

**Town of Garner
Town Council Meeting Minutes
June 3, 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, Council Member Gra Singleton, and Council Member Elmo Vance

Staff Present: Rodney Dickerson-Town Manager, John Hodges-Asst. Town Manager-Development Services, Matt Royslance-Asst. Town Manager-Operations, Brandon Zuidema-Police Chief, Chris Johnson-Town Engineer, Jeff Triezenberg-Planning Director, Het Patel-Senior Planner, Joe Binns-Police Captain, David Bamford-Planning Services Manager, Mike Franks-Budget & Special Projects Manager, William E. Anderson-Town Attorney, Stella Gibson-Town Clerk

PLEDGE OF ALLEGIANCE: Mayor ProTem Ken Marshburn

INVOCATION: Mayor ProTem Ken Marshburn requested a moment of silence for the tragedy in Virginia Beach

PETITIONS AND COMMENTS

ADOPTION OF AGENDA

Mayor ProTem Marshburn requested to add a closed session pursuant to N.C. General Statutes 143.318.11(a)65)) "to discuss the qualifications, competence, performance, character, fitness or conditions of appointment of an individual public officer or employee."

Motion: Marshburn
Second: Kennedy
Vote: 5:0

PRESENTATIONS

CONSENT

Authorization for Wake County Revenue to Levy and Collect Town of Garner Property Tax

Presenter: Pam Wortham, Finance Director

This Resolution authorizes the Wake County Revenue Administrator to levy and collect property taxes for the Town of Garner for the FY 2019/2020 budget year.

Action: Adopt Resolution (2019) 2377

Stop Conditions – McCullers Townhomes

Presenter: Chris Johnson, Town Engineer

The Engineering Department is seeking approval for two stop conditions and one speed limit sign (25mph) within the McCuller's Walk Townhomes.

Action: Approve stop conditions within the McCuller's Walk Townhomes

Audit Contract with Mauldin & Jenkins for FY 18-19

Presenter: Pam Wortham, Finance Director

Audit contract with Mauldin & Jenkins to audit the Comprehensive Annual Financial Report for the fiscal year ending June 30, 2019. The contract is the standard contract required for use by the Local Government Commission.

Action: Authorize execution of contract in the amount of \$29,500

Ordinance Amending FY 2018/2019 Operating Budget (Third Quarter)

Presenter: Pam Wortham, Finance Director

This budget amendment request is to cover expenditures previously discussed with Council as part of the Third Quarter review, and also to alleviate strain for FY 2019-2020 budget. We request to move funds to cover the first installment for the WRAL advertising, to repurpose incentive funding that is unclaimed and use for a contribution to the GEDC, and to move funds to cover items that were originally requested in next year's budget to be purchased this year.

Action: Adopt Ordinance (2019) 3977

Jones Sausage Road Conceptual Design Scope and Fee

Presenter: Het Patel, Senior Planner

Design scope of work and fee submitted by HDR, a Town-approved on-call transportation planning and design service consultant, at the request of Town staff for a conceptual design/feasibility study covering approximately 1.1 miles of Jones Sausage Road from just south of the Amazon Fulfillment Center to US Highway 70. The project will include widening Jones Sausage Road (four-lane divided with median) from just south of Amazon to E. Garner Road and a new location/realignment of Jones Sausage Road south of E. Garner Road to US Highway 70 - including a grade separation with the North Carolina Railroad (NCRR) line and corridor.

Action: Authorize Town Manager to execute Jones Sausage Road Conceptual Design contract with on-call consultant

Miss Garner Mid-Year Funding Request

Presenter: Harold Garner

The Miss Garner Scholarship Organization is requesting funding of \$800 to cover costs associated with the formal sendoff of Miss Garner Outstanding Teen to the Miss America Outstanding Teen Pageant.

Action: Approve funding of \$800

Nuisance Abatements

Presenter: Pam Wortham, Finance Director

Resolution declaring certain delinquent nuisance abatements as a lien on property. This resolution authorizes Wake County to add these abatement costs to Wake County property tax bills.

Action: Adopt Resolution (2019) 2378

Motion: Kennedy
Second: Singleton
Vote: 5:0

PUBLIC HEARINGS

Annexation 19-03, Buffalo Springs

Presenter: David Bamford, Planning Services Manager

Contiguous annexation petition submitted by William & Kay Buffaloe and Cardiff Shea for 23 +/- acres located on Buffaloe Road and may be further identified as Wake County PINs# 1700-65-1045 (1.97 acres); 1700-65-4039 (15.8 acres); 1700-64-3525 (rear 3.03 acres); and 1700-64-3392 (rear 1.9 acres).

Action: Adopt Ordinance (2019) 3975

Motion: Kennedy
Second: Singleton
Vote: 5:0

Annexation 19-04, Byrd Property

Presenter: David Bamford, Planning Services Manager

Contiguous annexation petition submitted by Vic Byrd for 5.5 +/- acres located on Mechanical Boulevard, further identified as Wake County PIN# 1701-88-4197.

Action: Adopt Ordinance (2019) 3976

Motion: Marshburn
Second: Singleton
Vote: 5:0

FY 2019-2020 Recommended Budget Public Hearing

Presenter: Mike Franks, Budget & Special Projects Manager

Mayor Williams opened the public hearing.

Mr. Franks advised this public hearing was an opportunity for both Council and the general public to have input relating to the FY 2019-2020 Recommended Budget. The recommended budget is currently available for review on the Town's website, at Town Hall, and at the Southeast Regional Library.

Mr. Franks reviewed the recommended budget, potential changes, and future budget dates. Scenarios were presented for tax increases of 2.5-cents, 2.75-cents, and 3-cents.

| | Scenario #1 (2.5 Cent Increase) | Scenario #2 (2.75 Cent Increase) | Scenario #3 (3.0 Cent Increase) |
|---|---------------------------------|----------------------------------|---------------------------------|
| Revenue Changes: | | | |
| Tax Rate Reduction | -\$182,484 | -\$91,242 | \$0 |
| Increase Real Estate Collection Rate | 20,697 | 20,697 | 20,697 |
| Increase Interest Income Estimate | 40,000 | 40,000 | 40,000 |
| Increase/(Decrease) in Appropriated Fund Balance | 5,155 | -21,263 | -42,439 |
| Net Impact of Revenue Changes | -\$116,632 | -\$51,808 | \$18,258 |
| Expenditure Changes: | | | |
| Pay and Class Study | \$150,000 | \$150,000 | \$150,000 |
| Fire Position (half year) | \$0 | \$42,324 | \$42,324 |
| Reinstate Communications Reduction | \$0 | \$5,000 | \$5,000 |
| Appropriate FY 18 - 19 Revenue to Purchase Budgeted Items | -64,000 | -64,000 | -64,000 |
| Use Economic Incentive Funding to Cover GEDC Cost | -45,000 | -45,000 | -45,000 |
| Eliminate Funding for Snow Salt | -17,500 | 0 | 0 |
| Defer Vehicle Replacements | -140,132 | -140,132 | -70,066 |
| Net Impact of Expenditure Changes | -\$116,632 | -\$51,808 | \$18,258 |
| Ending Balance | \$0 | \$0 | \$0 |

Budget Highlights

Property tax rate recommended to increase by 3-cents from 53.25 to 56.25 cents per \$100.

Includes 5 new positions

Includes reductions of \$416,925 and unfunded decision packages totaling \$1,521,394

Budget Drivers

- Funding of over \$163k to cover costs associated with the November 2020 election
- Funding of nearly \$184k to cover solid waste costs associated primarily with customer growth
- Significant funding to cover costs associated with additional Town facilities/properties
- Funding of nearly \$134k to cover the Local Government Employees' Retirement System Board of Trustees decision to increase contribution rates for retirement
- Funding of nearly \$437k to cover merit-based salary adjustments and positions approved out of cycle or partially in FY 2018 - 2019
- Funding of \$365k is being redirected to support street resurfacing efforts
- Town is funding debt service of \$354k and annual VERT increment as part of plan to transition away from using debt financing to pay for vehicles

Revenue Highlights

- Increase in Town-wide assessed property value of \$190.7 million, or 5.5 percent
- Increase of \$301,135, or 4.5 percent, in Sales Tax
- Increase of \$130,000, or 31.7 percent, in Interest Income
- Increase of \$102,212, or 43.8 percent, in Recreation Fees
- Increase of \$90,000, or 14.1 percent, in Motor Vehicle Fees

- Decision Packages Funded
- \$95,213 for Construction Inspector Position
- \$50,000 for Unified Development Ordinance
- \$45,000 for Garner Economic Development Corporation
- \$35,898 for Police Grant Positions
- \$9,000 for WRAL Campaign
- \$8,940 for Middle School Camp

Mayor Williams closed the public hearing.

Action: No action taken

FY 2019 - 2020 Economic Development Budget Hearing

Presenter: Mike Franks, Budget and Special Projects Manager

Mayor ProTem opened the public hearing.

Mr. Franks advised this Public Hearing was being held for the purpose of complying with the requirements of North Carolina General Statute 158-7.1 requiring a public hearing for all economic development expenditures.

Mayor ProTem Marshburn closed the public hearing.

Action: No action taken

Council Member Vance was excused for a brief time.

NEW/OLD BUSINESS

Amendment 2 - Swift Creek Land Management Plan

Presenter: Jeff Triezenberg, Planning Director

Swift Creek Land Management Plan amendment submitted by Wake County on behalf of the Wake County Board of Education to re-designate 12.187 +/- acres from "Rural" to "New Urban" at the southeast corner of Yates Mill Pond and Tryon roads.

Action: Authorized the Mayor to sign Amendment 2-Swift Creek Land Management Plan

Motion: Kennedy
Second: Behringer

Vote: 4:0

Consideration of Facility Naming Policy

Presenter: Matt Roylance, Assistant Town Manager–Operations

The purpose of a Facility Naming Policy is to establish a consistent approach for naming Town facilities. These facilities include all Town-owned assets, including buildings, structures, parks, open spaces, and natural areas. The policy has been reviewed by staff and the Law and Finance Committee and was presented to Council at the May 21 Council meeting.

Action: Approve the Facility Naming Policy

Motion: Behringer

Second: Singleton

Vote: 4:0

Council Member Vance returned to the meeting.

COMMITTEE REPORTS

The Human Resources Committee met to discuss conducting interviews for various committee and board vacancies.

MANAGER REPORTS

- garner info
- Senior Center Volunteer Appreciation Banquet June 6 from 4:00 p.m. to 6:00 p.m.
- GPAC movies on the law will begin June 6
- Police Department co-sponsoring a motorcycle rider skills class on June 15
- Asked how Council would like to proceed with the budget and if they were any closer to making a decision on what scenario to proceed with. Additional discussion can occur at the June 18 meeting.

Mayor ProTem Marshburn and Council Members Behringer, Vance, and Kennedy supported Scenario #2. a 2.75-cent increase. Council Member Singleton stated he would only support a 2-cent tax increase.

Staff will prepare data for the 2.75-cent tax increase and present at the June 18 meeting.

ATTORNEY REPORTS

COUNCIL REPORTS

Singleton

- Recognized Ms. MaryAnn Sparkman, who passed away recently, for her service to the Town in the 1970s and 1980s.

Kennedy

- Expressed the need to keep the consultants for the preliminary engineering work for the Jones Sausage Road realignment on track for a delivery date of September 20.
- Reported the Yeargan property was mowed, however, the bushes need to be pruned.

Behringer

- Reported a dark green Toyota parked on Penny Street for the past week.
- Advised the house at 1321 West Garner Road has debris in the yard and asked Code Enforcement to look into.

Vance

- Thanked Chief Zuidema for participating in Community Day.

Marshburn

- Thanked the Police Department for their annual Torch Run to raise funds for a good cause.

CLOSED SESSION

Pursuant to N.C. General Statutes Section 143-318.11(a)(3) “to consult with the Town Attorney regarding litigation.”

Pursuant to N.C. General Statutes 143.318.11(a)65)) “to discuss the qualifications, competence, performance, character, fitness or conditions of appointment of an individual public officer or employee.”

Motion: Singleton
Second Kennedy
Vote 5:0

RETURN TO REGULAR SESSION: 9:03 p.m.

Council reported no action taken during the closed sessions.

ADJOURNMENT: 9:04 p.m.

Motion: Behringer
Second: Singleton
Vote: 5:0