarding the inclusive playground planned for White Deer Park will be held on March 25th from 4:30 p.m. to 6:00 p.m. at White Deer Park.
- Registration for summer camps at Avery Recreation Center, Garner Recreation Center, GPAC and White Deer Park are now open. Information about each camp can be found on the Town's website.
- The ten-week Citizens Police Academy will begin on March 11th at 6:00 p.m. Citizens can apply to be in the program.
- A Barber Shop Rap Session will be on March 16th from 10:00 a.m. to 12:00 p.m. at Monique's Beauty and Barber Shop on Main Street.
- Caddy Road Station 5 Project construction is scheduled to be finished by the end of March with a ribbon cutting sometime in June.
- A meeting will be held with NCDOT on March 8th from 10:00 a.m. to 12:00 p.m. in the Town Hall Training Room to provide an update on the Highway 50 project
- Leah Harrison provided an update on the Garner Road sewer project upgrades.
- Spring yard waste and large trash pickup starts March 11th. More information will be provided via the Town website.

ATTORNEY REPORTS

- Ms. Jones reported attending the Municipal Attorneys Winter Conference and will be sharing more information about what she learned in the coming days. She also shared that a video featuring herself and several other municipal attorneys was created and she will be sharing that shortly.
- The Tryon Station Affordable Housing loan closed on March 5th. The Town contributed \$750,000 to that project.
- The School of Government will be holding a workshop on legislative zoning decisions. It is recommended that this be a joint training with the Planning Commission on May 16th from 1:00 p.m. to 4:30 p.m. via Zoom in the Training Room.
- The Walters Buffalo Development Agreement monthly report regarding White Oak and Bryan Road improvements have been sent to Council via email.

COUNCIL REPORTS

Dellinger

- Asked questions regarding the budget work session meeting.
- The Optimist Club BBQ is on Friday, March 8th.

Vance

- Reported participating in the Read Across America program at Timber Drive Elementary

Matthews

- Aversboro Baptist Church will be hosting a Salute to the Troops on Sunday, March 10th from 4:00 p.m. to 6:00 p.m.
- Shared that he attended Aversboro Elementary School on Monday, March 4, 2024 during the morning carpool to welcome the children to school and get them excited about school attendance and learning. The next one will be held on Monday, March 18th from 8:45 a.m. to 9:15 a.m. and he invites members to come out and join.
- Asked if the concrete plant on Garner Road will be uprooted or changed. Mr. Hodges responded that they are working with the owners and will provide an update soon.

Behringer

- Shared that March is Women's History Month.
- The Library has a display honoring notable women of Garner. She is honored to have been included on this display.

Council Member Singleton had nothing to report.

ADJOURN: 8:25 p.m.