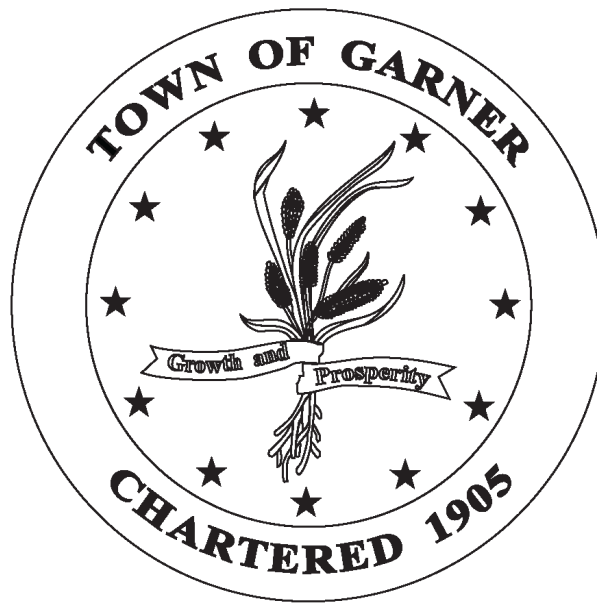


TOWN OF GARNER



TOWN COUNCIL WORK SESSION

August 27, 2019
6:00 P.M.

Garner Town Hall
900 7th Avenue
Garner, NC 27529

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

Dinner will be served for town officials in the Conference Room at 5:15 p.m.

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

A. CALL MEETING TO ORDER/ROLL CALL

B. ADOPTION OF AGENDA

C. REPORTS/DISCUSSION

1. Review Project Scope and Funding Source for Space Needs Study Page 3
Presenter: Matt Roylance, Assistant Town Manager–Operations

At the Council Retreat, Council directed staff to proceed with a space needs assessment to start the planning process for a new or renovated Public Works facility, along with some other smaller construction needs. Staff is ready to move forward with an RFP for this work once a funding sources has been identified.

2. UDO Text Amendment Page 15
Presenter: Jeff Triezenberg, Planning Director

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

3. Revision of Fire Hydrant Parking Ordinance Page 18
Presenter: Brandon Zuidema, Police Chief and Bill Anderson, Town Attorney

To discuss proposed addition to 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.

4. Revision Right-of-Way Ordinance and Nuisance Page 21
Presenter: Bill Anderson, Town Attorney

To discuss a proposed addition to the Town's right-of-way ordinance and nuisance ordinance to clarify that the owner of abutting property who uses a portion of a right-of-way as his or her front or side yard, is exempt from the requirement 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.

- 5. Housing Stock Memo Page 24
Presenter: Jeff Triezenberg, Planning Director

Recent Council discussions have alluded to a desire to be more informed about the nature and characteristics of Garner's existing housing stock. This memo looks at the current tax-assessed value of single-family detached homes and townhomes and also provides a closer look at the recent sales prices of homes that have not yet been subjected to a mass re-appraisal by the Wake County Revenue Department.

- 6. New Rand Road Utility Relocation Costs Page 29
Presenter: John Hodges, Assistant Town Manager – Development Services

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 schedule to be opened on September 4, 2019. Utility relocation cost estimates received after the project was advertised exceed project funding.

- 7. Frederick Road Reimbursement to WCPSS..... Page 31
Presenter: John Hodges, Assistant Town Manager – Development Services

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 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.

- D. MANAGER REPORTS
- E. COUNCIL REPORTS
- F. ADJOURNMENT

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: August 27, 2019		
Subject: Review Project Scope and Funding Source for Space Needs Study		
Location on Agenda: Discussion		
Department: Administration		
Contact: Matt Roylance, Assistant Town Manager-Operations		
Presenter: Matt Roylance, Assistant Town Manager-Operations		
Brief Summary: At the Council Retreat, Council directed staff to proceed with a space needs assessment to start the planning process for a new or renovated Public Works facility, along with some other smaller construction needs. Staff is ready to move forward with an RFP for this work once a funding source has been identified.		
Recommended Motion and/or Requested Action: Council provide feedback to staff on the project scope and source of funds for the space needs assessment.		
Detailed Notes: 		
Funding Source: To Be Determined		
Cost: To Be Determined	One Time: <input checked="" type="radio"/>	Annual: <input type="radio"/> No Cost: <input type="radio"/>
Manager's Comments and Recommendations: 		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	MR	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

RFP — SPACE NEEDS ASSESSMENT

August 27, 2019

PURPOSE

Helpful information as we plan for future bond projects

Address other growth-related needs – evidence storage, general file storage

Depot site could impact Pearl Street storage

Feedback Needed:

Do we still want to do the study?

How will we pay for it?

PROPOSED SCOPE

Public Works Facility

- Review and assess current facility
- Consider growth of department/town and impact on space needs
- Recommended space requirements for different uses
- Build new vs. renovate
- One location vs. two locations
- High level budget estimates

Police Large Evidence Storage

- Review and assess current facility
- Consider growth of department/town and impact on space needs
- Evaluate need for increased security features, power, water, climate control, etc.
- High level budget estimates

PROPOSED SCOPE

Records Storage

- Review and assess current facility
- Consider growth of department/town and impact on space needs
- Evaluate need for increased security features, fire/flood protection, staff work areas, etc.
- High level budget estimates

FUNDING SOURCE

1. Unspent Funds from Minor Town Hall Projects
2. Fund Balance



QUESTIONS?



TOWN HALL
900 7TH AVENUE



GARNER
NORTH CAROLINA 27529

TOWN OF GARNER

Dear Sir:

Please acknowledge receipt of this bid. Please indicate your intention and return this acknowledgment to the Purchasing Manager by fax to 919-662-8874 or email TLawrence@GarnerNC.gov.

YES: I will bid _____
NO: I will not bid _____

TOWN OF GARNER
900 7TH AVENUE
GARNER, NC 27529
TIA H. LAWRENCE
PURCHASING MANAGER

RFP NO.: **125 – SPACE NEEDS ASSESSMENT**

COMPANY: _____

STREET ADDRESS: _____

CITY STATE ZIP _____

SIGNATURE _____

TELEPHONE () _____

FAX NO.: _____



Town of Garner Request for Proposal

RFP #125 – Space Needs Assessment

Purpose

The Town of Garner is soliciting proposals from professional consulting firms to conduct a space needs assessment of our Public Works facility and associated storage needs.

Project Description

The Town of Garner (Town) has an existing Public Works facility located on a 12.87-acre site at 610 Rand Mill Road. Along with open storage space, a fuel island, and a vehicle wash bay, the facility includes:

- 7,520 square foot office building built in 1980: Public Works Building A
- 7,368 square foot fleet garage built in 1981: Public Works Building B
- 1,254 square foot barn for storage built in 1988: Public Works Building C
- 517 square foot shelter for equipment storage built in 1988: Public Works Building D
- 1,900 square foot barn for equipment storage built in 1985: Public Works Building E
- 1,298 square foot barn for sand/salt storage built in 1985: Public Works Building F
- 3,942 square foot shelter for equipment storage built in 1981: Public Works Building G
- 3,942 square foot shelter for equipment storage built in 1981: Public Works Building H
- 578 square foot shelter for Police equipment storage built in 1991: Public Works Building J

The Public Works department has 44 full-time employees, plus seasonal staff, and the department is likely to grow in future years. The Town is beginning to plan for a new or renovated Public Works facility because the existing facility is at or near capacity, and some aspects of the existing facility may be near the end of their useful life.

In addition to a need for Public Works space, the Town also needs large evidence storage space for the Police Department. They currently use a 864 square foot storage shed near the Town Hall campus, but that space is not sufficient to meet their needs. The Police Department estimates needing a facility that would increase that storage space to at least 1,000 square feet of secure storage for property and evidence while adding a two-bay garage (approximately 24' x 24'), a property / evidence processing and wash station approximately 10' x 10', and a canine unit storage area approximately 10' x 10'.

And finally, the Town needs long-term storage for files we are required by law to keep, as well as general purpose storage. The Town currently uses a 3,300 square foot building at 110 Pearl St. for this purpose, but that building is likely to be re-purposed in the future.

Scope of Services

The Town of Garner requests proposal packages from professional consultant firms to provide all services necessary to complete the assigned project. The consultant shall take the lead project management role. The scope of work associated with completing this project includes, but is not limited to, the following:

- Review and assess the condition of the current Public Works facility and Police large evidence storage facility, including the identification of both physical and operational issues that do not meet modern standards.
- Conduct interviews with relevant Town staff to gather information about current use of the spaces and future needs, potential growth in staffing and storage needs, etc.
- Provide recommendations for future space requirements of the Public Works Department that address individual work spaces, shared work spaces, break rooms, meeting spaces, training rooms, restrooms and locker rooms, equipment storage, fleet maintenance space, shop space for maintenance work, employee and public parking, and other needs discovered during the assessment.
- Provide recommendations for future space requirements for the Police Department's large evidence storage that address vehicle storage, bulk item storage, power, water, security, climate control, and other needs discovered during the assessment.
- Provide recommendations for future space requirements for the Town's document storage and general storage, including security, protection from fire and flood damage, work spaces for staff reviewing records, and other needs discovered during the assessment.
- Provide recommendations on optimal location of these facilities.
- Provide recommendations on renovating existing facilities versus building new facilities.
- Provide recommendation on maintaining existing Public Works facility and building a second satellite facility, versus continuing to have a single Public Works location.
- Provide high level budget estimates for planning purposes.

Budget

The budget for the engagement will be negotiated with the selected firm after developing a more detailed scope of services.

Project Schedule

The following dates are tentative and subject to change:

- Advertise Request for Proposals – September 6, 2019
- **Responses Due – October 4, 2019**
- Selection Committee Determines Short List – October 18, 2019
- Interviews with Short Listed Firms (if needed) – Week of October 28, 2019
- Firm Selection – November 8, 2019
- Review of Scope and Contract Development – November/December 2019
- Council Approval – December 17, 2019
- Notice to Proceed – January 1, 2020

Submittal Requirements

Firms must submit the information requested below on 8½" x 11" paper (11x17 foldouts are acceptable), side bound with a table of contents and page numbers. Tabs identifying sections of the document are acceptable but not required. The package shall not exceed 40 pages single-sided or 20 pages double-sided (front/back covers, table of contents and tab pages are excluded from these totals). Applicant must provide eight (8) paper copies and one electronic copy in PDF format. Complete responses to each of the following categories are required:

Organization of Consultant Team

1. Identify all firms associated with the team, including an organizational chart identifying the relationship between the principal and associate firms, if any.
2. Provide a summary of each team member's qualifications and experience, including a resume, and the office/location where that team member is based.
3. Describe the responsibilities of each team member assigned to the project.
4. Identify the team member that will serve as the Project Manager.

Qualifications and Experience

1. Explain why the proposer is the most qualified firm to provide the requested services. Highlight unique qualifications of key team members.
2. Summarize at least three similar projects for which the consultant was responsible. Project summaries should include the following:
 - a. Description of the project, including size and scope.
 - b. Description of services rendered by consultant.
 - c. Degree of involvement (principal or associate).
 - d. Associate firms involved and their assigned responsibilities.
 - e. Key principal and associate staff involved, along with their assigned responsibilities.
 - f. Summary of design challenges and solutions.
 - g. Project references including names, addresses, telephone numbers, and emails.

Project Approach and Project Management

1. Provide a detailed description of your approach and process for completing the project.
2. Explain the management tools, techniques, and procedures your firm will use to maintain the project schedule.
3. Describe the tools and process your firm uses to provide preliminary budget estimates.
4. Explain each team member's availability to work on this project.

Consultant Professional Fees

1. Submit an hourly billing rate schedule for all personnel who will provide professional services for this project.

Evaluation Criteria

The Town will review and evaluate proposals based on the following criteria:

- Qualifications of the firm for this type of project (20%)
- Expertise and experience of the team members assigned to this project (20%)
- Proposed approach to the project and understanding of services being requested (20%)
- Past performance on similar projects (20%)
- Current workload of the firm and commitment to provide adequate personnel resources (10%)
- Proposed hourly rates (5%)
- Completeness and clarity of the proposal (5%)

Submission of Proposal Packages

Proposals for this work should be submitted to the Town of Garner Purchasing Manager by 4:00 PM on Friday, October 4, 2019. Any late responses will be considered non-responses and will not be considered for award. Proposal packages should be clearly marked:

RFP #125 – Space Needs Assessment

Proposals should be delivered to the following address:

**Town of Garner
Attn: David Beck
Finance Director
900 Seventh Avenue
Garner, NC 27529**

All submittals shall become the property of the Town of Garner and the Town reserves the right to request additional information it feels necessary to make a qualified judgment on a firm's ability to perform the work. The Town also reserves the right to award this contract in part or whole, in the best interest of the Town, and to reject any or all submissions.

Additional Information

Any questions concerning this project or the proposal submittal should be directed to David Beck, Finance Director, by telephone at (919) 773-4413 or email at Dbeck@Garnernc.gov. All questions are due by 5:00 p.m. on Friday, September 20, 2019. Firms are hereby notified that separate contact with other Town staff or officials for the purpose of submitting questions or obtaining information is prohibited and may be grounds for disqualification from consideration.

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: August 27, 2019		
Subject: UDO-19-03, Bar, Nightclub, Tavern in the CBD - Rand Mill Rd.		
Location on Agenda: Discussion		
Department: Planning		
Contact: Jeff Triezenberg, AICP, GISP; Planning Director		
Presenter: Jeff Triezenberg, AICP, GISP; Planning Director		
Brief Summary: 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.		
Recommended Motion and/or Requested Action: Set public hearing for September 3, 2019.		
Detailed Notes:		
Funding Source: Community Development Block Grant (CDBG)		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations:		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JST	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

Planning Department Memorandum

TO: Rodney Dickerson, Town Manager

FROM: Jeff Triezenberg, Planning Director

SUBJECT: ***UDO-19-03, Bar, Nightclub, Tavern Use in the CBD – Rand Mill Rd.***

DATE: August 20, 2019

I. BACKGROUND

The Planning Department is actively engaged with the Downtown Garner Association, the association's manager and various association subcommittees. Over the months, the Department has examined the Unified Development Ordinance closely in how it applies to the Central Business District. Interest in the Central Business District is growing. At the same time, staff is sensitive to the dynamics and interplay of commercial and residential uses in close proximity to each other and is taking an incremental approach. Just a few months ago, a similar text amendment was approved for CBD-zoned property along Main Street to allow bars, nightclubs and taverns subject to the Council's approval of a Special Use Permit. This amendment would extend that previous approval to CBD-zoned property along Rand Mill Road.

Preliminary draft language changes are shown in the following section of this report. Staff will be on hand to discuss the exact nature of the amendment that is being proposed. Staff considers the amendment as positive in nature and in support of **Garner Forward** promoting downtown as an area that is "*fostering downtown's reputation as the destination for local flavor and flair in Garner*" but would like to take the opportunity to share, take suggestions and answer any questions from management, the Mayor and Town Council Members.



II. PROPOSED TEXT CHANGES

5.3. Specific use standards

C. Commercial, office and retail uses.

2. Bar, nightclub, tavern.

- a. In the CR, SB, I-1 and I-2 districts, a bar, nightclub or tavern shall not be permitted within 500 feet of any residential use or residential district.
- b. In the CBD district, a bar, nightclub or tavern may only be located on parcels with frontage on Main Street between Montague and Griffin streets or along Rand Mill Rd.
- c. In the CBD district, a bar, nightclub or tavern shall have a minimum of 250 square feet devoted to food preparation (kitchen, food refrigeration/freezers, etc.)
- d. In the CBD district, a bar, nightclub or tavern shall be open no later than 1:00am.

III. RECOMMENDATION

Planning staff recommends that the Town Council set a public hearing for September 3, 2019, to consider this matter, hear any comments from the general public and potentially forward the item to the Planning Commission for further discussion and a recommendation.

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: August 27, 2019		
Subject: Revision of Fire Hydrant Parking Ordinance		
Location on Agenda: Discussion		
Department: Police, Legal		
Contact: Police Chief, Town Attorney		
Presenter: B. Zuidema, Police Chief		
Brief Summary: To discuss proposed addition to 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.		
Recommended Motion and/or Requested Action: Consider placing on September 3 Consent Agenda for approval.		
Detailed Notes:		
Funding Source: N/A		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations: Clarification and clean up of existing ordinance.		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	BVZ	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		



ORDINANCE NO. 2019-_____

AN ORDINANCE TO CLARIFY FIRE HYDRANT NO-PARKING ZONES

WHEREAS, NCGS §20-162 prohibits parking a vehicle or permitting it to stand, whether attended or unattended, within fifteen (15) feet of a fire hydrant, except where allowed by local ordinance;

WHEREAS, Sec. 10-83(10) of the Town Code of the Town of Garner follows NCGS§20-162 with reference to parking a vehicle or permitting it to stand within fifteen (15) feet of a fire hydrant, making no local allowance as permitted by statute;

WHEREAS, there are one or more locations within the Town where a motorist who stops and permits the vehicle to stand in front of a lawfully posted stop sign is in violation of the foregoing statute.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Garner that Sec. 10-83(10) of the Town Code be amended to read as follows:

(10) No person shall park a vehicle, or permit it to stand, whether attended or unattended, within fifteen (15) feet in either direction of a fire hydrant or the entrance to a fire station, except in compliance with the directions of a police officer or traffic control device, or when such vehicle is operated by a law enforcement officer, EMS or other rescue or emergency personnel in the line of duty, in which event such vehicle may be permitted to stand temporarily within less than fifteen (15) feet of a fire hydrant so long as fire department access to the hydrant is not impeded. (Note: Underlined portion added.)

This ordinance is effective upon adoption.

(Town Seal)

Ronnie S. Williams, Mayor
Town of Garner

ATTEST:

Town Clerk

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: August 27, 2019		
Subject: Revision of Right-of-Way Ordinance and Nuisance Ordinance		
Location on Agenda: Discussion		
Department: Legal		
Contact: William E. Anderson, Town Attorney		
Presenter: William E. Anderson, Town Attorney		
Brief Summary: To discuss a proposed addition to the Town's right-of-way ordinance and nuisance ordinance to clarify that the owner of abutting property who uses a portion of a right-of-way as his or her front or side yard, is exempt from the requirement 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.		
Recommended Motion and/or Requested Action: Discussion only		
Detailed Notes: Significant funding is not anticipated, as most abutting property owners maintain these areas already, for the sake of appearance.		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations:		
Attachments Yes: <input type="radio"/> No: <input checked="" type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:		
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

ORDINANCE NO. 2019-_____

AN ORDINANCE TO CLARIFY EXISTING ORDINANCES
RELATING TO RIGHT-OF-WAY MAINTENANCE

WHEREAS, the Town Council of the Town of Garner finds and determines that in locations where an abutting property owner occupies, uses, or has the opportunity to use a public right-of-way as part of that property owner's front or side yard, the right-of-way user registration requirement in Sec. 19-201 of the Town Code should not apply, and

WHEREAS, the Town Council of the Town of Garner also finds and determines that such abutting property owner should be responsible for the maintenance of such right-of-way, just as that abutting property owner has the responsibility to maintain the abutting sidewalk in a safe and clean condition;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Garner as follows:

ITEM ONE: That Sec. 19-201, "Registration and right-of way occupancy," be amended by adding a proviso as follows:

(a) Sec. 19-201(a) Registration: Each person who occupies, uses, or seeks to occupy or use, the town's right-of-way or construct any equipment or facilities in or on the right-of way, shall register with the town, provided, however, that an abutting property owner who occupies, uses, or has a portion of the town's right-of-way available for occupancy or use has no obligation to register unless construction of equipment or facilities is proposed in the right-of-way. (Note: Underlined portion is added.) Registration will consist of providing application information and paying such registration fee as the town may adopt.

ITEM TWO: That Sec. 6-7(20) be amended to read as follows:

Sec. 6-7(20) a place of heavy growth of vines, shrubs, noxious vegetation, or weeds or grasses over twelve (12) inches in height, which lies between the abutting property line and the curb, or if there is no curb, the edge of pavement, of the nearest street.

ITEM THREE: Recodify existing Sec. 6-7 (20) to be Sec. 6-7(21).

ITEM FOUR: This ordinance is effective upon adoption.

(Town Seal)

Ronnie S. Williams, Mayor
Town of Garner

ATTEST:

Town Clerk

DRAFT

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: August 27, 2019		
Subject: Housing Stock - What Do We Have - Memo #1		
Location on Agenda: Discussion		
Department: Planning		
Contact: Jeff Triezenberg, AICP, GISP; Planning Director		
Presenter: Jeff Triezenberg, AICP, GISP; Planning Director		
Brief Summary: Recent Council discussions have alluded to a desire to be more informed about the nature and characteristics of Garner's existing housing stock. This memo looks at the current tax-assessed value of single-family detached homes and townhomes and also provides a closer look at the recent sales prices of homes that have not yet been subjected to a mass re-appraisal by the Wake County Revenue Department.		
Recommended Motion and/or Requested Action: Receive as information.		
Detailed Notes: If favorably received, the Planning Department welcomes ideas on other housing data and characteristics that the Council may find of interest. A series of reports exploring these various topics would then be envisioned.		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations:		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JST	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

Planning Department Memorandum






TO: Rodney Dickerson, Town Manager

FROM: Jeff Triezenberg, AICP, GISP; Planning Director

SUBJECT: *Single Family Housing (Detached and Townhomes) Value Data*

DATE: August 7, 2019

Recently, some members of the Town Council have expressed an interest in learning more about the current status of the Town's housing stock. This brief series of maps identifies the value of actual sales prices since 2017 and then compares those prices to the assessed values of homes in the vicinity.

LEGEND	
	\$165,000 or less
	\$165,001 - \$225,000
	\$225,001 - \$295,000
	\$295,001 - \$360,000
	More than \$360,000

In order to identify price breaks that have some basis in reality (as opposed to random breaks), the breaks shown represent how much house a household in Wake County could afford – assuming in all categories that the buyer has made a 20% down payment and is spending 30% of their income on their mortgage. The breaks do not assume anything further. The Wake County median household income of \$66,579 roughly corresponds to the \$295,000 value break.

Sample Subdivision Name – builder: name



Map 1: Value of Homes Sold Since 2017

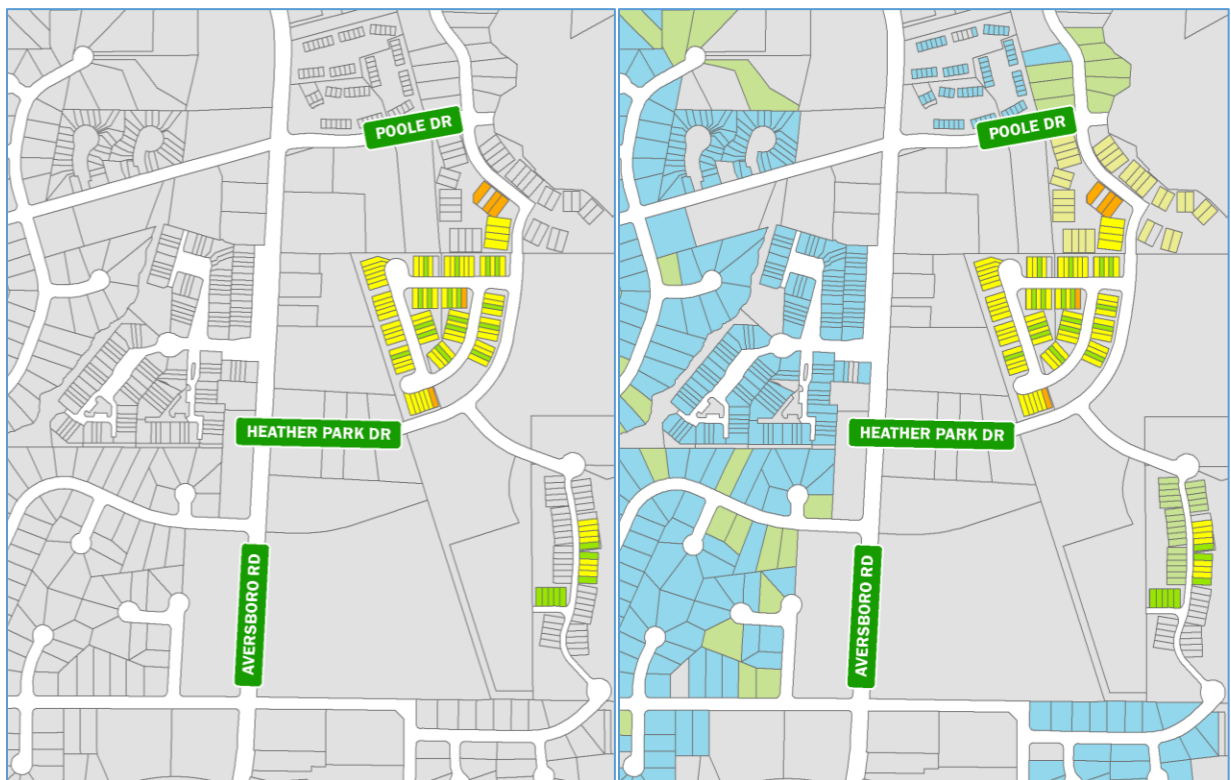


Map 2: Homes Sold Since 2017 and Assessed Values of Older Homes

Preakness Place – builder: DR Horton



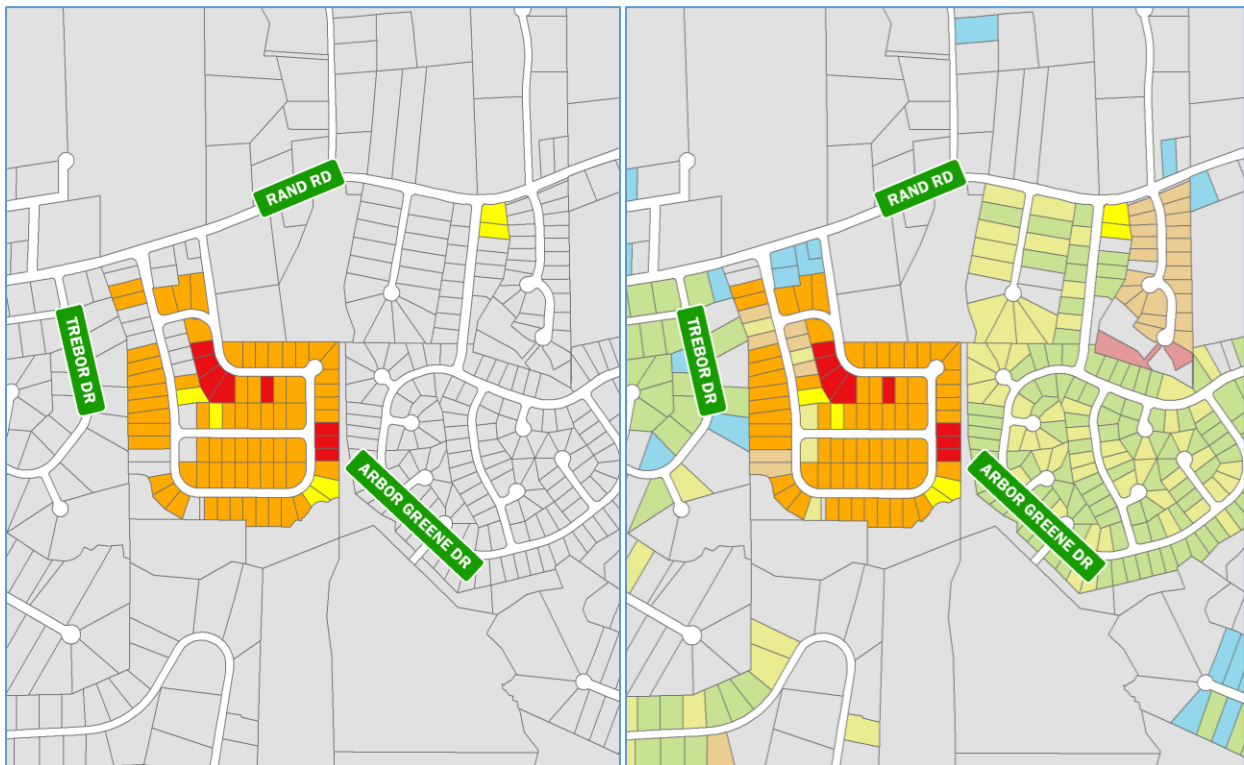
Heather Park Drive Area Townhomes – builders: Royal Oaks, others



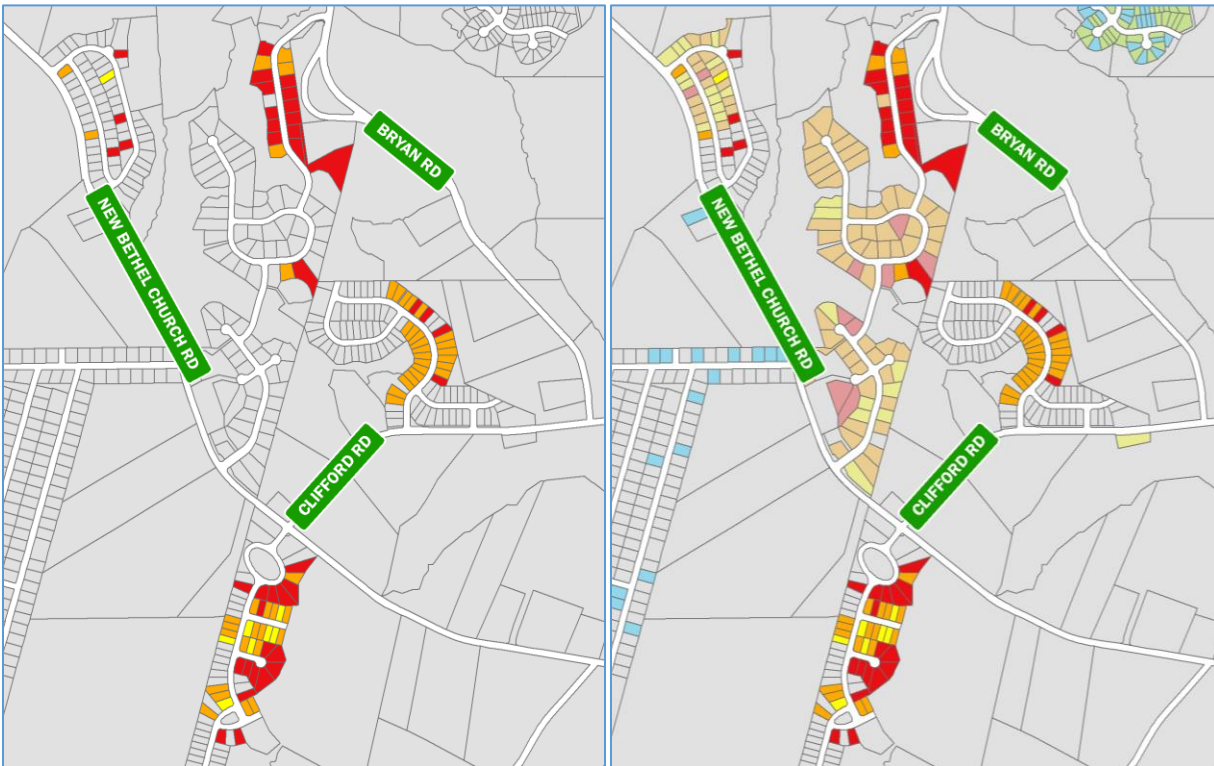
Vandora West – builder: Smith Douglas Homes



Creekside – builder: DR Horton



New Bethel / Clifford Area – builders: Royal Oaks, DR Horton, others



Within the Town of Garner's corporate limits, the value of homes on parcels that are no larger than one (1) acre in size are as follows:

	Assessed Value	Total #	% of Total	# Added (2017+)	% Increase
	\$165,000 or less	4,717	53.2%	1	<.01%
	\$165,001 - \$225,000	2,035	23.0%	25	1.2%
	\$225,001 - \$295,000	1,153	13.0%	136	13.4%
	\$295,001 - \$360,000	702	7.9%	155	28.3%
	More than \$360,000	255	2.9%	52	25.6%

By the end of the calendar year, data from McCuller's Walk (townhomes and single-family detached) and Auburn Village (55+) should be available as well. If you have any questions regarding the information presented here, please advise.

Planning Department staff will consider other available data that may be of interest and present in a similar fashion so as to form a series of memos should this format be found to be acceptable. Any feedback is appreciated.

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: August 27, 2019		
Subject: New Rand Road Utility Relocation Costs		
Location on Agenda: Discussion		
Department: Town Manager's Office		
Contact: John Hodges, Assistant Town Manager - Development Services		
Presenter: John Hodges, Assistant Town Manager - Development Services		
<p>Brief Summary:</p> <p>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.</p>		
<p>Recommended Motion and/or Requested Action:</p> <p>Discuss funding options and next steps.</p>		
<p>Detailed Notes:</p> <p>Since the project has been advertised, a decision on how to move forward will need to be discussed prior to the bid opening on September 4. Staff is preparing an update on committed Street and Sidewalk Bond Funds to present at the August 27 Work Session so options can be discussed.</p>		
Funding Source:		
Cost:	One Time: <input checked="" type="radio"/>	Annual: <input type="radio"/> No Cost: <input type="radio"/>
Manager's Comments and Recommendations:		
<p>Attachments Yes: <input type="radio"/> No: <input checked="" type="radio"/></p>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JMH	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

TO: Town Council

FROM: John Hodges, Assistant Town Manager – Development Services

DATE: August 21, 2019

SUBJECT: New Rand Road Utility Relocation Costs

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.

Since the project was bid, staff has received an initial utility relocation estimate from Duke Energy in the amount of \$951,000. Engineering staff new to the project did not know that the utility relocation costs did not have a separate budget and administration staff did not know that 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.

Since the project has been advertised, a decision on how to move forward will need to be discussed prior to the bid opening on September 4. Staff is preparing an update on committed Street and Sidewalk Bond Funds to present at the August 27 Work Session so options can be discussed.

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: August 27, 2019		
Subject: Frederick Road Reimbursement to WCPSS		
Location on Agenda: Discussion		
Department: Town Manager's Office		
Contact: John Hodges, Assistant Town Manager - Development Services		
Presenter: John Hodges, Assistant Town Manager - Development Services		
Brief Summary: 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 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.		
Recommended Motion and/or Requested Action: Provide guidance for funding source.		
Detailed Notes: A budget amendment will be prepared for the September 3 meeting based on guidance from Council. Staff does not believe there will be surplus Street and Sidewalk Bond Funds to cover this expenditure.		
Funding Source: To be determined		
Cost: \$155,468	One Time: <input checked="" type="radio"/>	Annual: <input type="radio"/> No Cost: <input type="radio"/>
Manager's Comments and Recommendations: The NC Legislature imposed a limitation on requirements for street improvements related to schools in 2017. Improvements required on town/city streets are to be reimbursed by the town/city. Improvements required on state-maintained roads are to be reimbursed by NC DOT.		
Attachments Yes: <input type="radio"/> No: <input checked="" type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JMH	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		



WAKE COUNTY PUBLIC
SCHOOL SYSTEM

Remit To: Wake County Public Schools
Attn: Sharon Davis, Accounting
110 Corning Road
Cary, NC 27518

Bill To: Tony Chalk, PE, PLS
Town Engineer
Town of Garner
900 7th Avenue
Garner, NC 27529

Ship To: Tony Chalk, PE, PLS
Town Engineer
Town of Garner
900 7th Avenue
Garner, NC 27529

Invoice

Number10268

Date24-Oct-18

Purchase Order Number

Our Reference

Sales Order Number

Page1 of 1

Cust #106042

Location #117074

Terms	Due Upon Receipt	Due Date	For Any questions, Please Call Alex Dalton @ 919-588-3566	Ship Date	Ship Via	Shipping Reference
ITEM NO.	ORDERED	QUANTITY BACK ORD.	SHIPPED	TAX	UNIT PRICE	EXTENDED AMOUNT
Total reimbursement cost (\$155,468) due to WCPSS for the demo and replacement for Frederick Road via CIC99R1 (CM@R contract with Rodgers Builders, Inc. in the amount of \$133,468.00) and architect design fees via CO#9 (Little Diversified Architectural Consulting in the amount of \$22,000) associated with Vandora Springs Elementary School project.					155,468.00	155,468.00
	Subtotals			Tax	Shipping	Total
		155,468.00		0.00	0.00	155,468.00
Please include the invoice # with your payment. Thank you. 56-1137759						Currency: USD