

**Town of Garner
Town Council Meeting Minutes
April 16, 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

Present: Mayor Ronnie Williams, Council Member Kathy Behringer, Mayor ProTem Ken Marshburn, 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, Rick Mercier-Communications Manager, Brandon Zuidema-Police Chief, Lori Smith-Police Captain, Sonya Shaw-PRCR Director, Chris Johnson-Town Engineer, BD Sechler-Human Resources Director, Tony Beasley-Inspections Director, Jeff Triezenberg-Planning Director, Thad Anderson-Associate Attorney, William E. Anderson-Town Attorney, Stella Gibson-Town Clerk

PLEDGE OF ALLEGIANCE: Mayor Ronnie S. Williams

INVOCATION: Mayor Ronnie S. Williams

INDUCTION OF COUNCIL MEMBER: Mayor Williams administered the oath of office to Elmo Vance.

PETITIONS AND COMMENTS

Chris McGinnis spoke regarding litigation associated with his property at 4408 Jessup Drive.

Michelle Collins and Rodney Hinton asked about dedicating or re-naming Rand Mill Park to honor past Council Member Jackie Johns, Sr. Mr. Dickerson advised a policy may be needed to set criteria to address this type of request and to be consistent in future cases. Mr. Dickerson recommended referring this matter to the Law and Finance Committee for review. Council expressed their support of Mr. Dickerson's recommendation.

ADOPTION OF AGENDA

Mr. Dickerson requested to add two items to the agenda; a) Presentations: announcement regarding the Town's recent property purchase, Consent Agenda: Budget Amendment (2019) 3968 relating to the Town's cost share of roof repair Fire Station 1.

Motion: Marshburn
Second: Behringer
Vote: 4:0

PRESENTATIONS

Mr. Dickerson stated the Town closed on 72-acres of property on Garner Road (which includes two homes) that was formerly owned by the Yeargan family. The property was purchased for \$2.4M which was below the actual market value and will be used as a future park.

CONSENT

Council Meeting Minutes

Presenter: Stella Gibson, Town Clerk

Adopt minutes from the February 26 meeting and amended minutes from the February 4 meeting as follows: Council met in closed session to discuss purchasing real property located at 607, 609, and 0 Garner Road for future use as a park. Purchase price including various closing costs and so forth is approximately \$2.4M and will be financed from a combination of park fees and fund balance in a percentage to be determined at a later time.

Action: Adopt minutes from the February 26 Council meeting and amended minutes from the February 4 meeting to include action taken at the closed session.

Ordinance Amending FY 2018/2019 Operating Budget (Asset Forfeiture Funds)

Presenter: Pam Wortham, Finance Director

The Police Department is requesting to utilize \$6,730 from Asset Forfeiture Restricted Fund Balance for the purchase of qualifying police department non-capital equipment.

Action: Adopt Ordinance (2019) 3964

Ordinance Amending FY 2018/2019 Operating Budget (Inspections Vehicle)

Presenter: Pam Wortham, Finance Director

The Inspections department needs a vehicle for the additional employee approved in December. We are proposing to use additional Building Permit Fees that have been collected.

Action: Adopt Ordinance (2019) 3965

Ordinance Amending Capital Project Budget (Town Hall and Police Building)

Presenter: Pam Wortham, Finance Director

Request to increase budgeted revenues for the sales tax refund and for increased interest revenue to help offset the cost of finalizing the Town Hall and Police department buildings.

Action: Adopt Ordinance (2019) 3966

Ordinance Amending FY 2018/2019 Operating Budget (Transportation Software)

Pam Wortham, Finance Director

Town Council approved the purchase of transportation design software by the Engineering department. We are proposing to use additional interest income that has been collected.

Action: Adopt Ordinance (2019) 3967

Ordinance Amending FY2018/2019 Operating Budget (Fire Station 1 Roof Repair)

Presenter: Pam Wortham, Finance Director

Request to increase the budget to cover the Town's cost share of the Fire Station 1 roof repair. Total cost is \$39,000, and the Town's share is \$20,264. We propose to utilize \$20,000 of contingency funds set aside in the current year budget.

Action: Adopt Ordinance (2019) 3968

Motion: Kennedy
Second: Marshburn
Vote: 4:0

PUBLIC HEARINGS

NEW/OLD BUSINESS

Text Amendment UDO 19-01 Bars in the CBD District (Bar, Nightclub, Tavern)

Presenter: Jeff Triezenberg, Planning Director

Mr. Triezenberg stated this Unified Development Ordinance (UDO) text amendment request is sponsored by the Downtown Garner Association to amend the use table and specific use standards to allow bar, nightclub, tavern uses in the Central Business District subject to additional standards and an order from the Town Council granting a special use permit.

Action: Approve UDO-19-01 and adopt Ordinance (2019) 3963

Motion: Kennedy
Second: Behringer
Vote: 4:0

2019 Resurfacing Contract – Bid Award (Gelder & Associates)

Presenter: Chris Johnson, Town Engineer

Mr. Johnson presented information regarding the bid award for the 2019 Annual Resurfacing Contract.

Action: Award Project to Gelder & Associates and authorize the Town Manager to execute contract not to exceed \$525,500.

Motion: Marshburn
Second: Singleton
Vote: 4:0

Re-classification of Senior Building Maintenance Technician

Forrest Jones, Public Works Director

Mr. Jones reported earlier this year, the Senior Building Maintenance Technician resigned. Rather than back-fill the role, Public Works Administration (together with Human Resources, the budget team, and Town administration) consulted the five-year staffing plan and proposes a re-classification of this position to Facilities Manager. The increased cost for the remainder of this year will be absorbed by the lapsed salary created by the vacant position. Future costs will be based on salaries of the backfill positions, but is expected in the \$8,500 range.

Action: Re-classify vacant position of Senior Building Maintenance Technician to Facilities Manager within Public Works.

Motion: Marshburn
Second: Singleton
Vote: 4:0

COMMITTEE REPORTS

Council Member Kennedy stated he and Mayor ProTem Marshburn were appointed to serve on the ad-hoc committee to develop an MOU leading to a merger with the Fire Department at some future date. The committee has been discussing items such as personnel, benefits, facilities, and medical insurance. The process is on-going, but progress is being made.

MANAGER REPORTS

- garner info
- Building & Permit Report
- Mr. Johnson distributed an updated Project Status Report
- Small Business Economic Development Week is May 6-10 with events scheduled for each day

ATTORNEY REPORTS

Mr. Anderson provided a brief account of the litigation and addressed some of Mr. McGinnis' statements.

COUNCIL REPORTS

Kennedy

- Reported he would not be seeking another term of office this fall.

Council Member Vance, Behringer, Marshburn and Singleton had nothing to report.

ADJOURNMENT: 8:36 p.m.