

**Town of Garner
Work Session Minutes
August 27, 2019**

The Council met in Work Session at 6:00 p.m. in the Council Chambers located at 900 7th Avenue.

CALL MEETING TO ORDER/ROLL CALL

Present: Mayor Ronnie Williams, Mayor ProTem Ken Marshburn, Council Member Buck Kennedy, Council Member Gra Singleton, Council Member Kathy Behringer. Council Member Elmo Vance arrived at 6:30 p.m.

Staff Present: Rodney Dickerson-Town Manager, Matt Roylance-Asst. Town Manager-Operations, John Hodges-Asst. Town Manager-Development Services, David Beck-Finance Director, Jeff Triezenberg-Planning Director, Chris Johnson-Town Engineer, Rick Mercier-Communications Manager, Mari Howe-Downtown Development Manager, Forrest Jones-Public Works Director, Joe Stallings-Economic Development Director, Brandon Zuidema-Police Chief, William E. Anderson-Town Attorney, and Rebecca Schlichter-Deputy Town Clerk

ADOPTION OF AGENDA

Mr. Dickerson requested to move discussion of the New Rand Road Utility Relocation Costs to the first item for consideration.

Motion: Marshburn
Second: Singleton
Vote: 5:0

REPORTS/DISCUSSION

New Rand Road Utility Relocation Costs

Presenter: John Hodges, Assistant Town Manager–Development Services

Mr. Hodges reported the New Rand Road Sidewalk Project was bid on August 5, 2019 after receiving a final construction cost estimate that was in line with the project budget. A pre-bid conference was held on August 23, 2019 and bids are scheduled to be opened on September 4, 2019. Utility relocation cost estimates received after the project was advertised exceed project funding.

Since that time, staff received an initial utility relocation cost estimate from Duke Energy in the amount of \$860,000. Staff did not realize the utility relocation costs did not have a separate budget and the utility relocation costs were not in the construction cost estimate being compared to budget. Staff is working with Duke Energy to review the estimate and look for options to reduce the cost.

STREET & SIDEWALK BONDS		\$14,566,000			Updated:	8/26/2019
Committed - Completed or In Progress			Committed - In Planning/Design		Unallocated Bond Funds	
Jessup Drive	\$ 354,183	Montague Street	\$ 1,050,000	Total Completed/Committed	\$	4,479,618
Benson/Main Sidewalk	\$ 647,467	New Rand Road	\$ 3,814,309	Total Planned/Committed	\$	10,946,328
Underground Power (Rec)	\$ 250,000	Jones Sausage Road Design	\$ 1,300,000			
Underground Power (Town Hall)	\$ 150,000	Main Street Streetscape	\$ 600,000	Unallocated Bond Funds	\$	(859,946)
Neighborhood Improvement	\$ 150,000	White Oak - Ackerman - Hebron	\$ 869,644			
Buffaloe Road Sidewalk	\$ 1,148,151	Hwy 50 Bridge Enhancements	\$ 300,000			
Buckingham Road	\$ 62,061	Lake Drive (Hwy 50 Bridge Project)	\$ 250,000			
Claymore Drive	\$ 86,946	Timber Drive LAPP Match	\$ 276,429	Unallocated Other Revenues		
Thompson Road Sidewalk	\$ 428,697	Hwy 401 Sidewalk Match	\$ 83,201	Inerest Earned	\$	111,890
Avery/Curtis Sidewalk	\$ 113,500	Spring Drive Sidewalk	\$ 907,745	Sales Tax	\$	8,151
Timber Drive Sidewalk (Not LAPP)	\$ 137,903	Vandora Springs Sidewalk	\$ 1,395,000	Net Bond Premium - Sale 4	\$	488,388
Susan Drive Drainage	\$ 139,631	Sidewalk Connectors (3)	\$ 100,000			
Hwy 50 Drainage	\$ 42,000			Unallocated Bond Funds	\$	608,429
Bryan Road Shared Use	\$ 90,000					
Raynor Road Bridge Enhancements	\$ 80,000					
Other Sidewalk Projects	\$ 260,000					
Other Land for Road Projects	\$ 339,079					
Total Completed/Committed	\$ 4,479,618	Total Planned/Committed	\$ 10,946,328	Funding Available/Deficit	\$	(251,517)

Mr. Singleton expressed concern regarding the overage charges on other projects and requested to keep that in mind.

Mr. Kennedy recommended the balance deficit be taken out of reserve funds.

Action: Council consensus to move forward with project

Review Project Scope and Funding Source for Space Needs Study

Presenter: Matt Roylance, Assistant Town Manager–Operations

Mr. Roylance presented the space needs study scope of services for the public works facility, records storage, police large evidence storage, as well as potential funding sources.

Mr. Kennedy requested to add re-use of original site in the scope.

Action: Council consensus to move forward with RFP and use fund balance for funding

UDO Text Amendment

Presenter: Jeff Triezenberg, Planning Director

Ms. Howe and Mr. Vincenzo Verdino discussed the upcoming plans for the Central Business District.

Mr. Triezenberg presented a Unified Development Ordinance (UDO) text amendment request 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. This amendment would extend the previous amendment to CBD properties along Rand Mill Road.

Action: Set public hearing for September 3, 2019

Motion: Marshburn
Second: Behringer
Vote: 5:0

Revision of Fire Hydrant Parking Ordinance

Presenter: Brandon Zuidema, Police Chief and Bill Anderson, Town Attorney

Chief Zuidema discussed a proposed addition to the fire hydrant parking ordinance to clarify that it is not a violation to stop or park within 15 feet when done in obedience to a stop sign and when done by police and emergency services.

Action: Council consensus to place on Consent agenda

Revision Right-of-Way Ordinance and Nuisance

Presenter: Bill Anderson, Town Attorney

Mr. Anderson discussed a proposed addition to the Town's right-of-way and nuisance ordinance to clarify that the owner of abutting properties who use a portion of a right-of-way as his or her front or side yard, is exempt from the requirements that a contractor must follow to file an application for a permit to make use of a town right-of-way, and to establish the responsibility of the abutting owner to maintain the right-of-way and median strip, also called a "boulevard strip," in a safe and clean manner, just as that owner is responsible for maintaining the sidewalk in a safe and clean condition.

Council consensus to place on the Consent agenda

Housing Stock Memo

Presenter: Jeff Triezenberg, Planning Director

Mr. Triezenberg reviewed a memo that showed the current housing stock status and the nature and characteristics of Garner's existing housing stock. The presentation included the current tax-assessed value of single-family detached homes and townhomes as well as providing information of the recent sales prices of homes that have not yet been subjected to a mass re-appraisal by the Wake County Revenue Department.

Action: Presentation only

Frederick Road Funding Source

Presenter: John Hodges, Assistant Town Manager–Development Services

Mr. Hodges reported the Wake County Public School System (WCPSS) invoiced the Town of Garner for reimbursement of the improvements made to Frederick Road as a part of the Vandora Springs Elementary School project in October, 2018. Staff notified Council of the expense and recommended deferring payment until the warranty period for the work ended. That period has passed, and the reimbursement is due.

Action: Council consensus to pay with fund balance

MANAGER REPORTS

- Reported the need for a Parks and Recreation Committee Meeting
- Bond sale today – we believe we received a very favorable interest rate of 1.918 from Financial Capital Markets.
- Chamber Annual Summit awards is scheduled for September 26.

COUNCIL REPORTS

Behringer

- Reported she attended Women’s Equality Day.
- Announced a Women Breaking Barriers event on September 7 @ 10:00 a.m.

Marshburn

- Thanked the Parks and Recreation department for fixing the lighting issue in Lake Benson Park.
- Requested the Police department monitor speeding on Buffalo Road from Aversboro Road to Hwy 50.

Singleton

- Requested the Engineering department be aware of the sloping when doing the sidewalk construction.

Vance

- Commended the Downtown Garner Association as its refreshing to see the development.

Mr. Anderson requested to go into closed session

CLOSED SESSION

Pursuant to N.C. General Statutes Section 143-318-11(a)(5)) “to discuss possible real estate acquisition and the Town’s negotiating position regarding such real estate.” and Pursuant to N.C. General Statutes 143-318.11(a)(3)) “to consult with the Town Attorney regarding litigation.”

Motion: Singleton
Second: Behringer
Vote: 5:0

RETURN TO REGULAR SESSION: 9:08 p.m.

Motion: Singleton
Second: Marshburn
Vote: 5:0

Council discussed land acquisition and litigation and took no action.

ADJOURNMENT: 9:10 p.m.

Motion: Singleton
Second: Marshburn
Vote: 5:0