

**Town of Garner
Town Council Meeting Minutes
March 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 Roylance-Asst. Town Manager-Operations, Pam Wortham-Finance Director, Mari Howe-Downtown Development Manager, Joe Stallings-Economic Development Director, Rick Mercier-Communications Manager, Het Patel-Senior Planner, Chris Johnson-Town Engineer, William E. Anderson-Town Attorney, Stella Gibson-Town Clerk

PLEDGE OF ALLEGIANCE: Mayor ProTem Ken Marshburn

INVOCATION: Mayor ProTem Ken Marshburn invited Pastor Tracy Bell of New Bethel Christian Church to deliver the invocation.

PETITIONS AND COMMENTS

Kimberly Hinton of Cane Creek Drive spoke in support of Mona Parks, candidate for the Town Council vacancy seat.

ADOPTION OF AGENDA

Mayor ProTem Marshburn requested to remove Item 2 under Old/New Business.

Motion: Marshburn
Second: Singleton
Vote: 4:0

PRESENTATIONS

Downtown Garner Association 2019 Plan of Work

Presenter: Mari Howe, Downtown Development Manager and DGA Board Members

The Downtown Garner Association Board of Directors and Downtown Development Manager presented the organization's 2019 Plan of Work developed at their annual retreat in November 2018.

CONSENT

Annexation to Set Public Hearing ANX 19-01, 699 New Rand Rd

Presenter: David Bamford, Planning Services Manager

Contiguous annexation petition submitted by New Hope Life LLC for 0.81 +/- acres located at 699 New Rand Road and may be further identified as Wake County PIN# 1710-87-0971.

Action: Set public hearing for May 6, 2019

Annexation to Set Public Hearing ANX 19-02, 9013 Fanny Brown Rd

Presenter: David Bamford, Planning Services Manager

Satellite annexation petition submitted by Church Alive of the Assemblies of God, Inc. for 21.0 +/- acres located at 9013 Fanny Brown Road, that may be further identified as Wake County PIN# 0699-33-6725.

Action: Set public hearing for May 6, 2019

Updates to the NC Municipal Records Retention Schedule

Presenter: Stella Gibson, Town Clerk

To create greater consistency in records management among government agencies and the State of North Carolina, the Department of Natural & Cultural Resources is requiring all local records retention schedules to be updated on an annual basis. The universal update covering General Records is taking the form of a General Local Records

Action: Adopted updated Records Retention Schedule

Stop Condition Ordinance

Presenter: Chris Johnson, Town Engineer

Ordinance to amend Town Code of Ordinances to include stop conditions from 2014 through 2019.

Action: Adopted Ordinance (2019) 3954

Real Estate Purchase - 215 Purvis Street

Presenter: William E. Anderson, Town Attorney

Request to approve the purchase of the lot at 215 Purvis Street. The Town purchased some lots on Purvis Street for future use, either for expanding the Rec Center site, or for possible reclassification of the property for economic development use as proposed in the Historic Downtown Garner Redevelopment Plan.

Action: Approved purchase of 215 Purvis Street for \$85,000

PUBLIC HEARINGS

Rezoning Z 19-01, 699 New Rand Road

Presenter: Het Patel, Senior Planner

Mayor Williams opened the public hearing and asked Mr. Patel to provide the staff report.

Mr. Patel stated this request was a general rezoning request submitted by New Hope Life, LLC to rezone 0.814 +/- acres from Single-Family Residential (R-20) to Single-Family Residential (R-15) General Use. The site is located at 699 New Rand Road and can be further identified as Wake County PIN# 1710-87-0971.

Action: Forward to the April 15, 2019 Planning Commission meeting

Rezoning Z 19-02, 9013 Fanny Brown Rd.

Presenter: Het Patel, Senior Planner

Mr. Patel presented the general rezoning request submitted by Bobbitt Design Build, Inc. to rezone 21.00 +/- acres from Wake County Residential 30 (R-30 Wake) to Single-Family Residential (R-20) General Use. The applicant is proposing to build a church on the property. Mr. Patel added this rezoning request is a housekeeping procedure.

Mayor Williams opened the public hearing.

Blair Pittman, speaking on behalf of the church, stated there was no time frame to construct the church at this time. They are working on building design and budgeting.

Hearing no further comments, Mayor Williams closed the public hearing.

Action: Forward to the April 15, 2019 Planning Commission meeting

Expenditure of Public Funds for Roadway Improvements to Aid in Economic Development and Aid Public Safety

Presenter: Joe Stallings, Economic Development Director

Mayor Williams opened the public hearing.

Mr. Stallings provided the following:

Project Status:

The Economic Development Department will present the Town Council information regarding expending public funds for Project Axis-Amazon related road improvements that are being proposed for the Jones Sausage Road Corridor.

- \$200 million in new real and personal property investment
- 1,500 new jobs created
- Estimated \$45 million in new annual payroll

Infrastructure Assistance:

- As a part of recruiting Amazon to Garner, the company has requested assistance with the construction of improvements along Jones Sausage Rd.
- These improvements will be funded by 3 parties: NCDOT, Town of Garner, and Amazon/Hillwood
- Contribution breakdown:
 - NCDOT- up to \$4,500,0000
 - Town of Garner – up to \$600,000
 - Amazon/Hillwood – All other additional costs

Comp Plan Adherence

This project helps to achieve the desired results as presented in the newest edition of the Garner Comprehensive Land Use Plan.

Summary:

- The proposed plans will aid in improving public safety and economic development opportunities in and around the Jones Sausage Corridor.
- The appropriation is consistent with NC laws.

Scott Martin, developer for Hillwood, stated staff was fantastic to work with and it was the intention to complete the roadwork before Amazon is complete (the building should be complete September 3).

Mayor Williams closed the public hearing.

Action: Approved the expenditure of public funds pursuant to N.C.G.S. § 158-7.1, The "Local Development Act of 1925," as amended, to participate in certain improvements to Jones Sausage Road to aid in economic development and enhance public safety; Adopt Resolution (2019) 2370.

Motion: Kennedy
Second: Singleton
Vote: 4:0

NEW/OLD BUSINESS

Developer Agreements for Jones Sausage Road Improvements

Presenter: William E. Anderson, Town Attorney

Mr. Anderson presented the following:

The developer of the Project Axis - Amazon project, Hillwood, is making significant improvements to Jones Sausage Road from I-40 to the southern boundary of their property. To facilitate the NC DOT and Town of Garner funding contributions being made to these improvements, the Town of Garner will enter into two contracts - a Locally Administered Funding Agreement with NCDOT and a Development Agreement with Hillwood.

Action: Authorized the Town Manager to execute agreements with NC DOT and Hillwood.

Motion: Singleton
Second: Behringer
Vote: 4:0

Council Member Singleton asked what the Town is going to do with the other Part of Jones Sausage Road. Mr. Dickerson responded the Town plans to continue the 4-lane divided thoroughfare beyond the Amazon property as far as we can. We need a design and right-of-way to continue the entire way. Mr. Dickerson added there will be a conceptual plan to take Jones Sausage Road to Hwy 70. The Town is going to have an engineering firm to see how to accomplish this. The conceptual plan to straighten Jones Sausage Road from the Garner Road intersection to Hwy 70 will require a grade separation from the railroad or maybe a tunnel. The consultant will look at the alignment of the road and how it will come out at Hwy 70 and set that intersection.

Funding Options for Future Park Property Acquisition

Presenter: Matt Roylance, Assistant Town Manager – Operations

Mr. Roylance stated the Town is in the process of acquiring 72.5 acres of future parkland and asked Council to choose the funding source(s) for the acquisition.

Motion: Approved funding source of \$1.2M from fee-in-lieu and \$1.2M from Fund Balance for the acquisition of the future park property.

Motion: Marshburn
Second: Singleton
Vote: 4:0

2019 Stormwater Projects - Design Award (McAdams)

Presenter: Chris Johnson, Town Engineer

Mr. Johnson stated in September 27, 2018, staff was directed to release a Request for Qualifications (RFQ) for design/survey services related to four stormwater improvement projects (Junction Blvd, Woodbridge and Sunset Acres, Staunton Meadows, and Meadowbrook Drive/Cason Street). The Town received a total of 10 proposals and based on the scores and discussions by the review panel, McAdams was selected as the most qualified consultant. Staff has developed a scope of work and the proposed design fee for this work is \$156,500.

Action: Awarded the 2019 Stormwater Projects design and authorize the Town Manager to execute a contract to McAdams at a cost not to exceed \$156,500.

Motion: Marshburn
Second: Behringer
Vote: 4:0

Pavement Design Revision

Presenter: Chris Johnson, Town Engineer

Mr. Johnson presented the information discussed at the March 6 Public Works Committee regarding updating the pavement design sections in the Town’s Engineering Standard Details.

The Town’s standard street details were last updated in 2004 and did not include details for multi-paths, residential alleys, and thoroughfares (minor/major). Mr. Johnson reviewed the existing details relating to current curb and gutter. He also provided background information on the Town’s pavement designs, existing details for local and collector streets and other common paving issues such as curb and gutter settlement and utility repairs within streets.

Mr. Johnson recommended updating pavement designs, adding details for multi-path, alley and thoroughfares. Projects approved on/after June 1, 2019 would be required to follow new pavement designs. A more comprehensive update of all standard details is anticipated later in 2019 to address roadways, bike/ped/transit, and stormwater.

Action: Place on the March 19th Council meeting with an effective date of May 1, 2019

Motion: Singleton
Second: Kennedy
Vote: 4:0

Capital Projects Status Report

Presenter: Chris Johnson, Town Engineer

Mr. Johnson stated staff developed a project status report that provides information related to Town capital projects, NCDOT STIP projects, and NCDOT Resurfacing projects. Staff intends to update this report on a quarterly basis so Council members, interdepartmental staff, and other stakeholders may remain up-to-date on current projects, design/construction schedules, and other relevant project data. This report will also provide better awareness of projects by NCDOT around the Town of Garner.

Recommended Action: Presentation Only; No Action

COMMITTEE REPORTS

The Public Works Committee met to discuss the pavement maintenance report and will discuss in the budget process as to future funding.

MANAGER REPORTS

- garner info
- Finance Report
- Building & Permit Report
- Employee Pancake Breakfast – Friday, April 9 from 7:00 a.m. to 9:00 a.m. at the Senior Center
- Raleigh water increased due to being able to draw water from a storage section of Falls Lake; will take care of supply until 2047.
- Public Works is going through a re-accreditation process that will wrap up tomorrow.
- Estimated completion of the Rec Center is the end of March for the building; the roadwork will be completed about a month after.

ATTORNEY REPORTS

COUNCIL REPORTS

Marshburn

- Recognized Mary Elizabeth Twiddy for organizing the Heroes Breakfast.
- Reported Bill Morris held an annual event where contributions were made to charitable organizations resulting from profits from the company.

Singleton

- Thanked staff for the capital projects list and for work on the other part of Jones Sausage Road.

Mr. Dickerson stated a tour of the Rec Center was provided for several of the Council Members. Please let him know if you are interested in a tour.

Kennedy

- Encouraged staff to move forward with the RFP for the splash pad at the Rec Center.

Council Member Behringer had nothing to report.

ADJOURNMENT: 9:01 p.m.

Motion: Behringer
Second: Marshburn
Vote: 4:0