

**Town of Garner  
Town Council Regular Meeting Minutes  
April 16, 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, Gra Singleton 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, Stella Gibson-Town Clerk

**PLEDGE OF ALLEGIANCE:** Council Member Demian Dellinger

**INVOCATION:** Council Member Demian Dellinger

**PETITIONS AND COMMENTS**

None

**ADOPTION OF AGENDA**

Motion: Vance  
Second: Matthews  
Vote: 5:0

**PRESENTATIONS**

**Introduction of Miss Garner and Miss Outstanding Teen**

Presenter: Kyle Ring, Executive Director of Pageant

Kyle Ring, Executive Director of the Miss Garner Organization, introduced 2024 Miss Outstanding Teen, Colleen McDermott and 2024 Miss Garner, Abby Britt.

**Proclamation to recognize May 2024 as Building Safety Month**

Presenter: Buddy Gupton, Mayor

Inspections Director Paul Padgett shared the 2024 Building Safety Month theme Mission: Possible.

Mayor Gupton presented the Building Safety Month Proclamation to Paul Padgett, Inspections Director. The Proclamation aims to raise awareness about the importance of building codes and provide the public with information to ensure the safety of their homes and businesses.

**CONSENT**

**Budget Amendment - Cost of Services Study**

Presenter: David Beck, Finance Director

To appropriate funds for a refresh and update of the Cost of Services study to be performed by City Explained.

Action: Approve Ordinance (2024) 5263.

#### **FY24 Micro-Surfacing & Crack Sealing Contract**

Presenter: Forrest Jones, Public Works Director

The Town of Garner formally advertised this project and received one bid in response to the RFP for the FY24 Micro-Surfacing & Crack Sealing project. Micro-Surfacing and crack sealing are two treatments that the Town uses to recondition and prolong the lifespan of asphalt on Town streets.

Action: Authorize the Manager to execute the FY24 Micro-Surfacing & Crack Sealing contract to Slurry Pavers.

#### **Recognition of Disposable Property – K9 Officer Skubi**

Presenter: Lorie Smith, Police Chief

Recognize K9 Officer Skubi as disposable property, so he can be awarded to his handler, Lieutenant Judy Benitez, upon his retirement.

Action: Adopt Resolution (2024) 2573.

#### **Acceptance of NRPA Grant Funds**

Presenter: Maria Munoz-Blanco, PRCR Director

Parks, Recreation & Cultural Resources has been selected to participate in NRPA/Musco Lighting Youth Sports Equity Learning Community in 2024. By participating, PRCR will receive a \$3,000 grant. No matching funds are required.

Action: Accept the \$3,000 grant funds and adopt Budget Ordinance (2024) 5264.

#### **Council Meeting Minutes**

Presenter: Stella Gibson, Town Clerk

Minutes from the March 5, 19, 26 and April 2, 2024 Council meetings.

Action: Approve minutes.

#### **Project Ordinance - White Oak/Bryan Corridor Improvements**

Presenter: David Beck, Finance Director

Set up a capital project for White Oak/Bryan Corridor improvements per the development agreement with Pulte Home Company, LLC.

Action: Approve Ordinance (2024) 2575.

Action: Approve Consent Agenda

Motion: Matthews

Second: Behringer

Vote: 5:0

**PUBLIC HEARINGS**

**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.

Isobel Mattox provided a brief overview of the project adding that senior housing was not included in this project. Projected build-out is 2 to 3 years.

Council Member Singleton stated this project was isolated and disconnected from the community. He noted that there were no sidewalks on Creech Road to the park, the traffic this project would add to Creech Road and there only being two driveways.

Jerry Pierce, Ezekiel Wilson, Ricky Pierce, Debra Creech-Springer and Nolan Saunders spoke in opposition to the project due to traffic concerns.

Mayor Gupton closed the hearing.

Action: Refer to Planning Commission for plan consistency review and recommendation.

Motion: Vance  
Second: Matthews

Council Member Dellinger requested to amend the motion to ask that the Planning Commission not complete their recommendation until they have received feedback from Council and staff with regards to the improvements presented in the engineering memo so that works on the timeline of getting it to them and providing feedback, they can incorporate that into their broader evaluation of consistency.

Council also discussed placing this on the May Work Session for further discussion.

Action: Accept amendment to motion.

Motion: Vance  
Second: Matthews  
Vote: 5:0

Action: Refer to Planning Commission for plan consistency review and recommendation.

Motion: Dellinger  
Second: Vance  
Vote: 4:1

Council Member Singleton 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.

Charles Walker provided an update on the project and Council discussed possible improvements to Creech Road including realignment of the road. The applicant will work with the owners of the home to continue their dialogue regarding purchase of the property needed to make this possible.

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

Action: Refer to the Planning Commission and ask that they not complete their recommendation until they have received feedback from Council and staff with regards to the improvements presented in the engineering memo so that works on the timeline of getting it to them and providing feedback, they can incorporate that into their broader evaluation of consistency.

Motion: Dellinger  
Second: Vance  
Vote: 5:0

**NEW/OLD BUSINESS**

**White Deer Park Inclusive Playground Update**

Presenter: Maria Munoz-Blanco, PRCR Director & Surface678 Design Team

Robert Pratt and Michael Alderman from Surface 678 presented the design and cost estimates for the White Deer Park inclusive playground.

Action: Approve design of the White Deer Park inclusive playground.

Motion: Behringer  
Second: Matthews  
Vote: 5:0

**Garner Comprehensive Pedestrian Plan**

Presenter: Jeff Triezenberg, Planning Director

The Town of Garner Planning Department submitted a request to adopt the 2023 Garner Pedestrian Plan, which serves to update and build upon the existing network of sidewalks to connect with transportation corridors, parks, schools, employment centers and other destinations throughout the community.

Action: Approve Resolution (2024) 2574 adopting the Garner Comprehensive Pedestrian Plan.

Motion: Vance  
Second: Behringer  
Vote: 5:0

#### **COMMITTEE REPORTS**

Mr. Vance reported that the HR Committee had begun interviews to fill vacant and future vacant Boards/Committee positions. Decisions should be made in the June timeframe for those vacant roles.

#### **MANAGER REPORTS**

- Engineering Director Leah Harrison presented the quarterly Capital Project update.
- Finance Director David Beck provided the quarterly finance report.
- Assistant Town Manager John Hodges reviewed the Talk of the Town report.

#### **ATTORNEY REPORTS**

None

#### **COUNCIL REPORTS**

Vance

- Thanked citizens picking up trash within the community.
- Noted that there seems to be quite a bit of extra trash on Evolve Drive near the proposed Bojangles' site. He requested that this be cleaned up.
- A number of homes on Vandora Springs Drive have some disabled vehicles and debris accumulation. He will share those addresses with staff.

Dellinger

- Had questions about the traffic counts on certain roads within the Town. Mr. Triezenberg responded.

Mayor Gupton and Council Members Singleton, Behringer, Matthews had nothing to report.

#### **CLOSED SESSION**

Pursuant to N.C. General Statutes Section 143.318.11(a)(3), 143.318.11(a)(5) and 143.318.11(a)(6) to consult with the Town Attorney regarding litigation, property acquisition, and a personnel matter.

Motion: Matthews  
Second: Behringer  
Vote: 5:0

#### **RETURN TO REGULAR SESSION**

Ms. Jones reported that Council adopted Ordinance (2024) 2572 regarding the intent to acquire right-of-way and easements for construction of road improvements and installation of a traffic signal at the

White Oak and Bryan Road intersection either by negotiated purchase or by eminent domain. No further updates provided.

**ADJOURN:** 10:45 p.m.