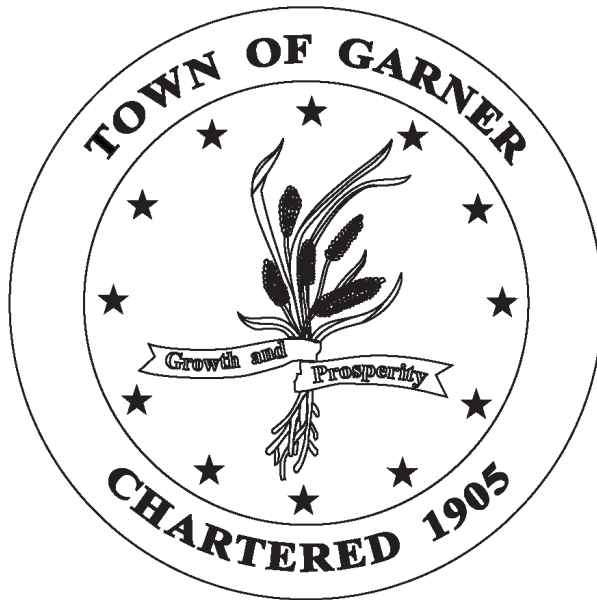


# TOWN OF GARNER



## Town Council Regular Session

May 19, 2020  
7:00 p.m.

Garner Town Hall  
900 7th Avenue  
Garner, NC 27529

**Town of Garner  
Town Council Meeting Agenda  
May 19, 2020**

This regular meeting of the Town Council will be conducted electronically beginning at 7:00 p.m.

- A. CALL MEETING TO ORDER/ROLL CALL: Mayor Ken Marshburn

*The Council will call for a brief recess at 9:00 p.m.*

- B. PLEDGE OF ALLEGIANCE: Council Member Gra Singleton

- C. INVOCATION: Council Member Gra Singleton

- D. PETITIONS AND COMMENTS

*This portion of the meeting is to receive comments from the public on items not included in this agenda. Since the Council is meeting virtually during the COVID-19 stay-at-home order, the Town is providing an online form*

[https://forms.office.com/Pages/ResponsePage.aspx?id=1CE1sVOhL0qUAG2UeLLw3VvIaT\\_zGFV\\_GidoxzqQ5pA5URDQ3M0hGTEMxQQUzMVpUTjEyVTFETTQyOS4u](https://forms.office.com/Pages/ResponsePage.aspx?id=1CE1sVOhL0qUAG2UeLLw3VvIaT_zGFV_GidoxzqQ5pA5URDQ3M0hGTEMxQQUzMVpUTjEyVTFETTQyOS4u)

*as an alternative to speaking in person. Those interested in submitting comments should complete this form between 9 a.m. and 2 p.m. on the date of the meeting. Those that prefer an offline option may call 984-233-2510 between 9 a.m. and 2 p.m. on the date of the meeting and leave a message with their comments. The Town Clerk will share comments during the meeting and include them as part of the meeting minutes. The Council is interested in hearing your concerns but may not take action or deliberate on subject matter brought up during the Petitions and Comments segment. Topics requiring further investigation will be referred to the appropriate town officials or staff and may be scheduled for a future agenda.*

- E. ADOPTION OF AGENDA

- F. PRESENTATIONS

- G. CONSENT

- 1. Authorization for Wake County to Levy and Collect Town of Garner Property Tax .....Page 5  
Presenter: David C. Beck, Finance Director

This resolution authorizes the Wake County Tax Administrator to levy and collect property taxes for the Town of Garner for the FY 2020-2021 budget year.

Action: Consider adopting Resolution (2020) 2410

2. Budget Amendments ..... Page 7  
Presenter: David Beck, Finance Director

The 2019-20 budget includes an appropriation of \$163,500 for the purchase of various IT items out of the capital reserve set aside for this purpose. The items have been purchased and this transfer moves the funds into the IT departmental budget to cover the actual cost of the items.

Action: Consider adopting Ordinance (2020) 4051

3. Annexation Petitions ..... Page 9  
Presenter David Bamford, Planning Services Manager

- a. ANX 20-01- Annexation petition for 10.85-acres along Vandora Springs Rd (water / sewer connection)
- b. ANX 20-02- Annexation petition for 2.19-acres at 110 Rupert Road (water / sewer connection)
- c. ANX 20-05- Annexation petition for 14.82-acres along Creech Road (water / sewer connection)
- d. ANX 20-09- Annexation petition for 3-acres at 8300 Bryan Road (water / sewer connection)
- e. ANX 20-10- Annexation petition for 12.8-acres at 2337 US 70 E (water / sewer connection)
- f. ANX 20-11- Annexation petition for 0.623-acres at 900 Maxwell Drive (water / sewer connection)
- g. ANX 20-12- Annexation petition for 3.2-acres along Long Avenue (water / sewer connection)

Action: Consider adopting Resolution (2020) 2411 setting these public hearings for June 16, 2020

4. Resolution Supporting Addition of Timber Dr East for State Maintenance System ..... Page 31  
Presenter: Gaby Lontos-Lawlor, Senior Planner-Transportation

This resolution authorizes the North Carolina Department of Transportation to process the petition to add Timber Drive East to the State Maintained Secondary Road System.

Action: Consider adopting Resolution (2020) 2412

5. Council Meeting Minutes ..... Page 44  
Presenter: Stella Gibson, Town Clerk

Minutes from the May 4, 2020 regular meeting, and the May 11, 2020 special and closed session meetings.

Action: Consider approving minutes

H. PUBLIC HEARINGS

1. FY 2020 - 2021 Recommended Budget ..... Page 50  
Presenter: Mike Franks, Budget & Special Projects Manager

Town Council and the general public will be provided an opportunity for discussion and input related to the FY 2020-2021 Recommended Budget. The budget has been posted on-line via the following link <https://www.garnernc.gov/home/showdocument?id=8297>

Action: Receive comments

I. NEW/OLD BUSINESS

1. Amazon Operations Schedule Update and Request ..... Page 59  
Presenter: John Hodges, Assistant Town Manager - Development Services

Hillwood, the developer of the Amazon project, along with Amazon, are requesting a Temporary Certificate of Occupancy to begin staffing and stocking the distribution facility on June 21, 2020. Outbound shipments would begin soon after. A condition of the approved site plan included completion of the roadwork prior to operational building occupancy. The Jones Sausage Road improvements have been delayed by utility relocations and other scheduling conflicts and will not be completed by the requested occupancy date. Hillwood and Amazon have prepared the attached proposal for temporary measures that will be taken to mitigate traffic impacts until roadwork is complete. An amendment to the site plan condition is recommended if this request is approved.

Action: Consider amendment to SUP-SP-18-01, Site Plan Condition 2

2. Pay & Class and Pay Compression/Equity ..... Page 70  
Presenter: BD Sechler, Human Resources Director and Neville Kenning, Kenning Consulting

In October of 2019, TOG engaged with Kenning Consulting to complete our pay and class analysis and to also complete a compression/equity study. The consultant will present his findings and recommendations on both projects to Council.

Action: Consider the findings and recommendations and provide feedback

3. Discussion of July 3 ..... Page 103  
Presenter: Sonya Shaw, PRCR Director

Staff will provide an update on July 3rd Celebration.

Action: Council discussion and recommendation

J. COMMITTEE REPORTS

K. MANAGER REPORTS

1. Garner info

L. ATTORNEY REPORTS

M. COUNCIL REPORTS

N. CLOSED SESSION

Pursuant to N.C. General Statutes Section 143-318.11(a)(6) to discuss the qualifications, competence, performance, character, fitness, or conditions of appointment of an individual public officer or employee.

O. ADJOURN

Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: May 19, 2020		
Subject: Authorization for Wake County to Levy and Collect Town of Garner Property Tax		
Location on Agenda: Consent		
Department: Finance		
Contact: David C. Beck, Finance Director		
Presenter: David C. Beck, Finance Director		
Brief Summary:  This resolution authorizes the Wake County Tax Administrator to levy and collect property taxes for the Town of Garner for the FY 2020-2021 budget year.		
Recommended Motion and/or Requested Action: Consider adopting Resolution (2020) 2410		
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:		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	DCB	
Finance Director:	DCB	
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

**RESOLUTION NO. (2020) 2410**

**A RESOLUTION OF THE GARNER TOWN COUNCIL  
AUTHORIZING THE WAKE COUNTY TAX ADMINISTRATOR  
TO LEVY AND COLLECT PROPERTY TAXES FOR THE TOWN OF GARNER**

**BE IT RESOLVED** by the Town Council of the Town of Garner, North Carolina, as follows:

The Wake County Tax Administrator is hereby authorized, empowered, and commanded to levy and collect taxes set forth in the tax records filed in the Office of the Wake County Tax Administrator in the amounts and from the taxpayers likewise therein set forth.

This resolution bestows the Wake County Tax Administrator with full and sufficient authority to levy and collect any real or personal property taxes on behalf of the town of Garner, North Carolina.

Witness my hand and official seal, this 19th day of May 2020.

\_\_\_\_\_  
Ken Marshburn, Mayor

ATTEST:

\_\_\_\_\_  
Stella L. Gibson, Town Clerk

Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: May 19, 2020		
Subject: Transfer Amending FY 2019/20 Operating Budget for IT Purchases		
Location on Agenda: Consent		
Department: Finance		
Contact: David C. Beck, Finance Director		
Presenter: David C . Beck, Finance Director		
<b>Brief Summary:</b> <p>The 2019-20 budget includes an appropriation of \$163,500 for the purchase of various IT items out of the capital reserve set aside for this purpose. The items have been purchased and this transfer moves the funds into the IT departmental budget to cover the actual cost of the items.</p>		
<b>Recommended Motion and/or Requested Action:</b> Consider adopting Ordinance (2020) 4051		
Detailed Notes:		
<b>Funding Source:</b> Transfer from one budget line item to another		
Cost:	One Time: <input checked="" type="radio"/>	Annual: <input type="radio"/> No Cost: <input type="radio"/>
<b>Manager's Comments and Recommendations:</b> Items include hardware for continued virtualization of desktops and servers.		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	DCB	
Finance Director:	DCB	
Town Attorney:		
Town Manager:	RD	
Town Clerk:		



ORDINANCE NO. (2020) 4051

ORDINANCE AMENDING ORDINANCE NO. (2019) 3982  
WHICH ESTABLISHED THE OPERATING BUDGET

BE IT ORDAINED by the Town Council of the Town of Garner, North Carolina:

Section One. That the GENERAL FUND be amended as follows:

**Increases:**

ACCOUNT NUMBER	DESCRIPTION	PROJECT	CURRENT BUDGET	CHANGE	REVISED BUDGET
10491000-523399	Equipment - Non Capital		\$ 8,410	\$ 161,001	\$ 169,411

TOTAL INCREASES \$ 161,001.00

**Decreases:**

ACCOUNT NUMBER	DESCRIPTION	PROJECT	CURRENT BUDGET	CHANGE	REVISED BUDGET
10590000-552020	Tsf to Cap Reserv Proj Fund 20		\$ 340,071	\$ (161,001)	\$ 179,070

TOTAL (DECREASES) \$ (161,001.00)

Section Two. Copies of this ordinance shall be furnished to the Finance Director and the Town Clerk for their direction in the disbursement of the Town's funds and for public inspection.

Duly adopted this 19th day of May, 2020.

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Ken Marshburn, Mayor

ATTEST:

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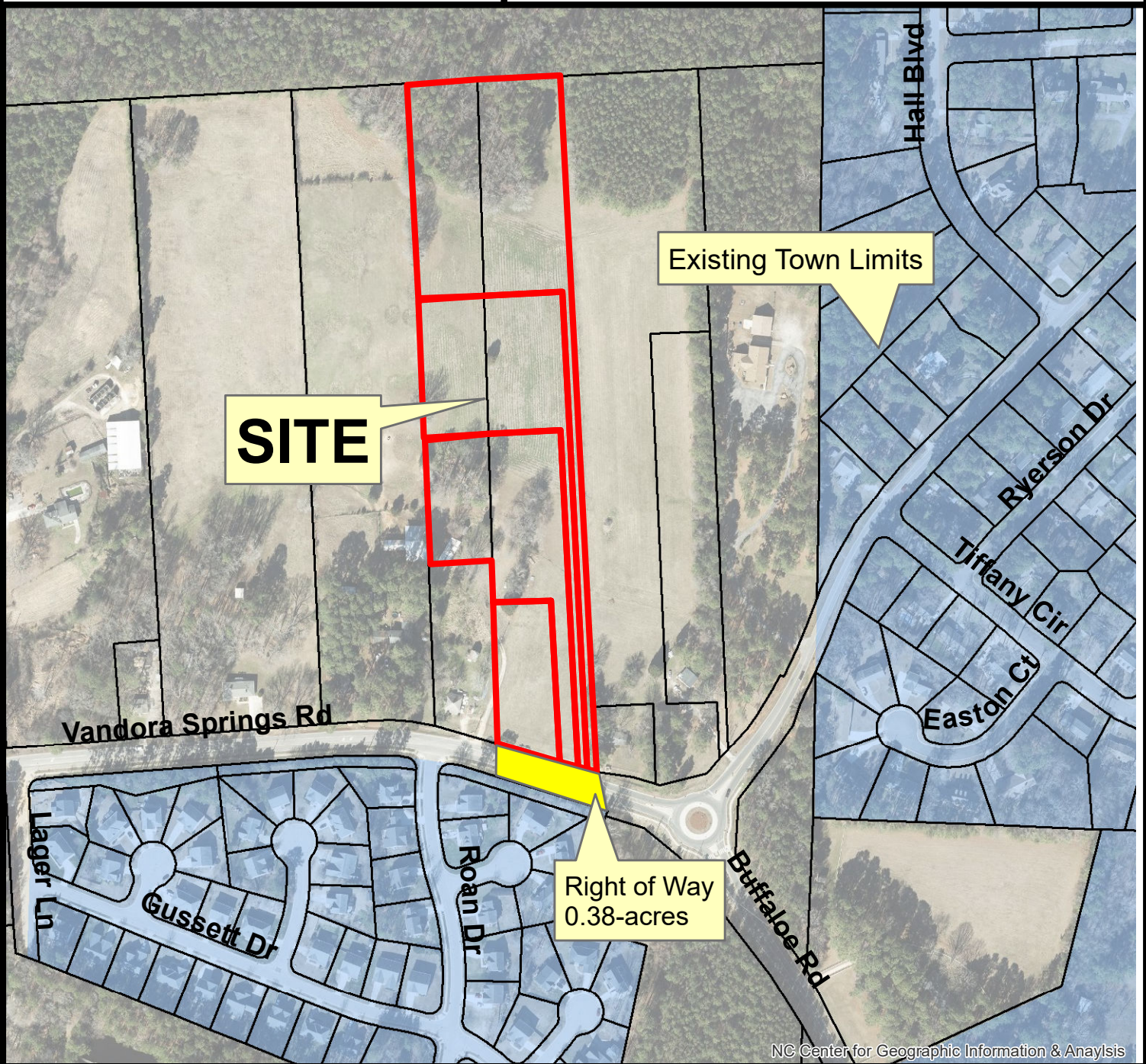
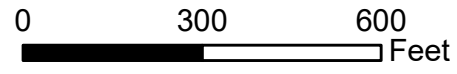
Stella L. Gibson , Town Clerk

Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: May 19, 2020		
Subject: Annexation Petitions		
Location on Agenda: Consent		
Department: Planning		
Contact: David Bamford, AICP; Planning Services Manager		
Presenter: David Bamford, AICP; Planning Services Manager		
<b>Brief Summary:</b> ANX 20-01- Annexation petition for 10.85-acres along Vandora Springs Rd (water / sewer connection) ANX 20-02- Annexation petition for 2.19-acres at 110 Rupert Road (water / sewer connection) ANX 20-05- Annexation petition for 14.82-acres along Creech Road (water / sewer connection) ANX 20-09- Annexation petition for 3-acres at 8300 Bryan Road (water / sewer connection) ANX 20-10- Annexation petition for 12.8-acres at 2337 US 70 E (water / sewer connection) ANX 20-11- Annexation petition for 0.623-acres at 900 Maxwell Drive (water / sewer connection) ANX 20-12- Annexation petition for 3.2-acres along Long Avenue (water / sewer connection)		
<b>Recommended Motion and/or Requested Action:</b> Consider adopting Resolution (2020) 2411 setting public hearings for June 16, 2020		
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:		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JT	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

# Town of Garner Planning Department

## Annexation ANX 20-01



NC Center for Geographic Information & Analysis

Owner: John Capaforte & Julie Starling & Brian and Kim Sherman  
Location: 125, 145, 165 Cedarcroft Drive and  
2306 Vandora Springs Rd  
Area: 10.85 acres (10.47 + 0.38 right of way)  
Pin: 1700469863, 1700469467, 1700469168,  
and 1700459940

LEGEND

- CMS - CONCRETE MONUMENT SET
- ECM - EXISTING CONCRETE MONUMENT
- EIP - EXISTING IRON PIPE
- EIS - EXISTING IRON STAKE
- ERB - EXISTING REBAR
- ECS - EXISTING COTTON SPIKE
- EPK - EXISTING PK NAIL
- EN - EXISTING NAIL
- ERS - EXISTING RAILROAD SPIKE
- IPS - IRON PIPE SET
- ISS - IRON STAKE SET
- RSS - RAILROAD SPIKE SET
- NS - NAIL SET
- PKS - PK OR MAG. NAIL SET
- R/W - RIGHT OF WAY
- CL - CENTERLINE
- B.M. - BOOK OF MAPS
- P.B. - PLAT BOOK
- M.B. - MAP BOOK
- D.B. - DEED BOOK
- SB - SET BACK
- EP - EDGE PAVEMENT
- NCGS - NORTH CAROLINA GEODETIC SURVEY
- 165 - DENOTES ADDRESS

NOTES  
 AREA BY COORDINATES.  
 PURPOSE OF THIS PLAT IS TO RECOMBINE THE THOMPSON TRACT 1B B.M. 1985 PG. 2216 TO CAPAFORTE TRACT. THIS PROPERTY IS NOT LOCATED IN A FEMA MAPPED FLOOD HAZARD AREA. FEMA MAP # 3720170000J; ZONE X; EFF. DATE 5/2/2006.  
 SUBJECT TO ABOVE AND OR UNDERGROUND UTILITIES AND OR EASEMENTS.  
 SURVEY WAS CONDUCTED WITHOUT BENEFIT OF A TITLE SEARCH.  
 NC GRID COORDINATES FROM GPS VRS OBSERVATIONS. GPS UNIT SPECTRA PRECISION SP-80. NAD 83(2012B).  
 LOTS WILL SERVED BY PUBLIC WATER & SEWER.  
 PRIVATE WATER AND SEWER SERVICES CANNOT CROSS PROPERTY LINES AND MUST REMAIN ENTIRELY ON THE LOT WHICH THEY SERVED.  
 TOTAL TRACT AREA 10.467 ACRES INCLUDING LOT 1A OWNED BY JULIE T. STARLING, AND EXCLUDING LOT 1A TO BE RETAINED BY PAUL THOMPSON B.M. 1985 PG. 2216  
 LOT 1A OLD AREA - 1.002 ACRES  
 LOT 1A NEW AREA - 1.001 ACRES  
 486 SQ.FT. TAKEN AWAY FROM LOT 1R

CALLS ALONG NEW DEDICATED R/W

COURSE	BEARING	DISTANCE
L-1	N 72°02'44"W	21.45'
L-2	N 72°50'12"W	21.34'
L-3	N 72°16'20"W	21.34'
L-4	N 74°11'16"W	62.84'
L-5	N 73°32'20"W	79.26'

TIE LINE ECM TO DRIVE CENTERLINE

N 67°53'33"W 50.12'  
 CENTER OF DRIVE ON NEW R/W LINE  
 CALLS ALONG DRIVE CENTERLINE

N 11°19'00"W	N 14°12'52"E
41.87'	52.57'
N 01°38'50"W	N 01°20'59"E
43.14'	170.05'
N 04°32'23"W	N 02°54'03"W
39.20'	200.09'
N 01°46'19"E	N 02°53'08"W
47.06'	200.11'
N 08°01'21"E	N 02°52'14"W
40.76'	204.06'

I, BENTON W. DEWAR, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY OF DESCRIPTION(S) AS RECORDED IN SEE TITLE BOOK. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND WERE PLATTED FROM INFORMATION AS REFERENCED HERON: THAT THE RATIO OF PRECISION AS CALCULATED WAS 1:15,000 AND THAT THE GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) WAS USED TO PERFORM A PORTION OF THIS SURVEY AND THE FOLLOWING INFORMATION WAS USED:

CLASS OF SURVEY: A  
 POSITIONAL ACCURACY: 0.03  
 TYPE OF GPS FIELD PROCEDURE: RTK  
 DATES OF SURVEY: NOV. 2019  
 DATUM/EPOCH: NAD 83  
 PUBLISHED/FIXED-FIXED CONTROL USE: VRS  
 GEIOD MODEL: 2012B  
 COMBINED GRID FACTOR: 0.999910  
 UNITS: US SURVEY FOOT

REVIEW OFFICER'S CERTIFICATE  
 STATE OF NORTH CAROLINA  
 COUNTY OF WAKE COUNTY

I, Davis Balford REVIEW OFFICER OF Wake COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

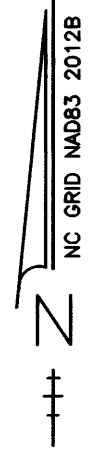
REVIEW OFFICER  
Davis Balford  
 DATE  
3-17-20

THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

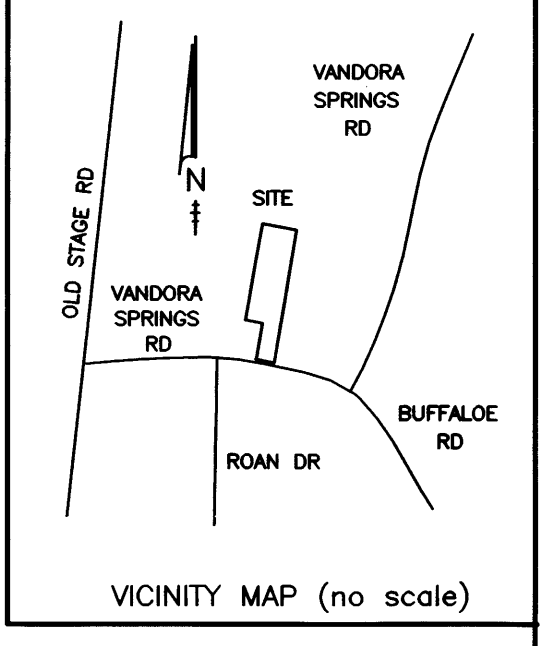
I, BENTON W. DEWAR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED BOOK 17460 PAGE 246 MAP # 2019 PAGE 1968. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED MAP BOOK 2900 PAGE 194. THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:15,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 14 DAY OF MARCH, A.D. 20 20

BENTON W. DEWAR, NCPLS - 3040

PHILIP M. KANNAN  
 W.B. 000961  
 PG. 00-E-  
 PIN # 1700472306  
 ZONED R-40  
 RESIDENTIAL



TOWN OF GARNER JURISDICTION  
 PROPERTY IS ZONED R-40  
 MINIMUM BUILDING SETBACKS  
 FRONT - 35'  
 SIDE - 10'  
 CORNER SIDE - 25'  
 REAR - 25'



CERTIFICATE OF OWNERSHIP

I hereby certify that I am the owner of the property described heron, which property is within the subdivision jurisdiction of the Town of Garner, and that I freely adopt this plan of subdivision.

3-16-2020 John Capaforte John Capaforte  
 Date Owner (print) Owner (signature)  
 3-16-2020 Julie Starling Julie Starling  
 Date Owner (print) Owner (signature)  
 3-15-2020 Jane Thompson Cynthia Thompson Jane Thompson Cynthia Thompson  
 Date Owner (print) Owner (signature)

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS PLAT DOES NOT INVOLVE THE CREATION OF NEW PUBLIC STREETS OR ANY CHANGE IN EXISTING PUBLIC STREETS, THAT THE SUBDIVISION SHOWN IS IN ALL RESPECTS IN COMPLIANCE WITH THE TOWN OF GARNER UNIFIED DEVELOPMENT ORDINANCE AND THAT THEREFORE THIS PLAT HAS BEEN APPROVED BY THE REVIEWING BOARD, SUBJECT TO IT'S BEING RECORDED IN THE WAKE COUNTY REGISTRY WITHIN 90 DAYS OF THE DATE BELOW.

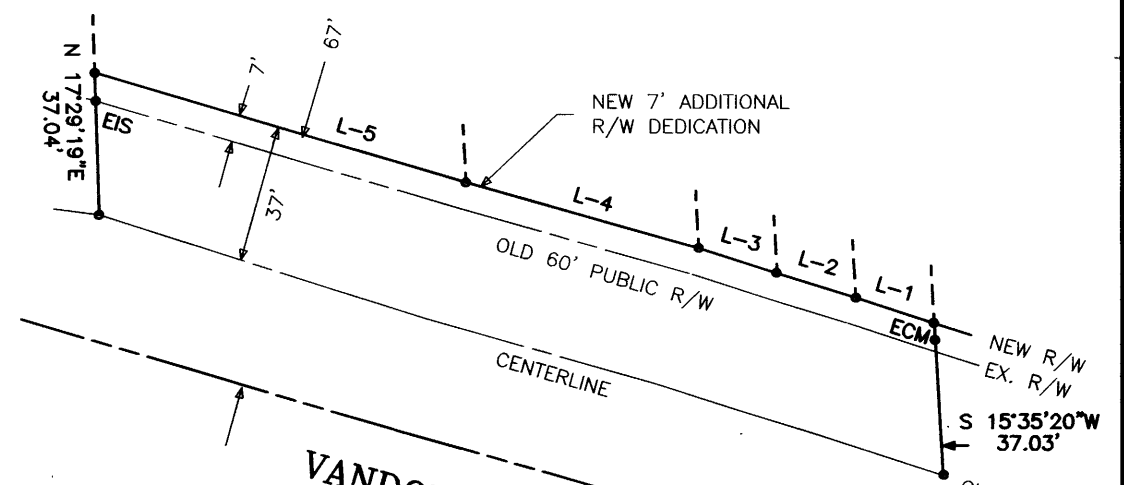
Jeffrey S. Triczenberg 3-19-2020  
 PLANNING DIRECTOR (PRINT) DATE

Jeffrey S. Triczenberg  
 PLANNING DIRECTOR (SIGNATURE)

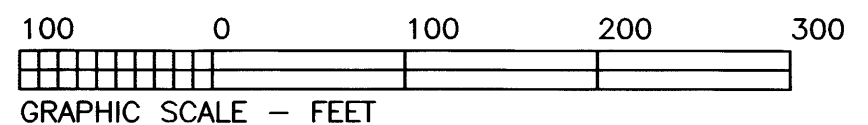
WAKE COUNTY, NC 145  
 CHARLES P. GILLIAM  
 REGISTER OF DEEDS  
 PRESENTED & RECORDED ON  
 03/20/2020 13:15:37

BOOK: BM2020 PAGE: 00509

GLENN & JEAN McELVEEN  
 D.B. 4687 PG. 926  
 PIN # 1700561625  
 ZONED R-40  
 RESIDENTIAL

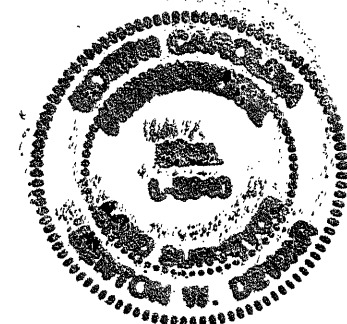


VANDORA SPRINGS ROAD  
 NCSR # 2713  
 7' EXISTING  
 DEDICATION NORTH SIDE  
 ULTIMATE 74' R/W  
 R/W DEDICATION INSET  
 (NOT TO SCALE)  
 CASE # EX-19-39  
 RECOMBINATION SURVEY FOR  
**JOHN ANTHONY CAPAFORTE**  
 5328 WOODBREK DRIVE, GARNER, NC 27529  
 DEED BOOK 17460 PAGE 346  
 PIN # 1700469564  
 AND  
**PAUL A. THOMPSON**  
 2306 VANDORA SPRINGS ROAD, GARNER, NC 27529  
 DEED BOOK 2900 PAGE 194  
 BOOK OF MAPS 2019 PAGE 874  
 BOOK OF MAPS 2019 PAGE 1968  
 PIN # 1700467594  
 ST. MARY'S TOWNSHIP  
 WAKE COUNTY - NORTH CAROLINA  
 SCALE: 1" = 100' - NOVEMBER 15, 2019



BENTON W. DEWAR AND ASSOCIATES  
 PROFESSIONAL LAND SURVEYOR  
 5920 HONEYCUTT ROAD  
 HOLLY SPRINGS, NC 27540  
 PH. # (919)-552-9813

19-51L  
 ANORRIS\14A\600



RECORDED BOOK OF MAPS 2020 PAGE 00509 WAKE COUNTY R.O.D.

**TO:** Mayor and Town Council

**FROM:** David Bamford, AICP; Planning Services Manager

**SUBJECT:** **ANX-20-01:** Town of Garner

**DATE:** May 19, 2020

---

**ANNEXATION APPLICATION:** ANX 20-01

**OWNERS:** John Capaforte & Julie Starling & Brian and Kim Sherman

**CONTIGUOUS / SATELLITE:** Satellite

**LOCATION OF PROPERTY:** 125, 145, and 165 Cedarcroft Drive, and 2306 Vandora Springs Rd

**WAKE COUNTY PIN #:** 1700469863, 1700469467, 1700469168, and 1700459940

**REAL ESTATE ID #:** 0027663, 0471294, 0471293, and 0467264

**AREA:** 10.47 +/- acres + 0.38-acres of intervening Vandora Springs Rd Right-of-Way (10.85 total)

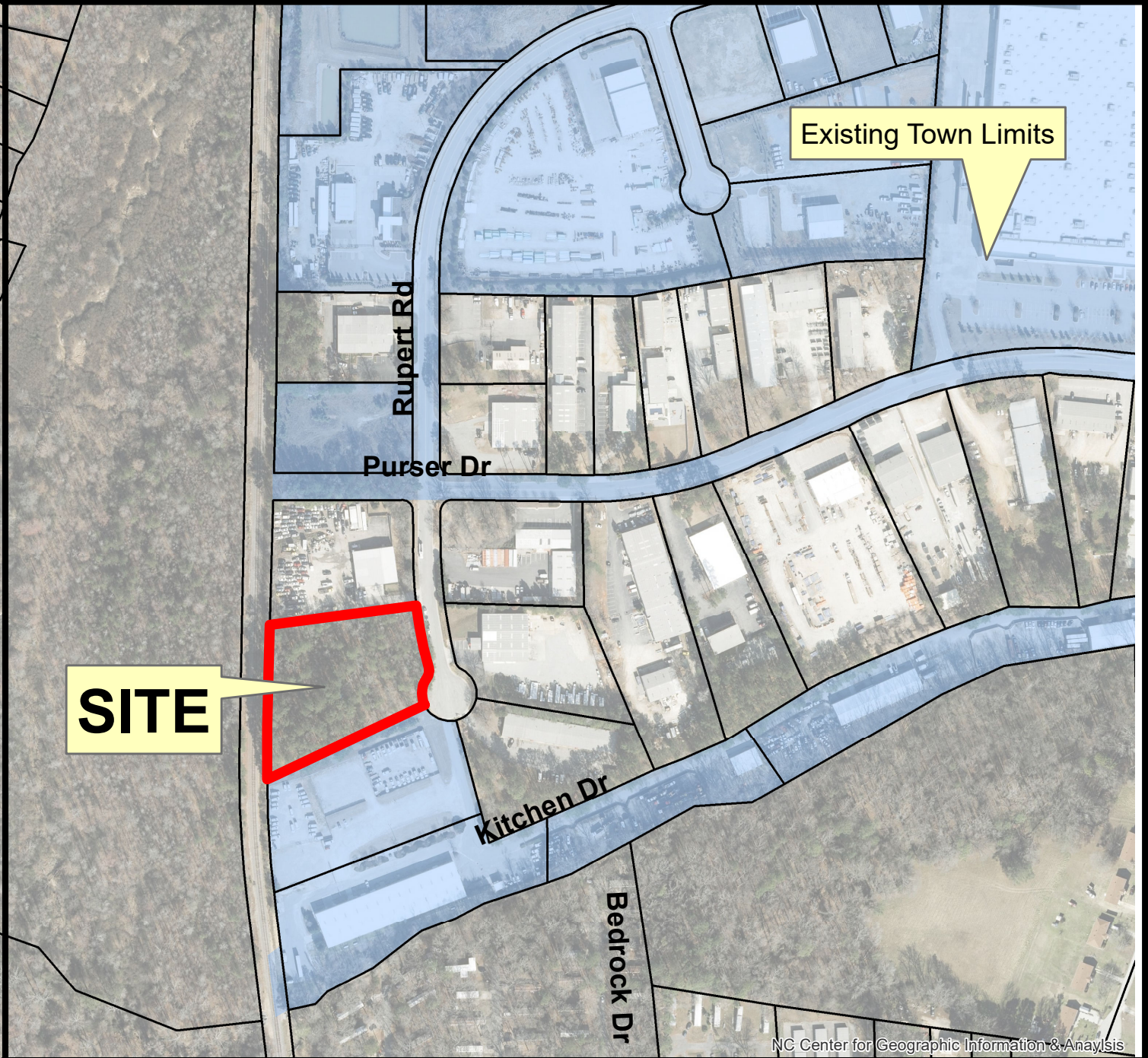
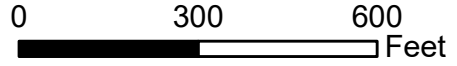
**ZONING:** R-40

**ASSOCIATED DEVELOPMENT PLAN:** None. Property owners are requesting to connect to **both** public water and sewer on Vandora Springs Rd for the construction of 4 new single-family homes; per the *Raleigh-Garner Merger Agreement*, an annexation petition is required for the extension of service.

**RECOMMENDATION:** Set Public Hearing for June 16, 2020

**Town of Garner  
Planning Department**

**Annexation  
ANX 20-02**

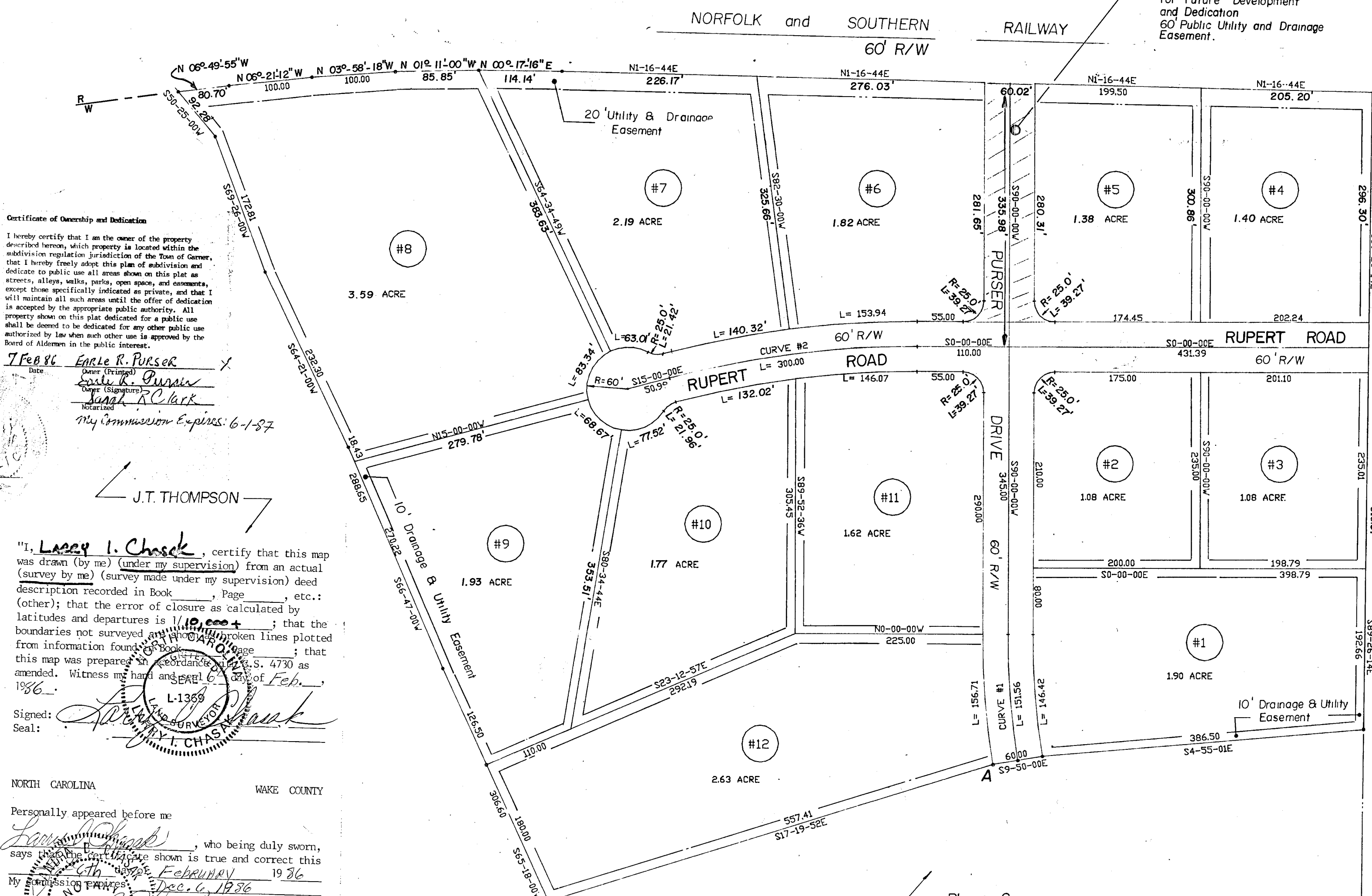


Owner: The James Thurmond Revocable Living Trust Agreement  
Location: 110 Rupert Road  
Area: 2.19  
Pin: 0791955612

Division of Highways District Engineer Certificate  
 Department of Transportation, Division of Highways  
 Proposed Subdivision Road Construction Standards  
 Certification  
 Approved: *[Signature]*  
 District Engineer  
 Date: February 21, 1986  
 This official stamp of the District Engineer is interpreted to mean that the plans for public streets shown on the plat have been reviewed and approved for compliance with the minimum construction standards for the provision of highways.



PURSER



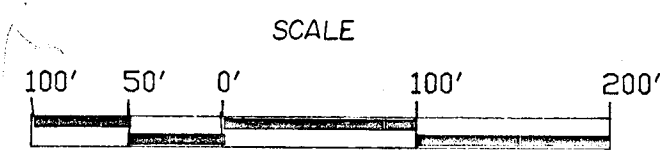
**Certificate of Ownership and Dedication**  
 I hereby certify that I am the owner of the property described herein, which property is located within the subdivision jurisdiction of the Town of Garner, and that I hereby freely adopt this plan of subdivision and dedicate to public use all areas shown on this plat as streets, alleys, walks, parks, open space, and easements, except those specifically indicated as private, and that I will maintain all such areas until the offer of dedication is accepted by the appropriate public authority. All property shown on this plat dedicated for a public use shall be deemed to be dedicated for any other public use authorized by law when such other use is approved by the Board of Aldermen in the public interest.  
 Date: 7 Feb 86  
 Owner (Printed): Earle R. Purser  
 Owner (Signature): *[Signature]*  
 Witness (Signature): *[Signature]*  
 My Commission Expires: 6-1-87

"I, LARRY I. CHASAK, certify that this map was drawn (by me) (under my supervision) from an actual (survey by me) (survey made under my supervision) deed description recorded in Book 1986, Page 930; that the error of closure as calculated by latitudes and departures is 1/10,000 +; that the boundaries not surveyed and broken lines plotted from information found on 1986; that this map was prepared in accordance with G.S. 4730 as amended. Witness my hand and seal of Feb 21, 1986.  
 Signed: *[Signature]*  
 Seal: *[Seal]*

NORTH CAROLINA WAKE COUNTY  
 Personally appeared before me Larry I. Chasak, who being duly sworn, says that the certificate shown is true and correct this 21th day of February, 1986.  
 My Commission Expires Dec. 6, 1986  
 Notary Public

N. C. GRID COORDS.  
 A N 715,931.22  
E 2,100,101.85  
 B N 715,399.12  
E 2,100,267.90

NORTH CAROLINA - WAKE COUNTY  
 The foregoing certificate of Sandra B. Chasak  
 Notary(y) (ies) (are) certified to be correct. This instrument was presented for registration and recorded in this office.  
 This 2nd day of June 1986 at o'clock, 9:07 A.M.  
 By P. Anne Redd  
 Deputy Register of Deeds



CURVE #1  
 $\Delta = 9^{\circ}-17'-27''$   
 $T = 75.95'$   
 $R = 934.69'$   
 $L = 151.56'$   
 $SE = .04$

CURVE #2  
 $\Delta = 15^{\circ}-00'-00''$   
 $T = 150.86'$   
 $R = 1145.92'$   
 $L = 300.00'$

**Certificate of Approval**  
 I hereby certify that all streets shown on this plat are within the Town of Garner's planning jurisdiction, all streets and other improvements shown on this plat have been installed or completed or that their installation or completion (within twelve months after the date below) has been assured by the posting of a performance bond or other sufficient security, and that the subdivision shown on this plat is in all respects in compliance with the Town of Garner Land Use Ordinance, and therefore this plat has been approved by the Garner Board of Aldermen, subject to its being recorded in the Wake County Registry within 90 days of the date below.  
 Date: 5-30-86  
 Town Clerk: Mary Ann Rand  
 Sign: *[Signature]*

All easements are 20' Drainage and Utility, unless otherwise shown.  
 CERTIFICATE OF APPROVAL FOR SEWAGE DISPOSAL SYSTEMS  
 Lots on this plat have received preliminary review for the installation of septic tanks. All lots shall meet the requirements of the North Carolina Board of Health and are subject to final approval by the Wake County Health Dept. A septic tank permit shall be obtained and submitted to the Town of Garner before an individual lot can be issued a building permit.  
 Date: 2-21-1986  
 Wake County Health Officer: *[Signature]*

SNELLINGS INDUSTRIAL CENTRE  
 ST. MARYS TOWNSHIP, WAKE CO., N.C.  
 PHASE 3  
 EARLE R. PURSER: OWNER  
 GARNER NORTH CAROLINA

DRAWN BY: A.L.I.	FILED: 85-07-08 D	DATE: 7/30/85
FIELD BOOK: SNELLINGS	CHECKED BY: L.I.C.	
SCALE: 1"=100'		

L.I. CHASAK  
 RAL, N.C.

**TO:** Mayor and Town Council

**FROM:** David Bamford, AICP; Planning Services Manager

**SUBJECT:** **ANX-20-02:** Town of Garner

**DATE:** May 19, 2020

---

**ANNEXATION APPLICATION:** ANX 20-02

**OWNERS:** The James Thurmond Revocable Living Trust Agreement

**CONTIGUOUS / SATELLITE:** Contiguous

**LOCATION OF PROPERTY:** 110 Rupert Road

**WAKE COUNTY PIN #:** 0791955612

**REAL ESTATE ID #:** 0156374

**AREA:** 2.19 +/- acres

**ZONING:** SB

**ASSOCIATED DEVELOPMENT PLAN:** SP-19-21- (Industrial Site Plan) - Per the Raleigh-Garner Merger Agreement, an annexation petition is required for the extension of service.

**RECOMMENDATION:** Set Public Hearing for June 16, 2020

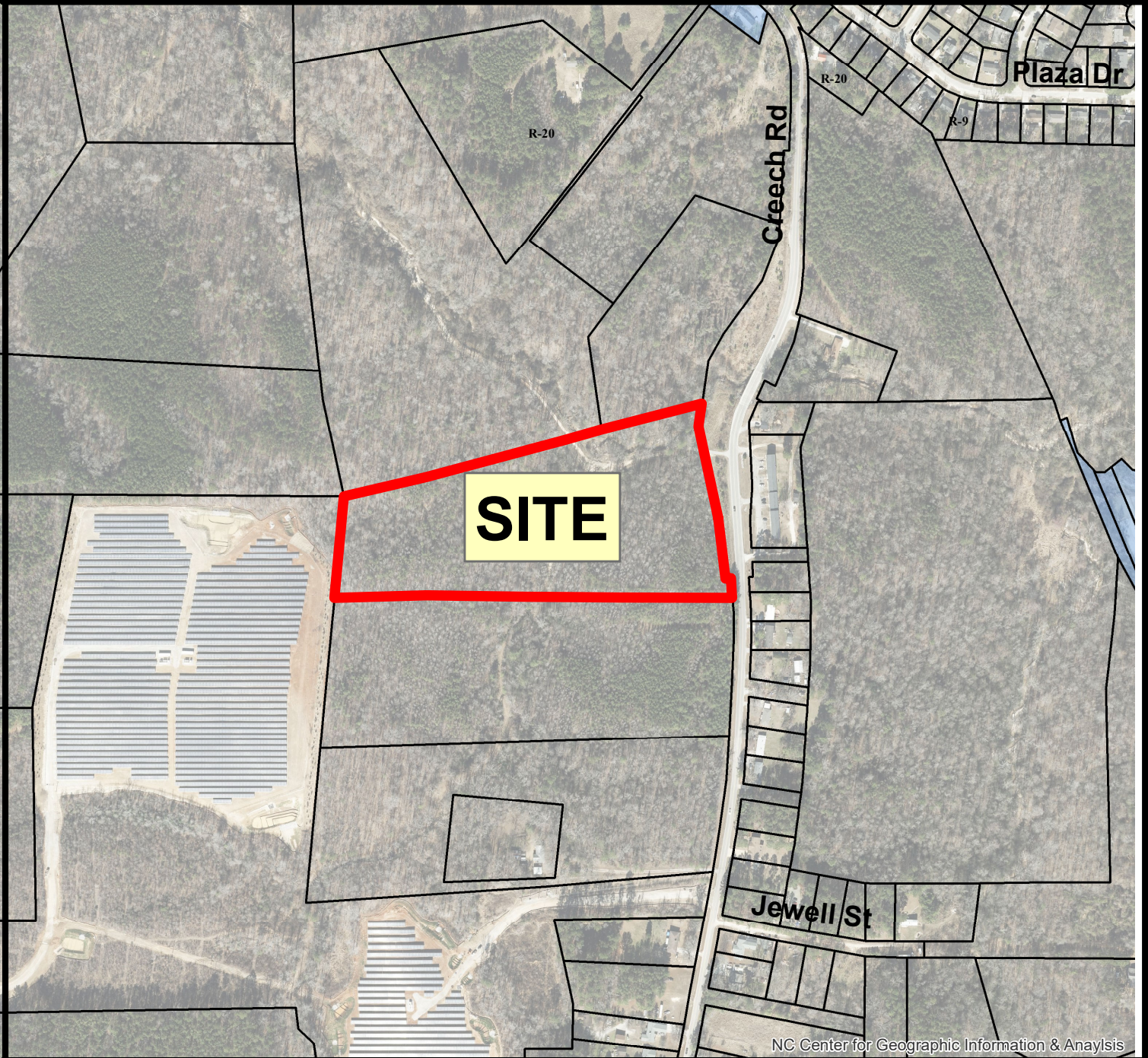


**Town of Garner  
Planning Department**

**Annexation**

**ANX 20-05**

0 300 600  
Feet



NC Center for Geographic Information & Analysis

Owner: Carlos Del Toro and Melissa Del Toro  
Location: Creech Road  
Area: 14.82 acres  
Pin: 1711890602

**TO:** Mayor and Town Council

**FROM:** David Bamford, AICP; Planning Services Manager

**SUBJECT:** **ANX-20-05:** Town of Garner

**DATE:** May 19, 2020

---

**ANNEXATION APPLICATION:** ANX 20-05

**OWNERS:** Carlos and Melissa Del Toro

**CONTIGUOUS / SATELLITE:** Satellite

**LOCATION OF PROPERTY:** Creech Road

**WAKE COUNTY PIN #:** 1711890602

**REAL ESTATE ID #:** 0013236

**AREA:** 14.82 +/- acres

**ZONING:** R-40

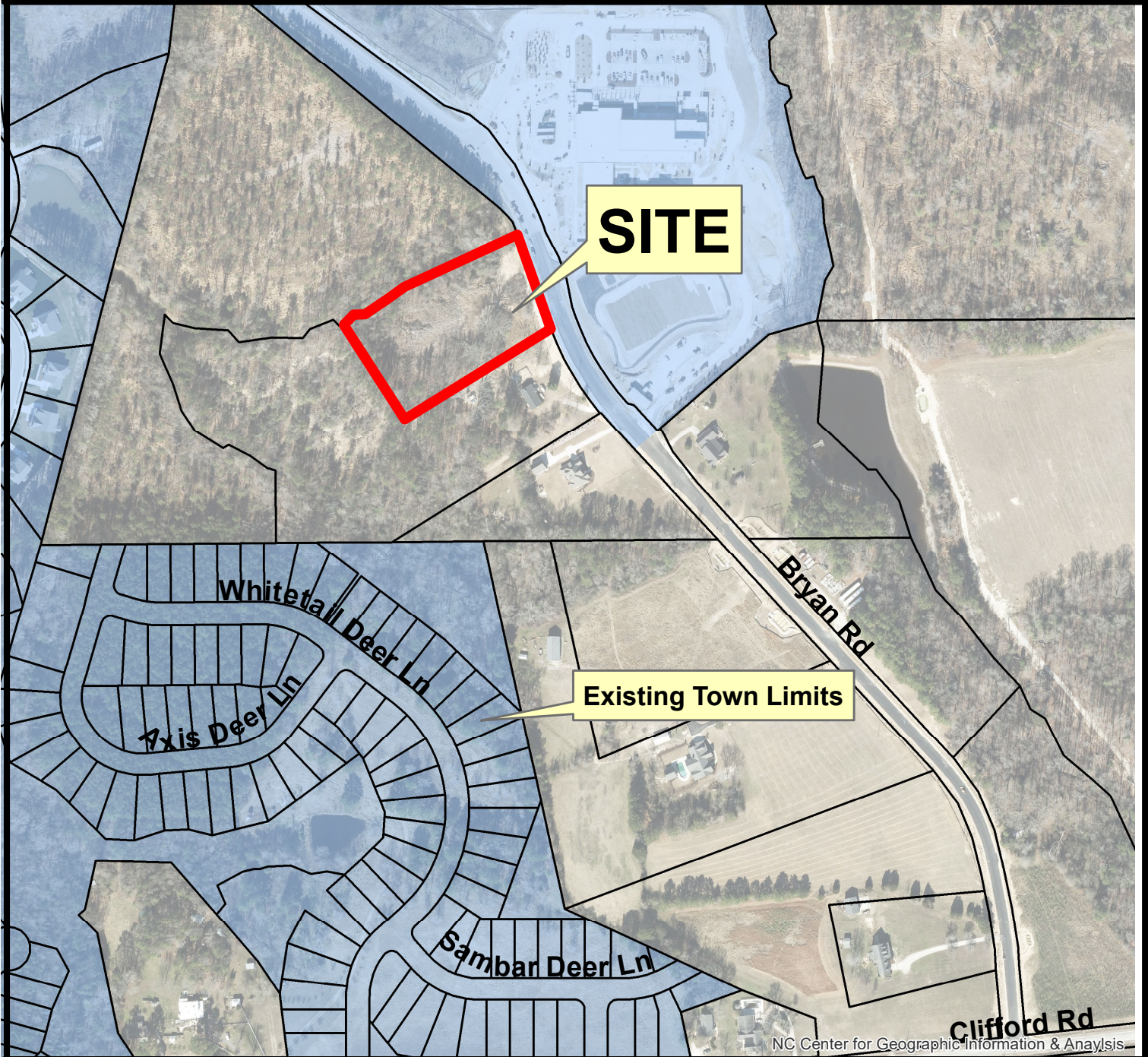
**ASSOCIATED DEVELOPMENT PLAN:** The property owner wishes to subdivide the property into 4 lots (MP-19-12) for single-family home development with utilities - Per the Raleigh-Garner Merger Agreement, an annexation petition is required for the extension of service.

**RECOMMENDATION:** Set Public Hearing for June 16, 2020

**Town of Garner  
Planning Department**

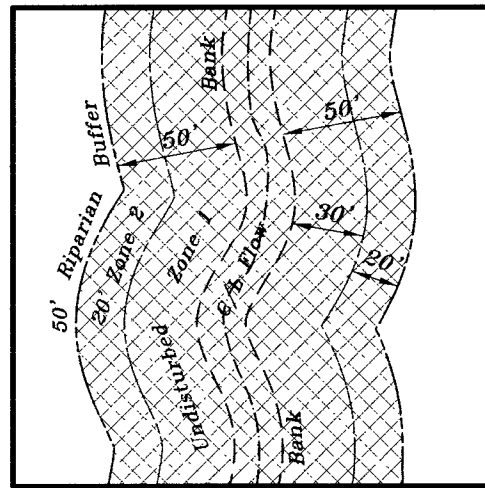
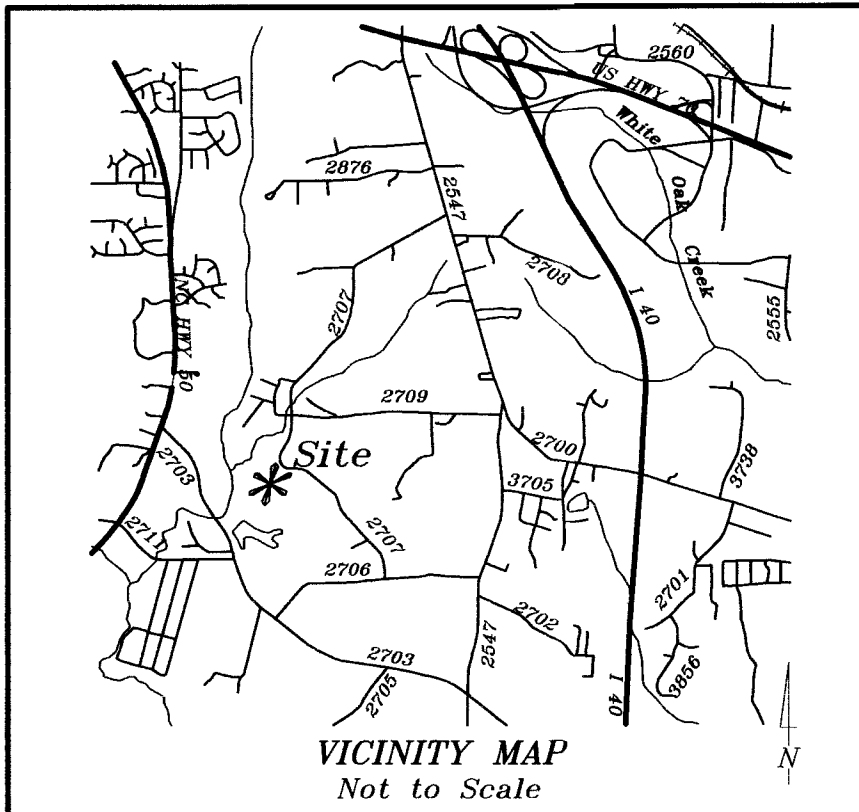
**Annexation  
ANX 20-09**

0 300 600  
Feet



NC Center for Geographic Information & Analysis

Owner: Bryan and Lauren Morgan  
Location: 8300 bryan Road  
Area: 3 acres  
Pin: 1629166775



NOTE:  
Riparian Buffer shall be measured from top of bank. If no bank exists, measurement shall be from centerline of flow.  
A 20' Permanent & Public drainage easement is measured from the centerline of flow (10 feet each side on all interior drainage features) (20 feet onto subject property for all exterior drainage features)

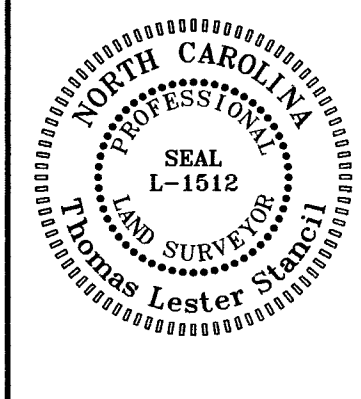
**LEGEND:**

— Lines Surveyed	TP Telephone Pedestal
- - - Lines Not Surveyed	MH Manhole
- - - Right of Way Lines	WM Water Meter
EIP/EIS Existing Iron Pipe or Stake	Esmt. Easement
ECM Existing Concrete Monument	R/W Right-of-Way
EPK Existing P.K. Nail	C/L Centerline
PKS P.K. Nail Set	P.C. Plat Cabinet
EMN Existing MAG Nail	D.B. Deed Book
MNS MAG Nail Set	P.B. Plat Book
ISS Iron Stake Set	B.M. Book of Maps
CSS Cotton Spindle Set	PIN Parcel Identifier
ECS Existing Cotton Spindle	Number
RRS Railroad Spike	Ac. Acres
ELS Existing Lightwood Stake	Sq. Ft. square feet
PP Power Pole	CP Computed Point
OHE Overhead Electric Lines	[ ] Street Address
FH Fire Hydrant	

N.C.G.S. North Carolina Geodetic Survey  
NAD 27 North American Datum of 1927  
NAD 83 North American Datum of 1983

- NOTES:  
• Iron Stakes set at all property corners unless noted otherwise.  
• Areas determined by coordinate method.  
• All distances/dimensions are Horizontal ground distances unless otherwise indicated.

I, Thomas Lester Stancil, certify that this plat was drawn under my supervision from (an actual survey made under my supervision) (deed description recorded in Book See , Page Ref. , etc.) (other); that the boundaries not surveyed are shown clearly indicated as drawn from information found in references as shown hereon; that the ratio of precision as calculated is 1:10000+; that this plat was prepared in accordance with G.S. 47-30 as amended.  
Witness my original signature, registration number and seal this the 11<sup>th</sup> day of March, A.D. 2016.



*Thomas Lester Stancil*  
Surveyor  
L-1512  
License Number  
I hereby certify that this survey is of another category, such as the combining or recombination of existing parcels, a court ordered survey or other exception to the definition of subdivision.  
Thomas Lester Stancil, P.L.S.

**REVIEW OFFICER CERTIFICATE**

Wake County, North Carolina  
I, BRAD BASS, Review Officer for the above county and state, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.  
*Brad Bass* 4-6-2016  
Review Officer

Subdivision Exemption/Easement Dedication  
*BRAD BASS* Planning Director (print) Town of Garner  
*Brad Bass* Planning Director (signature) Town of Garner  
Date 4-6-2016

FILED FOR REGISTRATION  
(Date)

Laura M. Riddick  
REGISTER OF DEEDS  
WAKE COUNTY

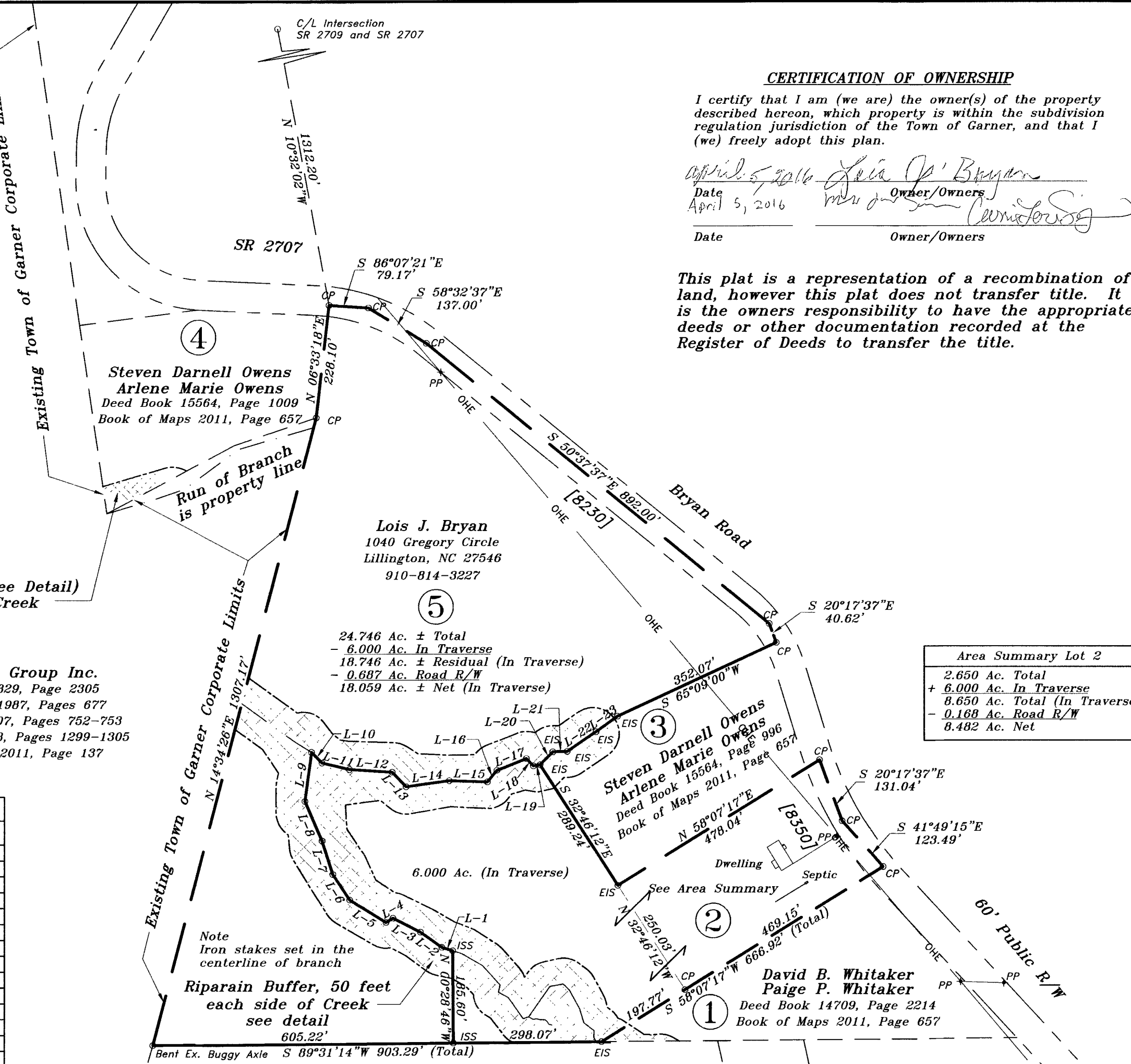
WAKE COUNTY, NC 127  
LAURA M RIDDICK  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
04/06/2016 15:48:31  
BOOK:BM2016 PAGE:00522

By \_\_\_\_\_  
Asst./Deputy  
Time \_\_\_\_\_

RECORDED IN WAKE COUNTY, BOOK OF MAPS 2016, PAGE 522

**Traverse Along Branch**

Course	Bearing	Distance
L-1	N 72°25'12" W	22.82'
L-2	N 54°32'53" W	52.95'
L-3	N 63°00'33" W	62.02'
L-4	S 59°00'28" W	16.47'
L-5	N 58°05'11" W	85.88'
L-6	S 33°26'50" W	61.78'
L-7	N 17°55'34" W	70.91'
L-8	N 23°16'00" W	87.02'
L-9	N 07°38'38" E	99.68'
L-10	S 44°06'25" E	30.22'
L-11	S 76°45'07" E	57.07'
L-12	S 86°22'47" E	85.94'
L-13	S 43°21'23" E	40.58'
L-14	N 82°04'22" E	87.79'
L-15	S 88°07'56" E	77.04'
L-16	N 39°12'09" E	30.06'
L-17	N 68°06'14" E	63.88'
L-18	S 43°36'47" E	20.54'
L-19	N 80°23'49" E	13.42'
L-20	N 44°35'51" E	36.70'
L-21	N 88°14'52" E	28.96'
L-22	N 55°37'26" E	69.98'
L-23	N 54°21'11" E	53.16'

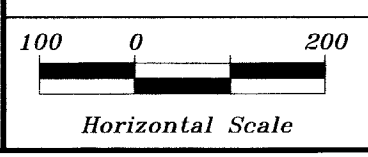


**CERTIFICATION OF OWNERSHIP**  
I certify that I am (we are) the owner(s) of the property described hereon, which property is within the subdivision regulation jurisdiction of the Town of Garner, and that I (we) freely adopt this plan.  
*Lois J. Bryan*  
Date April 5, 2016 Owner/Owners  
Date \_\_\_\_\_ Owner/Owners

This plat is a representation of a recombination of land, however this plat does not transfer title. It is the owners responsibility to have the appropriate deeds or other documentation recorded at the Register of Deeds to transfer the title.

**Lot Recombination**

Revisions:	Owner of Lot 2 and Surveyed and Mapped for: <b>Michael Joel Simpson and Carrie Louise Simpson</b> 1922 Lennox Drive Garner, NC 27529		<b>STANCIL &amp; ASSOCIATES,</b> Professional Land Surveyor, P.A. C-0831 98 East Depot Street, P. O. Box 730, Angier, N.C. 27501 Phone: 919-639-2133 Fax: 919-639-2602	
TOWNSHIP: SAINT MARYS	COUNTY: WAKE	DATE: 3-11-16	SURVEYED BY: AN	FIELD BOOK See File
STATE: NORTH CAROLINA	REID: 0406549 & 0406546	SCALE: 1" = 200'	DRAWN BY: PAN	DRAWING FILE NO.
ZONE: R-40	PIN: 1629.01-16-1880 & 1629.01-16-8502	CHECKED & CLOSURE BY:	LWSM-1611 Z	



**TO:** Mayor and Town Council

**FROM:** David Bamford, AICP; Planning Services Manager

**SUBJECT:** **ANX-20-09:** Town of Garner

**DATE:** May 19, 2020

---

**ANNEXATION APPLICATION:** ANX 20-09

**OWNERS:** Bryan and Lauren Morgan

**CONTIGUOUS / SATELLITE:** Satellite

**LOCATION OF PROPERTY:** 8300 Bryan Road

**WAKE COUNTY PIN #:** 1629166775

**REAL ESTATE ID #:** 0406547

**AREA:** 3.01 +/- acres

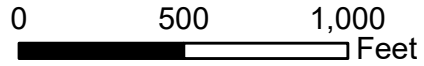
**ZONING:** R-40

**ASSOCIATED DEVELOPMENT PLAN:** The property owner wishes to build a single-family home and connect to public water. - Per the Raleigh-Garner Merger Agreement, an annexation petition is required for the extension of service.

**RECOMMENDATION:** Set Public Hearing for June 16, 2020

**Town of Garner  
Planning Department**

**Annexation  
ANX 20-10**



NC Center for Geographic Information & Analysis

Owner: Garner Industrial I LLC  
Location: 2337 US HWY 70 E  
Area: 12.8 acres  
Pin: 1730939155



**TO:** Mayor and Town Council

**FROM:** David Bamford, AICP; Planning Services Manager

**SUBJECT:** **ANX-20-10:** Town of Garner

**DATE:** May 19, 2020

---

**ANNEXATION APPLICATION:** ANX 20-10

**OWNERS:** Garner Industrial I LLC

**CONTIGUOUS / SATELLITE:** Satellite

**LOCATION OF PROPERTY:** 2337 US HWY 70 E

**WAKE COUNTY PIN #:** 1730939155

**REAL ESTATE ID #:** 0108080

**AREA:** 12.8 +/- acres

**ZONING:** I-1

**ASSOCIATED DEVELOPMENT PLAN:** SP-18-15 US 70 Industrial, approved March 11, 2019; the project will connect to both public water and sewer - Per the *Raleigh-Garner Merger Agreement*, an annexation petition is required for the extension of service.

**RECOMMENDATION:** Set Public Hearing for June 16, 2020



# Town of Garner Planning Department

## Annexation ANX 20-11

0 250 500  
Feet



NC Center for Geographic Information & Analysis

Owner: Adam and Sydney Beach  
Location: 900 Maxwell Drive  
Area: 0.623 acres  
Pin: 1701347632

**CERTIFICATE OF APPROVAL**

I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS PLAT DOES NOT INVOLVE THE CREATION OF NEW PUBLIC STREETS OR ANY CHANGE IN EXISTING PUBLIC STREETS, THAT THE SUBDIVISION SHOWN IS IN ALL RESPECTS IN COMPLIANCE WITH THE TOWN OF GARNER UNIFIED DEVELOPMENT ORDINANCE AND THAT THEREFORE THIS PAT HAS BEEN APPROVED BY THE REVIEWING BOARD, SUBJECT TO ITS BEING RECORDED IN THE WAKE COUNTY REGISTRY WITHIN 90 DAYS OF THE DATE BELOW.

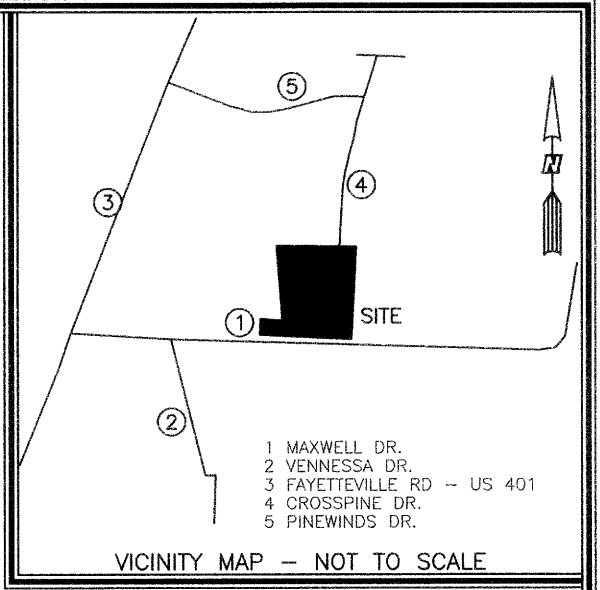
JEFFREY S. FRIEZENBERG 12/6/19  
 PLANNING DIRECTOR (PRINT) DATE  
Jeffrey S. Friezenberg  
 PLANNING DIRECTOR (SIGNATURE)

**REVIEW OFFICER CERTIFICATE**

WAKE COUNTY, NORTH CAROLINA

I, David Bamford, REVIEW OFFICER FOR THE ABOVE COUNTY AND STATE, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

David Bamford 12-6-19  
 REVIEW OFFICER



**CERTIFICATE OF OWNERSHIP**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE TOWN OF GARNER, AND THAT I FREELY ADOPT THIS PLAN OF SUBDIVISION.

12/3/19 T.H. & L., Inc Roy R. Tripp President  
 DATE OWNER (PRINTED) OWNER (SIGNATURE)

12/3/19 Twin Ship Dev Co Roy R. Tripp President  
 DATE OWNER (PRINTED) OWNER (SIGNATURE)

Wake County, North Carolina

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document:

Roy R. Tripp President  
 (Name of Principal)  
 Date: 12-3-19

Melissa S. Johnson  
 (Official Signature of Notary)  
Melissa S. Johnson  
 (Notary's name, Notary Public)

My commission expires: 1-10-24

Wake County, North Carolina

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document:

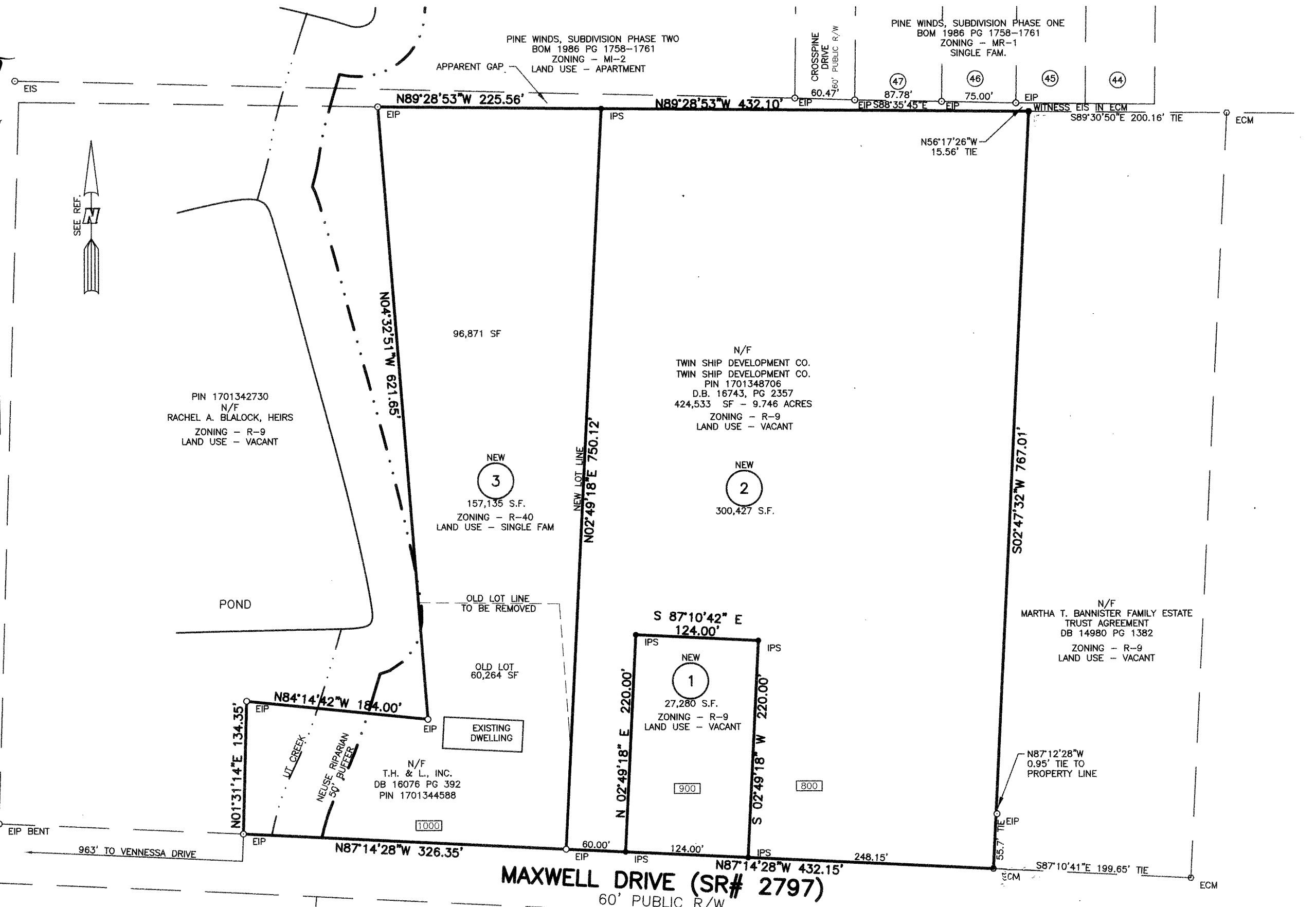
Roy R. Tripp President  
 (Name of Principal)  
 Date: 12-3-19

Melissa S. Johnson  
 (Official Signature of Notary)  
Melissa S. Johnson  
 (Notary's name, Notary Public)

My commission expires: 1-10-24

MELISSA S. JOHNSON  
 NOTARY PUBLIC  
 JOHNSTON COUNTY, N.C.

MELISSA S. JOHNSON  
 NOTARY PUBLIC  
 JOHNSTON COUNTY, N.C.



- NOTES:**
1. PIN: SEE DRAWING.
  2. ADDRESS: 800 MAXWELL DRIVE GARNER, NC 27603
  3. LAND USE: VACANT
  4. ZONING: R-9 & R-40
  5. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
  6. ALL DISTANCES SHOWN HAVE BEEN MEASURED HORIZONTALLY ON THE GROUND.
  7. THE LAND SHOWN ON THIS PLAT IS NOT IN A 100-YEAR FLOOD HAZARD PER FIRM NUMBER 3720170100J, EFFECTIVE DATE: MAY 02, 2006.
  8. NO GRID MONUMENT FOUND IN 2000 FEET.

**R-9 SETBACK INFO**

FRONT:	25'
REAR:	25'
SIDES (MIN.):	8'
CORNER SIDE:	20'
AGGREGATE SIDE:	15'

**R-40 SETBACK INFO**

FRONT:	35'
REAR:	25'
SIDES:	10'
CORNER SIDE:	25'

- LEGEND**
- [ ] AIR CONDITIONER
  - [ ] BACK FLOW PREVENTER
  - [ ] CURB INLET
  - [ ] CLEANOUT
  - [ ] EXISTING CONCRETE MONUMENT
  - [ ] EXISTING DRILL HOLE
  - [ ] EXISTING IRON STAKE
  - [ ] EXISTING IRON PIPE
  - [ ] ELECTRIC METER
  - [ ] EXISTING PK NAIL
  - [ ] ELECTRIC STUB
  - [ ] FLARED END SECTION
  - [ ] FIRE HYDRANT
  - [ ] FIBER OPTIC PEDESTAL
  - [ ] GAS METER
  - [ ] GUY
  - [ ] INVERT
  - [ ] IRON PIPE SET
  - [ ] LIGHT POLE
  - [ ] MAGNETIC NAIL SET
  - [ ] MANHOLE SANITARY SEWER
  - [ ] MANHOLE STORM SEWER
  - [ ] NEW DRILL HOLE
  - [ ] NEW IRON PIPE
  - [ ] NEW PK NAIL
  - [ ] OVERHEAD WIRES
  - [ ] POINT NOT SET
  - [ ] RAIL ROAD SPIKE
  - [ ] TOP BACK OF CURB
  - [ ] TELEPHONE PEDESTAL
  - [ ] TRANSFORMER
  - [ ] CABLE TV PEDESTAL
  - [ ] UTILITY POLE
  - [ ] WATER METER
  - [ ] WATER VALVE
  - [ ] YARD INLET
  - [ ] FIELD MEASUREMENT
  - [ ] EASEMENT
  - [ ] PROPERTY LINE - EXISTING
  - [ ] PROPERTY LINE - NEW
  - [ ] PROPERTY LINE - OLD

WAKE COUNTY, NC 43  
 CHARLES P. GILLIAM  
 REGISTER OF DEEDS  
 PRESENTED & RECORDED ON  
 12/10/2019 11:20:38

BOOK: BM2019 PAGE: 02130

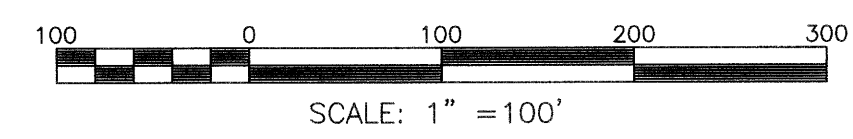
**AREA TABLE:**

PIN: 1701348706	424,578 S.F.	9.747 ACRES
PIN: 1701344588	60,264 S.F.	1.383 ACRES
<b>TOTAL</b>	<b>484,842 S.F.</b>	<b>11.130 ACRES</b>
LOT 1	27,280 S.F.	0.626 ACRES
LOT 2	300,427 S.F.	6.897 ACRES
LOT 3	157,135 S.F.	3.607 ACRES
<b>TOTAL</b>	<b>484,842 S.F.</b>	<b>11.130 ACRES</b>

**OWNERS:**

PIN 1701348706  
 TWIN SHIP DEVELOPMENT CO.  
 PO BOX 267  
 GARNER NC 27529-0267  
 D.B. 16743, PG 2357

PIN 1701344588  
 T.H. & L., INC.  
 PO BOX 267  
 GARNER NC 27529-0267  
 D.B. 16076, PG 392

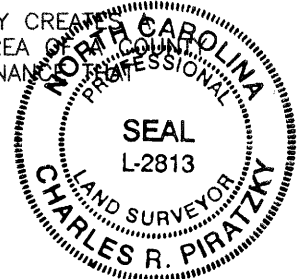


NORTH CAROLINA  
 WAKE COUNTY

I, CHARLES R. PIRATZKY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM A DEED DESCRIPTION RECORDED IN BOOK SEE, PAGE REF, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM CITED REFERENCES; THAT THE RATIO OF PRECISION AS CALCULATED IS 1/10,000, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 21 DAY OF Nov, 2019.

I FURTHER CERTIFY THAT THE SURVEY CREAMS A SUBDIVISION OF LAND WITHIN THE AREA OF A TOWN OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

Ch R. Piratzky  
 CHARLES R. PIRATZKY, P.L.S.  
 L-2813



RECORDED IN BOOK OF MAPS 2019 PG. 2130

REV.	DATE	REVISION	CK'D

DATE DRAWN: 08/22/2019 BY: RAM CK'D: CRP  
 SURVEYED: Q:\FieldLoc\MAXSNTRF.txd 07/03/2019

RECOMBINATION & SUBDIVISION PLAT  
**LOTS 1, 2 & 3**  
**MAXWELL DRIVE**  
 ST. MARY'S TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

OWNER(S)  
 TWIN SHIP DEVELOPMENT CO. and  
 T.H. & L., INC.

**RWK, PA**  
 ENGINEERING - SURVEYING  
 CORPORATE LICENSE: C-1771  
 101 W. MAIN ST., SUITE 202  
 GARNER, NC 27529  
 PHONE (919) 779-4854  
 FAX (919) 779-4056

**TO:** Mayor and Town Council

**FROM:** David Bamford, AICP; Planning Services Manager

**SUBJECT:** **ANX-20-11:** Town of Garner

**DATE:** May 19, 2020

---

**ANNEXATION APPLICATION:** ANX 20-11

**OWNERS:** Adam and Sydney Beach

**CONTIGUOUS / SATELLITE:** Satellite

**LOCATION OF PROPERTY:** 900 Maxwell Drive

**WAKE COUNTY PIN #:** 1701347632

**REAL ESTATE ID #:** 0472652

**AREA:** 0.623 +/- acres

**ZONING:** R-9 C153

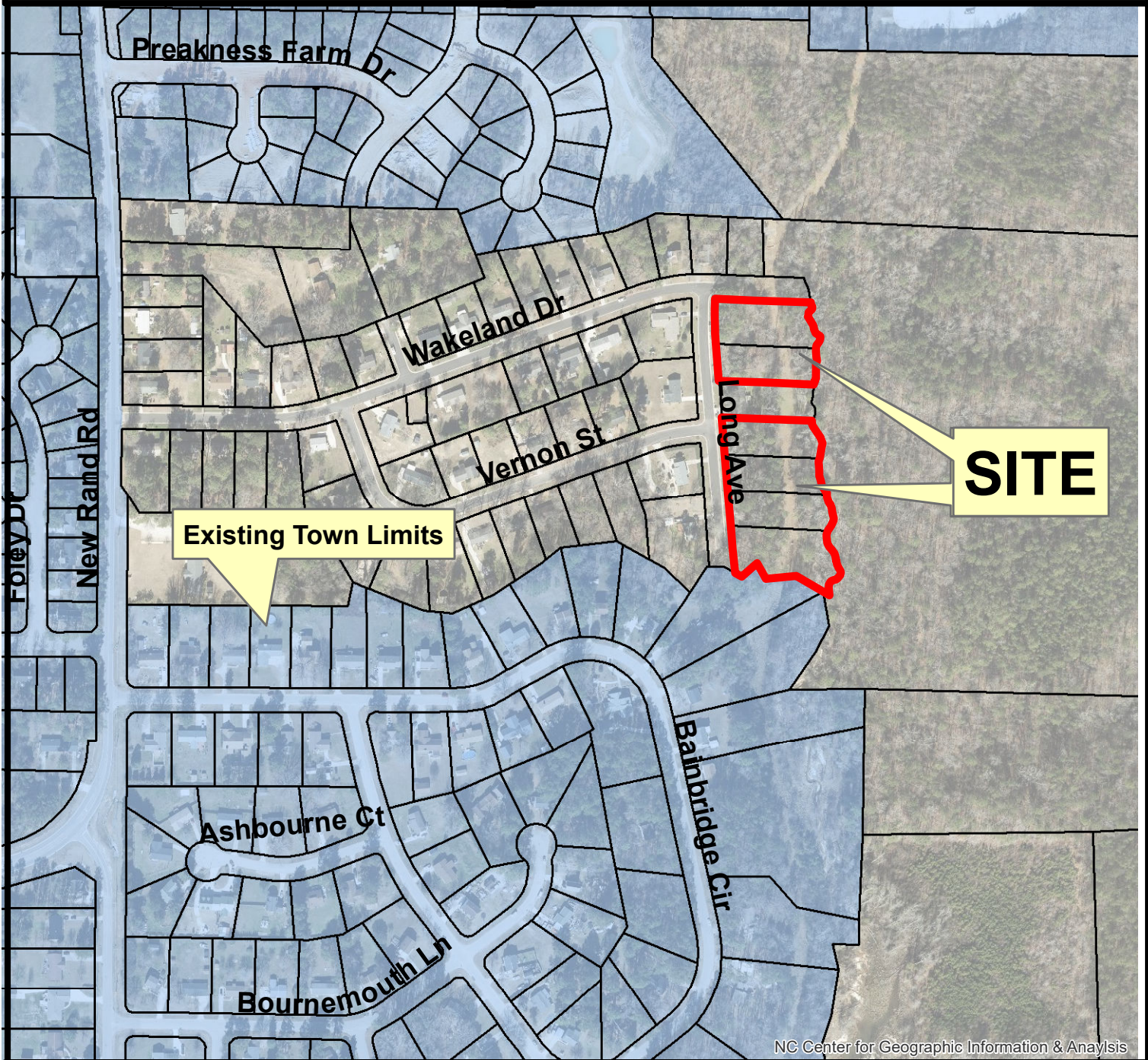
**ASSOCIATED DEVELOPMENT PLAN:** Building permit issued for a new single-family home that will connect to water and sewer - Per the *Raleigh-Garner Merger Agreement*, an annexation petition is required for the extension of service.

**RECOMMENDATION:** Set Public Hearing for June 16, 2020

**Town of Garner  
Planning Department**

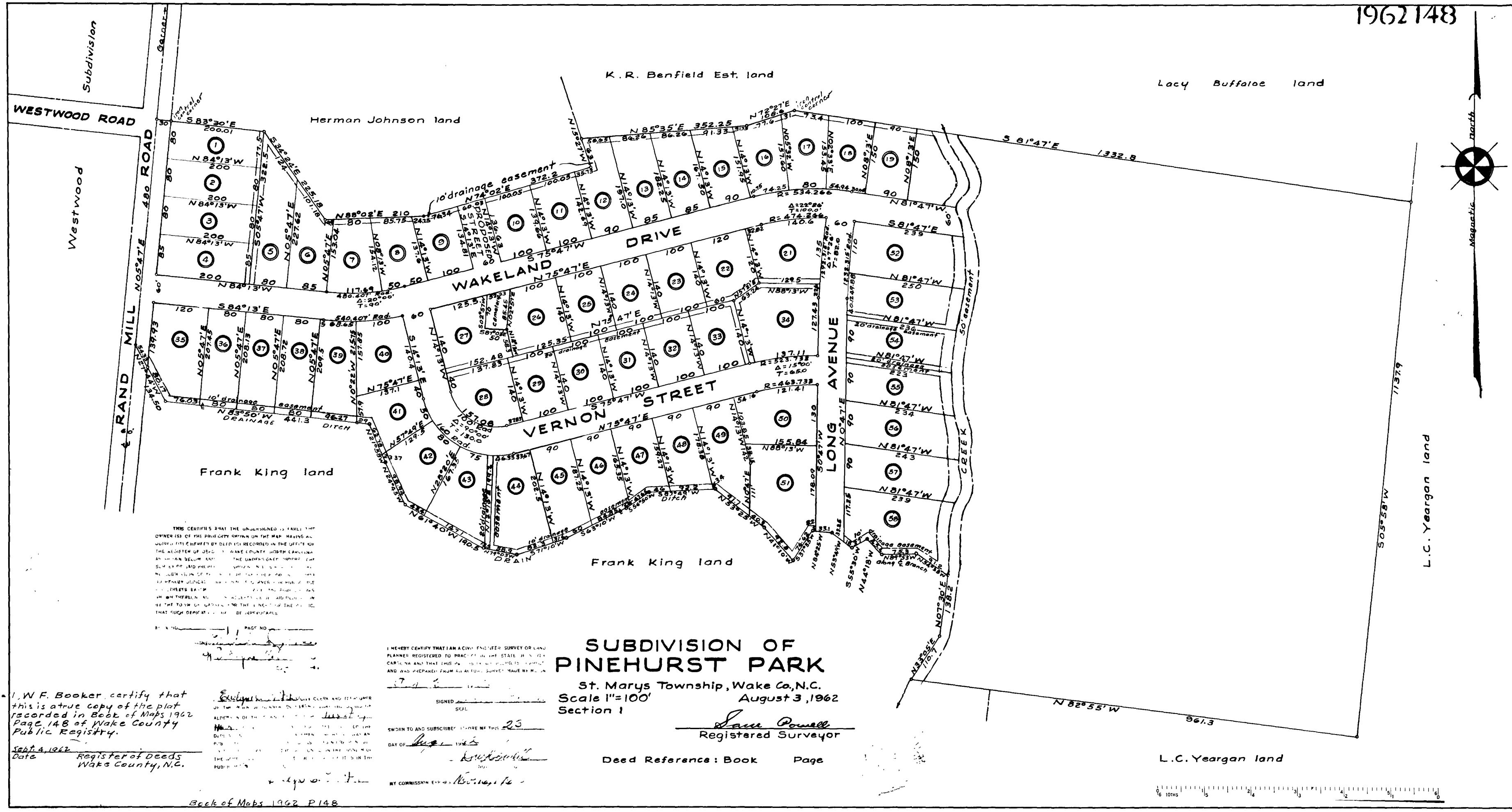
**Annexation  
ANX 20-12**

0 250 500  
Feet



NC Center for Geographic Information & Analysis

Owner: Sherman Yeargan/ Walter Yeargan Trust  
Location: 901, 903, 907, 909, 911, 913 Long Avenue  
Area: 3.23 acres  
Pin: 1710976113, 1710975283, 1710966934,  
1710975573, 1710976024, 1710975481



THIS CERTIFIES THAT THE UNQUALIFIED I HAVE THE OWNERSHIP OF THE PROPERTY SHOWN ON THE MAP, HAVING ALL RIGHTS AND INTERESTS BY DEEDS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, WAKE COUNTY, NORTH CAROLINA, AND THAT I HAVE BEEN FULLY ADVISED OF THE RIGHTS AND INTERESTS OF ALL OTHER PARTIES TO THE PROPERTY SHOWN ON THE MAP, AND THAT I HAVE FULLY RELEASED AND AGREED TO HOLD HARMLESS THE SURVEYOR FROM ALL SUCH CLAIMS AND DAMAGES.

I, W. F. Booker certify that this is a true copy of the plot recorded in Book of Maps 1962 Page 148 of Wake County Public Registry.

Sent a 1962  
Date \_\_\_\_\_  
Register of Deeds  
Wake County, N.C.

I HEREBY CERTIFY THAT I AM A CIVIL ENGINEER, SURVEYOR OR LAND PLANNER REGISTERED TO PRACTICE IN THE STATE OF NORTH CAROLINA AND THAT I HAVE FULLY ADVISED OF THE RIGHTS AND INTERESTS OF ALL OTHER PARTIES TO THE PROPERTY SHOWN ON THE MAP, AND THAT I HAVE FULLY RELEASED AND AGREED TO HOLD HARMLESS THE SURVEYOR FROM ALL SUCH CLAIMS AND DAMAGES.

SIGNED \_\_\_\_\_  
SEAL \_\_\_\_\_  
SWORN TO AND SUBSCRIBED TO before me this 23  
DAY OF \_\_\_\_\_ 1962  
BY COMMISSIONER \_\_\_\_\_

**SUBDIVISION OF PINEHURST PARK**  
St. Marys Township, Wake Co., N.C.  
Scale 1"=100'  
Section 1

James Powell  
Registered Surveyor

Deed Reference: Book \_\_\_\_\_ Page \_\_\_\_\_

L.C. Yeargon land

Book of Maps 1962 P 148

Book 1962 Page 148

**TO:** Mayor and Town Council

**FROM:** David Bamford, AICP; Planning Services Manager

**SUBJECT:** **ANX-20-12:** Town of Garner

**DATE:** May 19, 2020

---

**ANNEXATION APPLICATION:** ANX 20-12

**OWNERS:** Sherman Yeargan/ Walter Yeargan Trust

**CONTIGUOUS / SATELLITE:** Contiguous

**LOCATION OF PROPERTY:** 901, 903, 907, 909, 911, 913 Long Avenue

**WAKE COUNTY PIN #:** 1710976113, 1710975283, 1710966934,  
1710975573, 1710976024, 1710975481

**REAL ESTATE ID #:** 0080229, 0080228, 0080230, 0080231,  
0080232, 0080233

**AREA:** 3.23 +/- acres

**ZONING:** R-15

**ASSOCIATED DEVELOPMENT PLAN:** Plans to construct about 5 single-family homes with water and sewer - Per the *Raleigh-Garner Merger Agreement*, an annexation petition is required for the extension of service.

**RECOMMENDATION:** Set Public Hearing for June 16, 2020

RESOLUTION NO. (2020) 2411

**RESOLUTION FIXING DATE OF PUBLIC HEARINGS ON QUESTION OF ANNEXATIONS  
PURSUANT TO G.S. 160A-31 AND 160A-58.1, AS AMENDED.**

WHEREAS, seven (7) petitions requesting annexation of the areas described herein have been received; and

WHEREAS, the Town Council has by resolution directed the Town Clerk to investigate the sufficiency thereof; and

WHEREAS, certification by the Town Clerk as to the sufficiency of said petitions has been made;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Garner, North Carolina:

**Section 1.** That public hearings on the question of annexation of the areas described herein will be held at the Town Hall at 7:00 p.m. on the 16<sup>th</sup> day of June, 2020.

**Section 2.** The areas proposed for annexation are described as follows:

- (ANX 20-01) Capaforte, Sherman, and Starling Properties – Satellite annexation
- (ANX 20-02) 110 Rupert Rd – Contiguous annexation
- (ANX 20-05) Del Toro – Satellite annexation
- (ANX 20-09) 8300 Bryan Rd – Satellite annexation
- (ANX 20-10) 2337 US HWY 70 E – Satellite annexation
- (ANX 20-11) 900 Maxwell Drive – Satellite annexation
- (ANX 20-12) Long Avenue Vacant Parcels – Contiguous and satellite annexation

**Section 3.** Notice of said public hearings shall be published in the *News & Observer*, a newspaper having general circulation in the Town of Garner, at least ten (10) days prior to the date of said public hearings.

Duly adopted this 19<sup>th</sup> day of May, 2020.

---

Ken Marshburn, Mayor

ATTEST: \_\_\_\_\_  
Stella L. Gibson, Town Clerk

Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: May 19, 2020		
Subject: Resolution Supporting Addition of Timber Drive East to State Maintenance System		
Location on Agenda: Consent		
Department: Planning		
Contact: Gaby Lontos-Lawlor, Senior Planner - Transportation		
Presenter: Gaby Lontos-Lawlor, Senior Planner - Transportation		
<b>Brief Summary:</b>  This resolution authorizes the North Carolina Department of Transportation to process the petition to add Timber Drive East to the State Maintained Secondary Road System.		
<b>Recommended Motion and/or Requested Action:</b> Consider adopting Resolution (2020) 2412		
<b>Detailed Notes:</b> The District office worked with the developer of Timber Drive East to submit a formal request for addition of the subject section of Timber Drive Extension to the Board of Transportation. In order to complete the request, the Board of Transportation requires a resolution from the Town of Garner supporting the addition of the roadway because it is located within the Town's jurisdictional limits. Attachments: 1 - Addition Request submitted by District Office to the Board of Transportation; 2 - Resolution (2020) XXXX		
<b>Funding Source:</b> n/a		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
<b>Manager's Comments and Recommendations:</b>          		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JT	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		



August 23, 2019

COUNTY: Wake

MEMORANDUM TO: J. R. Hopkins, P.E.  
Division Engineer

FROM: A. N. Neidringhaus, P.E.(FL)  
District Engineer

SUBJECT: Secondary Road Addition Investigation Report  
White Oak Crossing

Please find attached a Secondary Road Addition Investigation Report covering Timber Drive Extension located in Garner, NC.

We request that your office review this proposed addition. If additional information is needed, please advise.

Attachments  
ANN/ehw

27 AUG 2004

North Carolina Department of Transportation  
Division of Highways  
Petition for Road Addition

**ROADWAY INFORMATION:** (Please Print/Type)

County: Wake Road Name: Timber Drive East  
(Please list additional street names and lengths on the back of this form.)

Subdivision Name: N/A Length (miles): 0.513

Number of occupied homes having street frontage: 0. Location 0.50 miles

miles miles N  S  E  W  of the intersection of Route 2547 and Route US 70  
(Check one) (SR, NC, US) (SR, NC, US)

We, the undersigned, being property owners and/or developers of Garner Land Company, LLC in Wake County, do hereby request the Division of Highways to add the above described road.

**CONTACT PERSON:** Name and Address of First Petitioner. (Please Print/Type)

Name: Tom McMillan  Phone Number: 704/376-6523

Street Address: 1228 East Morehead St., Suite 200, Charlotte, NC 28204

Mailing Address: SAME

**PROPERTY OWNERS**

Name Mailing Address Telephone

Garner Land Company, LLC; 1228 East Morehead St., Suite 200, Charlotte, NC 28204; 704/376-6523

**INSTRUCTIONS FOR COMPLETING PETITION:**

1. Complete Information Section
2. Identify Contact Person (This person serves as spokesperson for petitioner(s)).
3. Attach four (4) copies of recorded subdivision plat or property deeds, which refer to candidate road.
4. Adjoining property owners and/or the developer may submit a petition. Subdivision roads with prior NCDOT review and approval only require the developer's signature.
5. If submitted by the developer, encroachment agreements from all utilities located within the right of way shall be submitted with the petition for Road addition. However, construction plans may not be required at this time.
6. Submit to District Engineer's Office.

**FOR NCDOT USE ONLY:** Please check the appropriate block

- Rural Road   
  Subdivision platted prior to October 1, 1975   
  Subdivision platted after October 1, 1975

**REQUIREMENTS FOR ADDITION**

If this road meets the requirements necessary for addition, we agree to grant the Department of Transportation a right-of-way of the necessary width to construct the road to the minimum construction standards of the NCDOT. The right-of-way will extend the entire length of the road that is requested to be added to the state maintained system and will include the necessary areas outside of the right-of-way for cut and fill slopes and drainage. Also, we agree to dedicate additional right-of-way at intersections for sight distance and design purposes and execute said right-of-way agreement forms that will be submitted to us by representatives of the NCDOT. The right-of-way shall be cleared at no expense to the NCDOT, which includes the removal of utilities, fences, other obstructions, etc.

General Statute 136-102.6 (see page 29 for Statute) states that any subdivision recorded on or after October 1, 1975, must be built in accordance with NCDOT standards in order to be eligible for addition to the State Road System.

<u>ROAD NAME</u>	<u>HOMES</u>	<u>LENGTH</u>	<u>ROAD NAME</u>	<u>HOMES</u>	<u>LENGTH</u>
Timber Drive East	N/A	0.513 mi.			

**North Carolina Department of Transportation  
Division of Highways  
Secondary Road Addition Investigation Report**

County: Wake Co. File No: \_\_\_\_\_ Date: 8/23/2019  
Township: St. Mary's Div. File No: \_\_\_\_\_ Div. No: 5

Local Name: See attached Subdivision Name: White Oak Crossing

Length: See attachment Width: See attachment Surface Type: Asphalt PVMT Condition: Good

Surface Thickness 3" Base Type ABC Base Thickness 10"

\*Bridges Yes \_\_\_ No X \* Pipe > 48" Yes \_\_\_ No X \*Retaining Walls Within Right of Way Yes \_\_\_ No X

**\* If Yes -Include Bridge Maintenance Investigation Report**

Is this a subdivision street subject to the construction requirements for such streets? Yes

Recording Date: See Attached Book: See Attached Page: See Attached

Number of homes having entrances into road: 8 Businesses

Other uses having entrances into road: N/A

Right-of-Way Width: See attachment If right-of-way is below the desired width, give reasons under "Remarks and Recommendations."

Is petition (SR-1) attached? Yes

Is the County Commissioners Approval (SR-2) attached? No If not, why not? Not required

Is a map attached indicating information for reference in locating road by the Planning Department? Yes

Cost to place in acceptable maintenance condition: Total Cost: \$ 0

Grade, drain, stabilize: \$ 0 Drainage: \$ 0 Other: \$ 0

Remarks and Recommendations:

Submitted by: \_\_\_\_\_ Reviewed and Approved: \_\_\_\_\_  
DISTRICT ENGINEER DIVISION ENGINEER

Reviewed and Approved

BOARD OF TRANSPORTATION MEMBER: \_\_\_\_\_

	Do not write in this space- For Use by Secondary Roads Unit
	Petition #

**SECONDARY ROAD ADDITION INVESTIGATION REPORT  
White Oak Crossing**

NAME	NO. HOMES	LENGTH (miles)	WIDTH (feet)	R/W (feet)	RECORDING		
					DATE	BOOK	PAGE
Timber Drive Ext	8	0.51	72	110	09/13/2002	BM2002	01577
					09/13/2002	BM2002	01578
					02/10/2003	BM2003	00206
<b>TOTALS</b>	<b>8</b>	<b>0.51</b>					



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

MICHAEL F. EASLEY  
GOVERNOR

LYNDO TIPPETT  
SECRETARY

September 15, 2005

COUNTY: Wake

MEMORANDUM TO: Byron Brady  
Wake County Environmental Engineer

FROM: Russell Broadwell  
Assistant District Engineer

SUBJECT: Erosion Control Verification  
Timber Drive Extension

We have received a request to add Timber Drive in the subject subdivision to the State Maintenance System. I have attached a marked county map for your convenience. Please verify that the subject subdivision has been adequately stabilized in accordance with the Wake County Erosion and Sedimentation Control Ordinance.

If I can be of further assistance, feel free to contact me at (919) 733-3213.

REB/msw

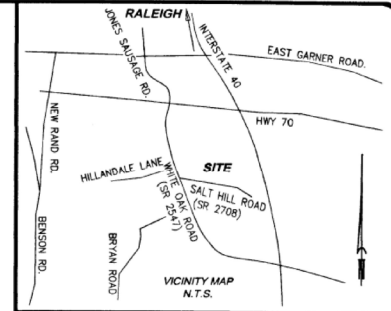
Attachment





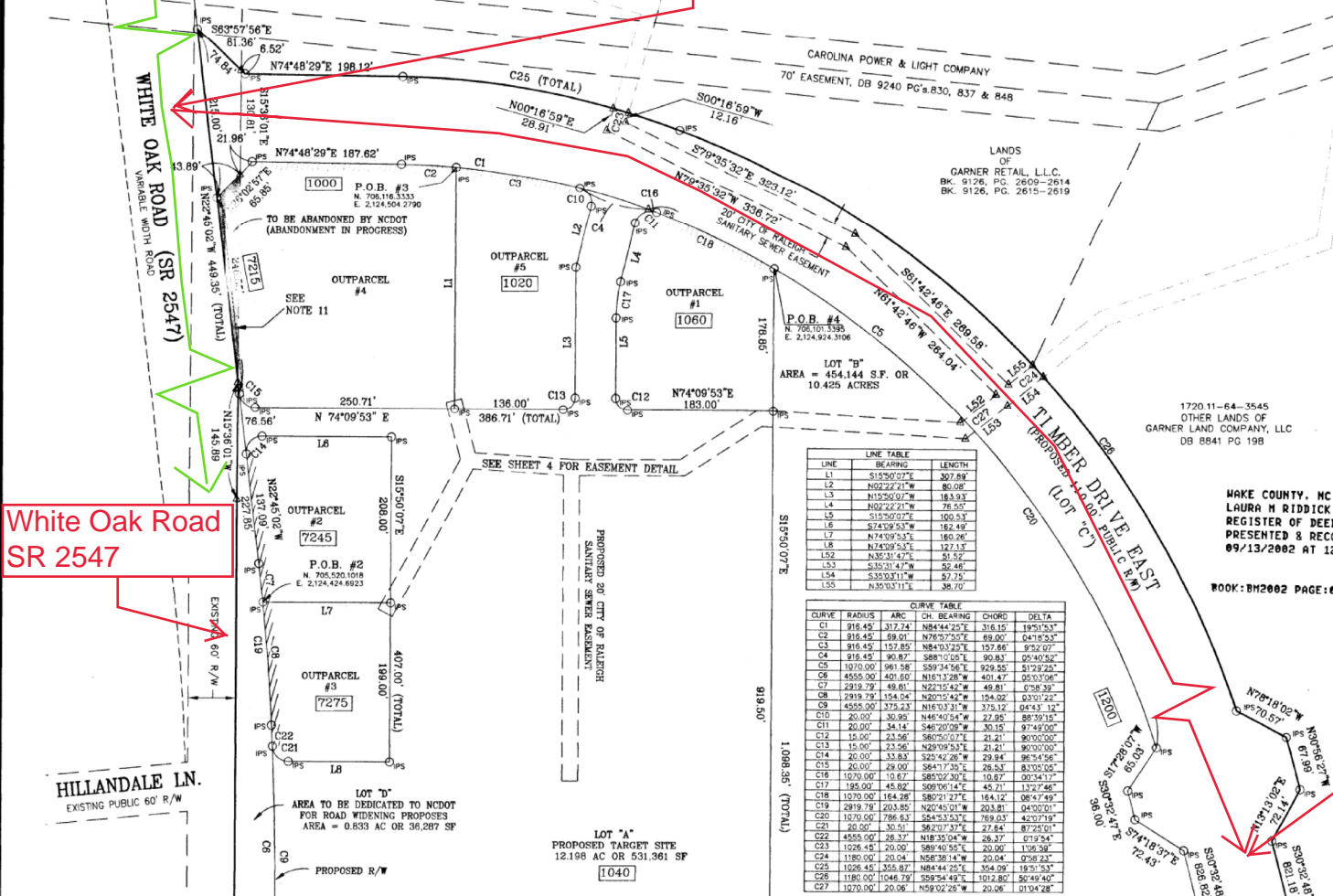


0.50 miles from US 70  
SR 2547 intersection



LOT AREA:

LOT "A"	12.198 AC OR	531,361 SF
LOT "B"	10.425 AC OR	454,144 SF
OUTPARCEL #1:	0.988 AC OR	42,944 SF
OUTPARCEL #2:	0.821 AC OR	35,763 SF
OUTPARCEL #3:	0.824 AC OR	35,808 SF
OUTPARCEL #4:	2.028 AC OR	88,353 SF
OUTPARCEL #5:	1.054 AC OR	45,924 SF
110' ROW (LOT "C"):	0.853 AC OR	289,423 SF
WHITE OAK ROAD WIDENING (LOT "D"):	0.833 AC OR	36,287 SF
TOTAL AREA:	35.892 AC OR	1,563,407 SF



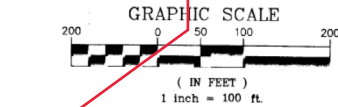
LINE TABLE

LINE	BEARING	LENGTH
L1	S15°50'07"E	307.89'
L2	N02°22'21"W	80.08'
L3	N15°50'07"W	183.93'
L4	N02°22'21"W	78.50'
L5	S15°50'07"E	100.53'
L6	S24°59'53"E	182.49'
L7	N74°09'53"E	183.00'
L8	N74°09'53"E	127.13'
L9	N35°31'47"E	20.52'
L10	S35°31'47"W	32.46'
L11	S35°31'11"W	67.25'
L12	N35°31'11"E	38.70'

CURVE TABLE

CURVE	RADIUS	ARC	CH. BEARING	CHORD	DELTA
C1	916.45'	137.74'	N84°24'27"E	318.15'	185°183"
C2	916.45'	59.01'	N76°57'50"E	69.00'	04°19'33"
C3	916.45'	157.85'	N84°03'22"E	157.66'	97°52'07"
C4	916.45'	90.87'	S88°13'05"E	90.85'	05°40'52"
C5	1070.00'	981.58'	S89°44'56"E	90.85'	81°02'02"
C6	4555.00'	401.60'	N16°13'28"W	401.47'	05°03'08"
C7	2919.79'	49.61'	N22°15'42"W	49.87'	07°58'39"
C8	2919.79'	154.04'	N20°15'42"W	154.02'	03°01'22"
C9	4555.00'	375.23'	N16°13'31"W	375.12'	04°43'12"
C10	20.00'	30.95'	N48°40'34"W	27.95'	88°39'15"
C11	20.00'	34.14'	S49°07'08"W	30.19'	97°49'00"
C12	15.00'	23.56'	S80°50'07"E	21.21'	90°00'00"
C13	15.00'	23.56'	N29°09'53"E	21.21'	90°00'00"
C14	20.00'	33.83'	S24°42'28"W	29.84'	96°45'56"
C15	20.00'	29.00'	S84°17'35"E	26.53'	83°05'05"
C16	1070.00'	10.67'	S80°52'30"E	10.67'	00°34'17"
C17	195.00'	45.89'	S80°52'30"E	45.71'	13°27'46"
C18	1070.00'	164.28'	S80°21'27"E	164.12'	08°47'49"
C19	2919.79'	203.85'	N20°45'01"W	203.81'	04°00'01"
C20	1070.00'	186.63'	S45°53'57"E	186.63'	42°07'19"
C21	20.00'	30.51'	S82°07'37"E	27.84'	87°25'01"
C22	4555.00'	28.37'	N18°30'04"W	28.37'	07°19'54"
C23	1026.46'	20.00'	S89°40'55"E	20.00'	138°30"
C24	1195.00'	20.04'	N89°40'14"W	20.04'	09°39'52"
C25	1026.46'	355.87'	N84°44'22"E	354.09'	19°51'53"
C26	1180.00'	1046.79'	S88°34'42"E	1012.80'	50°49'40"
C27	1070.00'	29.99'	S89°32'28"W	29.98'	01°34'28"

0.18 miles from  
Abberly Crest Blvd.



REFERENCES

DB 9126/2609	DB 9126/2615	DB 8841/198
DB 8406/1088	DB 4833/748	DB 4214/581
DB 2569/374	DB 4036/8	DB 3770/569
DB 1741/338	DB 4214/569	DB 7546/770
DB 6919/610	DB 7045/131	DB 4742/63
DB 7469/946	DB 3800/62	DB 4742/57
DB 3877/741	DB 1877/578	DB 3354/323
DB 4331/846	DB 1850/265	DB 2009/403
DB 8060/385	DB 4127/192	DB 2908/946
DB 8146/2796	DB 2286/690	DB 1940/156
DB 8060/382	BOM 1982/493	DB 4145/397

TAX MAP # 1720.15      PIN # 1720-64-3545

OWNERS ADDRESS:  
GARNER LAND COMPANY, LLC  
c/o COLLETT & ASSOCIATES INC.  
P.O. BOX 36799  
CHARLOTTE, NC. 28236

DRAWN BY: RK  
CHECKED BY: D.S.Z.

LEGEND:

- EXISTING IRON AXLE
- IRON PIPE SET
- △ MATHEMATICAL POINT
- EXISTING CONCRETE MONUMENT
- NORTH CAROLINA RIGHT-OF-WAY CONCRETE MONUMENT
- R/W RIGHT OF WAY
- STREET ADDRESS
- LIMITS OF RESTRICTED ACCESS
- NOT PART OF OUTPARCEL #4 AND MUST BE ADDED AFTER WHITE OAK ROAD IS CLOSED

REVISIONS

BY 2002 PG 1577

SUBDIVISION PLAT

"WHITE OAK CROSSING"  
SHOPPING CENTER PHASE II

TOWNSHIP: ST. MARYS      COUNTY: WAKE      STATE: NORTH CAROLINA      DATE: AUGUST 24, 2002      DRAWING: 20-21-12

SURVEYED by

MSS LAND CONSULTANTS

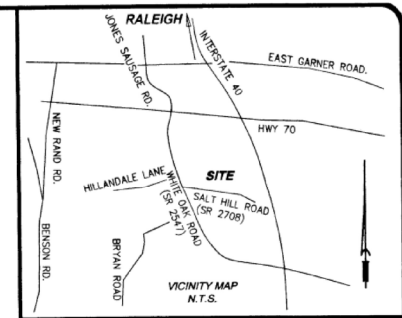
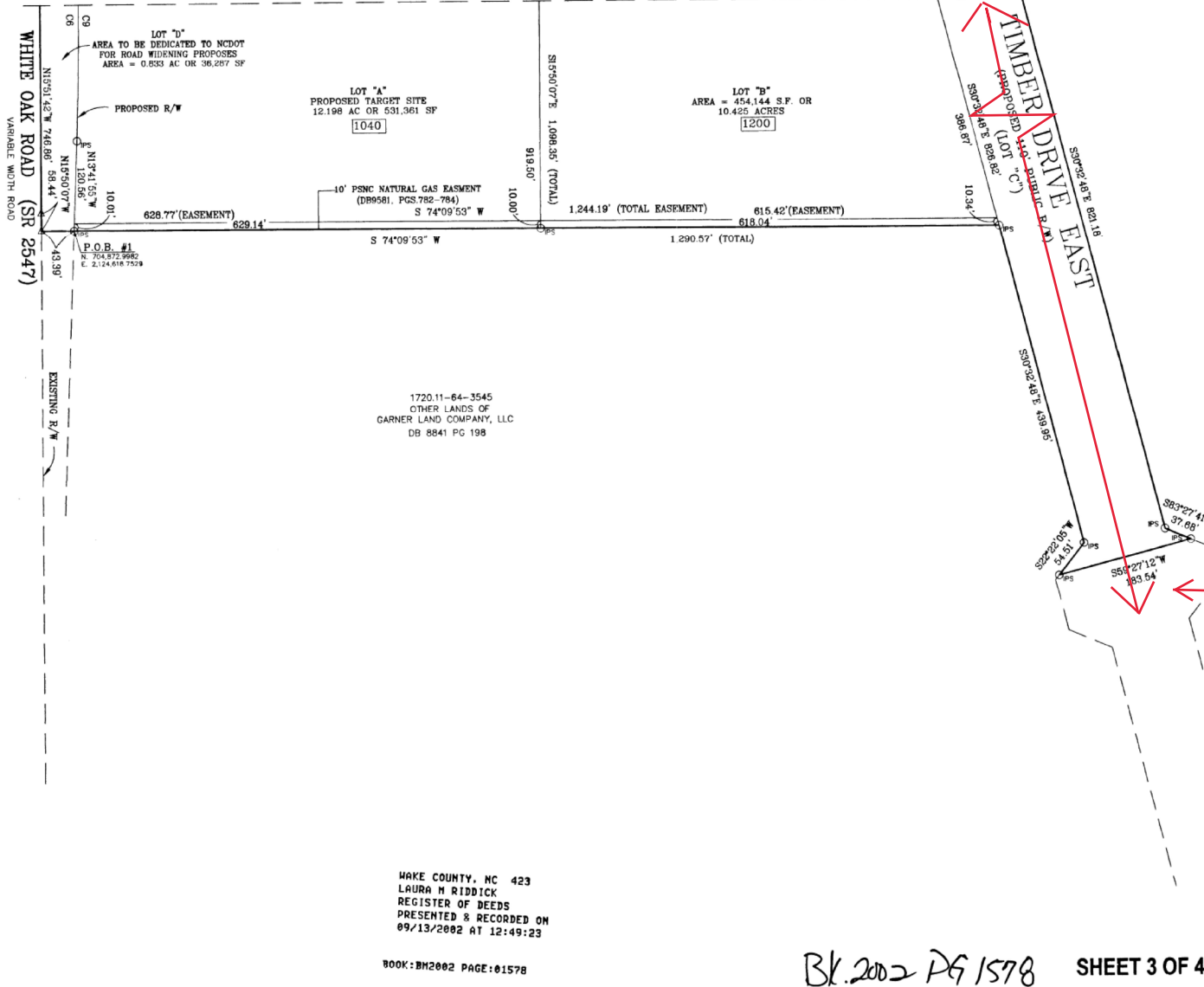
5540 McNeely Dr. Phone (919) 510-4484  
(Suite 101) Fax (919) 510-9102  
Raleigh, NC 27612 Email: oropallom@mssland.com

"Committed to Total Quality Service"

OSCAR/DFILE/2002-21-12/TARGETSUB2.DWG

SHEET MATCHLINE

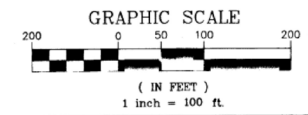
SEE SHEET 2



LOT AREA:

LOT "A"	12.198 AC OR	531,361 SF
LOT "B"	10.425 AC OR	454,144 SF
OUTPARCEL #1:	0.998 AC OR	43,944 SF
OUTPARCEL #2:	0.881 AC OR	35,763 SF
OUTPARCEL #3:	0.604 AC OR	26,508 SF
OUTPARCEL #4:	2.038 AC OR	88,953 SF
OUTPARCEL #5:	1.054 AC OR	45,924 SF
110' ROW (LOT "C"):	6.853 AC OR	299,423 SF
WHITE OAK ROAD WIDENING (LOT "D"):	0.833 AC OR	36,267 SF
TOTAL AREA:	38.892 AC OR	1,563,407 SF

0.49 miles from intersection with SR 2547 White Oak Road

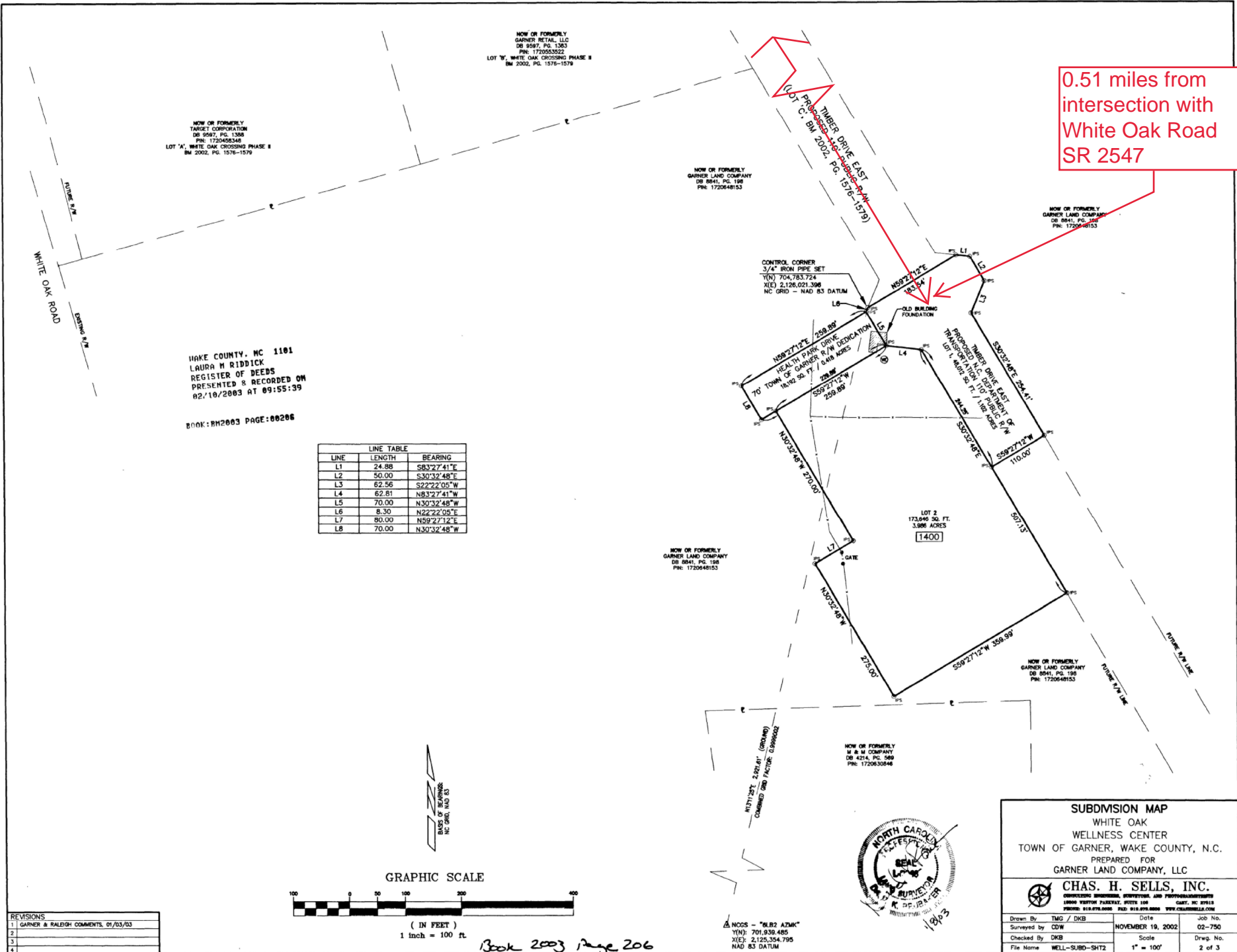


REFERENCES		
DB 9126/2609	DB 9126/2615	DB 8841/198
DB 8406/1088	DB 4833/748	DB 4214/381
DB 2569/374	DB 4036/8	DB 3770/369
DB 1741/338	DB 4214/569	DB 7548/770
DB 6919/610	DB 7045/131	DB 4742/63
DB 7469/946	DB 3800/62	DB 4742/57
DB 3877/741	DB 1677/578	DB 3354/323
DB 4331/846	DB 1850/265	DB 2009/403
DB 8060/385	DB 4127/192	DB 2980/946
DB 8146/2736	DB 2286/630	DB 1940/156
DB 8060/382	ROW 1982/493	DB 4145/397

TAX MAP # 1720.15	PIN # 1720-64-3545
OWNERS ADDRESS: GARNER LAND COMPANY, LLC c/o COLLETT & ASSOCIATES INC. P.O. BOX 36799 CHARLOTTE, NC. 28236	DRAWN BY: RK CHECKED BY: D.S.Z.

Bk. 2002 PG 1578 SHEET 3 OF 4

<p>LEGEND:</p> <ul style="list-style-type: none"> <li>⊙ EXISTING IRON AXLE</li> <li>○ IRON PIPE SET</li> <li>△ MATHEMATICAL POINT</li> <li>□ EXISTING CONCRETE MONUMENT</li> <li>■ NORTH CAROLINA RIGHT-OF-WAY CONCRETE MONUMENT</li> <li>R/W RIGHT OF WAY</li> <li>▭ STREET ADDRESS</li> </ul>	<p>REVISIONS</p>	<p>SUBDIVISION PLAT</p> <p><b>"WHITE OAK CROSSING"</b></p> <p><b>SHOPPING CENTER PHASE II</b></p>				<p>SURVEYED by</p> <p><b>MSS LAND CONSULTANTS</b></p> <p>5540 McNeely Dr. Phone (919) 510-4484 (Suite 101) Fax (919) 510-9102 Raleigh, NC 27612 Email: oropalton@mssland.com</p> <p><b>"Committed to Total Quality Service"</b></p>
		<p>TOWNSHIP: ST. MARY'S</p>	<p>COUNTY: WAKE</p>	<p>STATE: NORTH CAROLINA</p>	<p>DATE: AUGUST 24, 2002</p>	



0.51 miles from intersection with White Oak Road SR 2547

NOW OR FORMERLY TARGET CORPORATION DB 6567, PG. 1388 PIN: 172068348 LOT 'A', WHITE OAK CROSSING PHASE II BM 2002, PG. 1576-1579

NOW OR FORMERLY GARNER RETAIL, LLC DB 8587, PG. 1383 PIN: 172063322 LOT 'B', WHITE OAK CROSSING PHASE II BM 2002, PG. 1576-1579

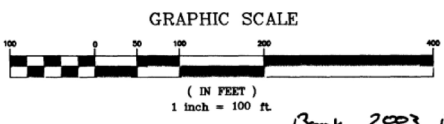
NOW OR FORMERLY GARNER LAND COMPANY DB 8541, PG. 198 PIN: 1720648153

NOW OR FORMERLY GARNER LAND COMPANY DB 8541, PG. 198 PIN: 1720648153

WAKE COUNTY, NC 1101 LAURA M RIDDICK REGISTER OF DEEDS PRESENTED & RECORDED ON 02/18/2003 AT 09:55:39

BOOK: BH2003 PAGE: 00206

LINE	LENGTH	BEARING
L1	24.88	S83°27'41"E
L2	50.00	S30°32'48"E
L3	62.56	S22°22'05"W
L4	62.81	N83°27'41"W
L5	70.00	N30°32'48"W
L6	8.30	N22°22'05"E
L7	80.00	N59°27'12"E
LB	70.00	N30°32'48"W



REVISIONS	
1	GARNER & RALEIGH COMMENTS, 01/03/03
2	
3	
4	

Book 2003 Page 206



NAD83 - "BL82 AZMK"  
 YN: 701,936.485  
 XE: 2,125,354.795  
 NAD 83 DATUM

**SUBMISSION MAP**  
 WHITE OAK WELLNESS CENTER  
 TOWN OF GARNER, WAKE COUNTY, N.C.  
 PREPARED FOR GARNER LAND COMPANY, LLC

**CHAS. H. SELLS, INC.**  
 CONSULTING ENGINEER, SURVEYOR, AND PHOTOGRAMMETRIST  
 1000 WESTERN PARKWAY, SUITE 100 GARY, NC 27533  
 PHONE: 919-678-0800 FAX: 919-678-0800 WWW.CHASSELLS.COM

Drawn By	TMG / DKW	Date	NOVEMBER 19, 2002	Job No.	02-750
Surveyed by	CDW	Checked By	DKB	Scale	1" = 100'
File Name	WELL-SUB0-SHT2	Drawn No.		Drwg. No.	2 of 3

RESOLUTION NO. (2020) 2412

RESOLUTION AUTHORIZING THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION TO PROCESS THE PETITION FOR THE ADDITION OF TIMBER DRIVE EAST TO THE STATE MAINTAINED SECONDARY ROAD SYSTEM

WHEREAS, North Carolina General Statute 136-44.10 requires the North Carolina Board of Transportation to adopt uniform statewide or regional standards and criteria for the Department of Transportation to follow for additions to the State Maintained Secondary Road System; and

WHEREAS, it is the legal responsibility of the North Carolina Department of Transportation to process all petitions for additions to the State Maintained Secondary Road System in accordance with the statewide or regional standards and criteria for roads located within the Town of Garner's jurisdiction.

NOW, THEREFORE BE IT RESOLVED THAT THE TOWN COUNCIL OF THE TOWN OF GARNER hereby authorizes the North Carolina Department of Transportation to process the petition for addition of the subject portion of Timber Drive East, located in the Town of Garner's jurisdiction, to the State Maintained Road System.

Duly adopted this the 19<sup>th</sup> day of May 2020.

\_\_\_\_\_  
Ken Marshburn, Mayor

ATTEST: \_\_\_\_\_  
Stella L. Gibson, Town Clerk

Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: May 19, 2020		
Subject: Council Meeting Minutes		
Location on Agenda: Consent		
Department: Administration		
Contact: Stella Gibson, Town Clerk		
Presenter: Stella Gibson, Town Clerk		
Brief Summary: Minutes from the May 4, 2020 regular meeting, and the May 11, 2020 special and closed session meetings.		
Recommended Motion and/or Requested Action: Consider approving minutes		
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:		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	SG	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

**Town of Garner  
Town Council Meeting Minutes  
May 04, 2020**

This regular meeting of the Town Council was conducted electronically.

**CALL MEETING TO ORDER/ROLL CALL:** Mayor Ken Marshburn

Present: Present: Mayor Ken Marshburn, Mayor ProTem Kathy Behringer, Council Members Demian Dellinger, Phil Matthews , and Elmo Vance. Council Member Singleton arrived at 7:13 p.m.

Staff Present: Rodney Dickerson- Town Manager, Matt Roylance- Asst. Town Manager-Operations, John Hodges-Asst. Town Manager Development Services, Rick Mercier-Communications Manager, Mike Franks-Budget & Special Projects Manager, Joe Binns-Interim Police Chief, David Beck-Finance Director, Sonya Shaw-PRCR Director, Fred Baggett-Interim Town Attorney and Stella Gibson-Town Clerk

**CALL MEETING TO ORDER/ROLL CALL:** Mayor Ken Marshburn

A video highlighting the National Business Week was shown.

**PLEDGE OF ALLEGIANCE:** Council Member Phil Matthews

**INVOCATION:** Council Member Phil Matthews

**PETITIONS AND COMMENTS:** None

**ADOPTION OF AGENDA**

Motion: Behringer  
Second: Matthews  
Vote: 5:0

**PRESENTATIONS**

Craig Robinson from PFM Investments presented an update on the Town’s investment program performance through March 31, 2020.

Council Member Dellinger requested data with costs backed out from the returns.

**CONSENT**

**Approval of Successor in Interest Agreement with US Environmental Protection Agency**

Presenter: Matt Roylance, Assistant Town Manager – Operations

The successor-in-interest agreement between the Town of Garner, City of Raleigh, and US EPA will formally transfer Garner's residual grant obligations from a mid-1980's EPA grant to the City of Raleigh. This transfer should have occurred during the utility merger in 2001 but was overlooked.

Action: Approve execution of the successor-in-interest agreement with the US Environmental Protection Agency.

**Council Meeting Minutes**

Presenter: Stella Gibson, Town Clerk

Council meeting minutes from February 18, February 25, March 2, April 21 and 28, 2020 and closed session meeting minutes from April 28, 2020.

Action: Approve minutes  
Motion: Behringer  
Second: Vance  
Vote: 5:0

**PUBLIC HEARINGS**  
**NEW/OLD BUSINESS**

**COVID Allowance Pay Policy**

Presenter: Rodney Dickerson, Town Manager

Mr. Dickerson stated that a policy for COVID Allowance Pay had been developed based on Wake County's policy and Council feedback from the April 28, 2020 meeting.

Wake County has agreed to provide a 5% increase Allowance Pay for all employees that are required to interact with the public as part of their regular duties. This will retroactively take effect on April 16, 2020 and will continue until their emergency operations center (EOC) is closed.

Mr. Dickerson recommended COVID Allowance Pay be extended to firefighters at the Battalion Chief level and below and to police officers at the rank of Sergeant and below.

The initial cost for Garner's COVID Allowance Pay can be paid from lapsed salaries due to positions not being filled for some period of time over the course of a fiscal year. It is unlikely the Town will be reimbursed for this expenditure as the current federal guidelines pertain to local governments with populations over 500,000, which is the usual threshold used for individual entities to be reimbursed based on national disaster declarations. Town staff will continue to explore other sources of funding if the need arises. Once funds are identified, a budget amendment will be brought to Council for consideration.

Action: Approve policy and authorize implementation

Motion: Vance  
Second: Matthews  
Vote: 5:0

**Interim Police Additional Compensation**

Presenter: Rodney Dickerson, Town Manager

Mr. Dickerson stated staff is proposing a \$6,000 lump sum payment to further compensate Interim Chief Joe Binns for serving in an extended amount of time in the interim position of Police Chief as well as for the next several months. Interim Chief Binns will continue to serve in this capacity until a permanent position of Police Chief is hired. In addition to regular law enforcement operations, Interim Chief Binns has dealt with some unusual situations such as the parade and COVID-19. Staff is also proposing that Captain Lori Smith be extended a \$3,000 lump sum payment for carrying out extra duties to assist the Interim Chief and when his Captain slot was not filled.

Plans are moving forward with efforts to fill the Police Chief position.

Action: Approve additional allocation to salaries

Motion: Singleton  
Second: Matthews  
Vote: 5:0

## COMMITTEE REPORTS

### ANAGER REPORTS

- Garner info
- Building & Permit Report
- July 3<sup>rd</sup> Celebration - Ms. Shaw stated that given the current state of affairs concerning COVID-19 and guidance on mass gatherings from national, state and local authorities, the PRCR department is recommending cancelling this year's July 3<sup>rd</sup> celebration. The City of Greensboro and Southport have already cancelled their event, and many other municipalities are in a holding pattern at this time.
- Staff investigated having the fireworks at multiple locations simultaneously, however considering logistics of this plan, PRCR, Police and Public Works Departments are in agreement that the proposed plan creates challenges which make social distancing, crowd control, traffic control, and safety nearly impossible. In addition, the plan goes against current state and national guidelines on mass gatherings and major events.
- Some municipalities are considering alternative plans such as moving fireworks shows and celebrations to Labor Day weekend, pending future guidance on mass gatherings. Cost savings resulting from cancellation of the July 3<sup>rd</sup> celebration could be used to compensate for budgetary shortfalls this year.
- Council Member Singleton asked if the Town has had any contact with the Symphony and if they were performing at any locations. Ms. Shaw advised staff has had no contact with the symphony regarding whether they are performing anywhere at this time. Council Member Singleton stated he would like to at least have the 30-minute fireworks show and did not see a reason why people couldn't stay in their cars.
- Mayor ProTem Behringer asked if the Memorial Day celebration was scheduled to take place and Ms. Shaw responded that a mass gathering more than 10 people is not allowed; however, but staff will continue to stay updated. Mayor ProTem Behringer also asked if a public announcement could be made to citizens that the July 3<sup>rd</sup> celebration had been canceled when a decision is made.
- Council Member Matthews asked staff to contact the Symphony and fireworks company to see what kind of flexibility we can get to reschedule.
- Mayor Marshburn stated an alternative would be having the fireworks at the Labor Day celebration.
- Ms. Shaw stated May 5<sup>th</sup> is the deadline to decide if the Town will proceed with another date for a fireworks show without losing our funds.

Action: Bring back to the next meeting for further discussion.

Motion: Singleton  
Second: Matthews  
Vote: 5:0

## ATTORNEY REPORTS

### COUNCIL REPORTS

Marshburn

- Reminded citizens to participate in the 2020 Census.
- Commended the Town and citizens for their valiant effort to comply with CDC regulations.



Dellinger

- Reported receiving information provided by Wake County regarding the COVID-19 cases based on zip code and percentage of population. Encouraged people to continue to social distance, wear masks, be cautious and engage in best practices.
- Asked if the Planning Commission would meet in person or virtually this month. Mr. Dickerson responded it would be a mixture of both, staff is still working out the details.

Vance

- Asked about roof leaks at the Rec Center – Mr. Dickerson responded the metal roof manufacturer found the area of concern and roofers are making repairs in those areas. Mr. Dickerson also stated the contractor was advised of the leaks on the rubber roof. There is a possibility to move into the building before the roadwork at Hwy 70 and Montague is complete. Mr. Hodges added the work was inspected by NC DOT and a minimum punch list was issued.
- The guardrail at NC 50 and Hwy 70 is waiting to be installed due to the relocation of some utilities by Duke Energy.
- Asked about the New Bethel Church Road bridge replacement. Mr. Hodges advised the contractor is installing the temporary bridge now.
- COVID Federal Funding – Mr. Dickerson stated we are not sure what the Town would be eligible for. Some funds will be passed down to counties. We will submit expenses to the County for consideration. We may also qualify for some FEMA reimbursement funds.

Matthews

- Asked about paving the entrance at Lake Benson Park. Mr. Dickerson advised we are already at the limit of impervious surface limits in that area.

Gra

- Asked how many public hearings are scheduled for the Planning Commission. Mr. Hodges responded there are three cases going to the Planning Commission and the plan is to bring them forward to the June 1 meeting. However, there are concerns regarding quasi-judicial hearings and we are not sure if we can move forward at that time. Mr. Baggett stated there are several questions that need to be answered.

Behringer

- Reported Woodland Road between Vandora Springs Road and Timber Drive was recently paved and expressed thanks to Joey Hopkins.
- Property at 404 W. Garner Road needs to be mowed.
- Asked to receive a copy of the agenda packet earlier.

## **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 Section 143-318-11(a)(6) to discuss the qualifications, competence, performance, character, fitness, or conditions of appointment of an individual public officer or employee.

Council provided guidance to staff regarding litigation employing the services of Nick Ellis from the law firm of Poyner Spruill.

**ADJOURN:** 10:50 p.m.

**Town of Garner  
Town Council Special Meeting Minutes  
May 11, 2020**

The Council met in a special meeting at 7:00 p.m. in the Town Hall Training Room located at 900 7<sup>th</sup> Avenue.

Call meeting to order: Mayor Ken Marshburn

Present: Mayor Ken Marshburn, Mayor ProTem Kathy Behringer, Council Members Demian Dellinger, Phil Matthews, Gra Singleton and Phil Matthews

Staff Present: Rodney Dickerson, Town Manager

Action: Adjourn to Closed Session:

Motion: Matthews  
Second: Vance  
Vote: 5:0

The Council went into Closed Session pursuant to N.C. General Statutes Section 143-318-11(a)(6) to discuss the qualifications, competence, performance, character, fitness, or conditions of appointment of an individual public officer or employee; specifically, to discuss the Town Manager's review.

Return to Regular Session and adjourn: 9:47 p.m.

Motion: Vance  
Second: Dellinger  
Vote: 5:0

Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: May 19, 2020		
Subject: FY 2020 - 2021 Recommended Budget		
Location on Agenda: Public Hearings		
Department: Administration		
Contact: Mike Franks, Budget Manager		
Presenter: Mike Franks, Budget Manager		
<b>Brief Summary:</b>  Town Council and the general public will be provided an opportunity for discussion and input related to the FY 2020-2021 Recommended Budget. The budget has been posted on-line via the following link <a href="https://www.garnernc.gov/home/showdocument?id=8297">https://www.garnernc.gov/home/showdocument?id=8297</a>		
<b>Recommended Motion and/or Requested Action:</b> Receive comments		
<b>Detailed Notes:</b> Staff will provide an overview of the FY 2020 - 2021 Recommended Budget as well as an update on recent budget discussions with Council.		
<b>Funding Source:</b> n/a		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
<b>Manager's Comments and Recommendations:</b>          		
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:		

A large, thick black L-shaped graphic is positioned on the left and bottom right sides of the page, framing the central text. The top horizontal bar of the 'L' is on the left, and the right vertical bar is on the right side.

FY 2020 – 2021  
RECOMMENDED BUDGET

# Presentation Overview

- Discuss budget process
- Review recommended budget
- Discuss future dates

# Process Summary

- Departments provided a current year operating budget and a five year summary of significant items
- Departments reviewed their operating requests with the budget team
- Initial budget forecast estimated a baseline shortfall of approx. \$1.0 million
  - *The projected shortfall increased to over \$3.0 million based on the impact of COVID-19*
- The budget team meet with Council in small groups to discuss options
- Based on these meetings, staff prepared a worst case budget

# Budget Summary - Revenues

	FY 2019 Actual	FY 2020 Original Budget	FY 2020 Revised Budget	FY 2021 Baseline Budget	Projected Budget Increase/(Decrease)
<b>Categories</b>					
<b>Revenue Categories</b>					
Property Tax	\$18,863,472	\$20,586,638	\$20,586,638	\$22,614,263	\$2,027,625
Permits and Fees	3,066,401	2,309,580	2,319,580	2,587,080	\$277,500
Sales Tax and Other Taxes	7,048,593	7,158,010	7,158,010	5,834,338	(\$1,323,672)
Intergovernmental Revenue	3,470,544	3,323,780	3,405,840	3,288,318	(\$35,462)
Fees for Service	725,216	695,210	695,210	589,710	(\$105,500)
Interest Earnings	711,823	580,000	580,000	450,000	(\$130,000)
Other Revenue	374,395	201,000	222,329	202,500	1,500
<b>Total Revenue</b>	<b>\$34,260,444</b>	<b>\$34,854,218</b>	<b>\$34,967,607</b>	<b>\$35,566,209</b>	<b>\$711,991</b>
Other Financing Sources	\$29,478	\$2,590,407	\$9,594,069	\$3,674,333	\$1,083,926
<b>Total Available Resources</b>	<b>\$34,289,922</b>	<b>\$37,444,625</b>	<b>\$44,561,676</b>	<b>\$39,240,542</b>	<b>\$1,795,917</b>

# Budget Summary - Expenditures

	<b>FY 2019 Actual</b>	<b>FY 2020 Original Budget</b>	<b>FY 2020 Revised Budget</b>	<b>FY 2021 Baseline Budget</b>	<b>Projected Increase/(Decrease)</b>
<b>Department Expenditures</b>					
Governing Body	379,300	544,012	593,662	419,820	(\$124,192)
Administration	1,536,793	1,636,421	1,532,330	1,555,211	(81,210)
Finance	884,843	831,422	866,908	937,805	106,383
Economic Development Planning	351,603	300,994	300,994	350,194	49,200
Building Inspections	739,458	775,231	1,022,996	917,171	141,940
Engineering	1,023,637	1,213,554	1,213,554	1,351,126	137,572
Information Technology	636,640	737,938	851,978	742,758	4,820
Police	779,061	713,146	713,146	772,879	59,733
Fire and Rescue	7,852,045	7,941,079	7,992,386	8,147,634	206,555
Public Works	3,404,401	3,532,899	3,613,763	3,773,045	240,146
Parks and Recreation	7,774,201	9,141,610	9,820,540	9,300,292	158,682
Debt Service	4,434,836	2,401,430	2,442,427	2,437,118	35,688
Special Appropriations	3,773,106	3,758,355	8,583,218	4,095,858	337,503
Other Funds	1,334,854	1,446,150	1,581,082	1,359,986	(86,164)
Transfers	1,769,134	612,068	1,574,376	1,236,086	624,018
	0	1,858,316	1,858,316	1,843,559	-14,757
	<b>\$36,673,913</b>	<b>\$37,444,625</b>	<b>\$44,561,676</b>	<b>\$39,240,542</b>	<b>\$1,795,917</b>



# Budget Summary

- The Recommended Budget includes a tax rate of 48.71 cents per \$100 of assessed valuation which is a decrease of 7.29 cents
  - *This rate is 2.5 cents above the revenue-neutral rate of 46.21 cents*
  - *At this rate, Garner is projected to be the second most affordable locality in Wake County. The rate would result in a \$4.80 monthly increase on average*
- The budget includes reductions of \$497,702, a 33 percent cut in merit pay, a \$120,000 reduction in resurfacing funding and fund balance of \$1,477,634
  - *Only one of 42 decision packages were funded resulting in unfunded decision packages of \$2,497,267*
  - *This included 20 new positions*
- The only funded decision package was a School Resource Officer at South Garner High School

# Budget Summary cont.

- The recommended tax rate will position the town to address future growth
  - *In the first quarter of 2020, the Inspections Department issued 392 permits (including 91 single family homes and 32 townhomes) and performed 4,723 inspections*
  - *Planning is currently reviewing 2,466 residential and 881 multi-family apartment developments*
- A significant number of future positions and operating requirements will be necessary to address this growth
- The recommended CIP includes projects totaling over \$96.1 million and operating adjustments will be required to staff/operate many of these items
- The 5 year model indicates that funding will be insufficient to address these requirements at the revenue-neutral tax rate

# Future Dates

- 5/20/20 – The Town of Garner will host an all day long budget work session. Residents are welcome to attend to get a better understanding on the details of the budget.
- Late May – The Town of Garner will host a virtual public hearing to offer residents an opportunity to provide input on the budget.
- 6/1/20 - The Town of Garner will host a second public hearing to offer residents an opportunity to provide input on the budget.
- 6/2/20 – The Town of Garner may host a second day long budget work session. If this session occurs, residents are welcome to attend to get a better understanding on the details of the budget.
- 6/16/20 – Proposed budget adoption

Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: May 19, 2020		
Subject: Amazon Operations Schedule Update and Request		
Location on Agenda: Old/New Business		
Department: Town Manager's Office		
Contact: John Hodges, Assistant Town Manager - Development Services		
Presenter: John Hodges, Assistant Town Manager - Development Services		
<b>Brief Summary:</b> <p>Hillwood, the developer of the Amazon project, along with Amazon, are requesting a Temporary Certificate of Occupancy to begin staffing and stocking the distribution facility on June 21, 2020. Outbound shipments would begin soon after. A condition of the approved site plan included completion of the roadwork prior to operational building occupancy. The Jones Sausage Road improvements have been delayed by utility relocations and other scheduling conflicts and will not be completed by the requested occupancy date. Hillwood and Amazon have prepared the attached proposal for temporary measures that will be taken to mitigate traffic impacts until roadwork is complete. An amendment to the site plan condition is recommended if this request is approved.</p>		
<b>Recommended Motion and/or Requested Action:</b> Consider amendment to SUP-SP-18-01, Site Plan Condition 2		
<b>Detailed Notes:</b> <p>Staff has worked with Hillwood and Amazon to enhance their original proposed startup plan to include an interim roadway and traffic plan and a longer ramp-up period to lessen impacts on the immediate area. The interim plan is being reviewed by NC DOT at the time of agenda preparation. Staff believes that the current proposal strikes a reasonable balance between the timely economic opportunity for job creation and temporary inconvenience that may be experienced. If the amendment is approved, staff will work with Hillwood to communicate the interim plan with residents along the Jones Sausage Road corridor.</p>		
<b>Funding Source:</b> n/a		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
<b>Manager's Comments and Recommendations:</b>           		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JMH	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

TO: Mr. John Hodges, Assistant Town Manager, Town of Garner, NC

FROM: Scott Martin, Vice President – Development, Hillwood

DATE: May 13, 2020

SUBJECT: Consideration for Temporary Certificate of Occupancy by June 21, 2020

### **INTRO/BACKGROUND**

Hillwood and its civil engineer, WithersRavenel, started work on the offsite improvements in early 2018. The majority of roadway right of way dedication was completed in late 2018 and construction plans were submitted in February 2019. Due to NCDOT changes in scope, coordination with NCDEQ, NCDOT, other additional requirements & compliance items, the bid package was not approved to be sent to contractors until mid-September 2019. Bids were opened and certified on October 3<sup>rd</sup> and 4<sup>th</sup> 2019, respectively, but approval to award from NCDOT and the Town of Garner was not received until November 26, 2019. Currently, AT&T (utility) has both underground and overhead lines that are obstructing the roadway contractor's progress. AT&T has been released and compensated ahead of time for its work and Hillwood and its contractors and consultants are pushing from all sides for AT&T to complete its work in a timely manner to avoid any further delays.

Based on discussions with Town of Garner staff, Hillwood and Amazon have worked together to identify solutions and create a plan to ensure life safety concerns are met and mitigate traffic congestion along Jones Sausage Road while roadway construction is completed. Hillwood, on behalf of its client, would like to respectfully request it be granted a Temporary Certificate of Occupancy prior to June 21, 2020 provided the following conditions are met:

### **CONDITIONS FOR CONSIDERATION**

- **Road Infrastructure Improvements:** By August 1, 2020, Hillwood will commit to having a minimum of three lanes of Jones Sausage Road operational. This will allow for 2 through lanes northbound and southbound on Jones Sausage Road as well as a full turn lane along the frontage of the Amazon facility. The attached memo from Mott MacDonald, the traffic engineer of record, details the functionality of the road in this condition along with the mitigation and signalization information detailed below.
- **Traffic Mitigation:** In order to mitigate interim traffic congestion during the road construction, Amazon is proposing to redirect truck traffic into and out of the site. Inbound truck traffic will be routed in through the south entrance of the site and outbound truck traffic will leave through the north entrance, per the attached plan. Amazon plans to install a temporary guard shack at the north gate to facilitate this movement. This plan will reduce traffic impact by routing exiting truck traffic off the majority of Jones Sausage Road that is under construction and away from the neighborhood entrance at Calebar Street.
- **Traffic Signalization:** Hillwood will install three temporary traffic signals on Jones Sausage Road prior to the site launch on June 21, 2020. These signals will be located at Calebar Street., Amazon Entrance #4, and Amazon Entrance #6 per the attached plan. The signals at Calebar St. and

Entrance #4 will be permanent when the road is complete as detailed in the Traffic Impact Analysis and agreed upon by Hillwood and the Town of Garner. While the roadway construction is being completed, Hillwood will install a temporary signal at the truck entrance (Entrance #6) into the site to facilitate truck access and reduce back-ups on Jones Sausage Road due to left turning traffic. The truck entrance signal is not required when the road is complete and will be removed when all lanes are open for traffic.

- Operations Ramp-Up: Amazon plans to begin accepting product at the Garner facility on June 21, 2020. Based upon continued discussions with the Town of Garner, Amazon will extend the ramp-up timeline, which will defer full operational capacity to the end of August. During this extended ramp-up period, traffic trip numbers will be lower, which should assist with traffic concerns along Jones Sausage Road. Amazon has updated its Net Traffic Impact memo with improved information and the plans detailed in this memo.
- Shift Staggering: Amazon will reduce overall impact on the adjacent roadway and community by adding and significantly staggering shifts. In total, there are 17+ shift start and end times ranging from 4:00am to 6:45pm, with 10 morning shifts (4:00am-7:45am) and 7 evening shifts (5:15pm-6:45pm). The following is a summary of the information included in the improved Net Traffic Impact memo. Please note: this information is the maximum expected traffic flow on the busiest day of the week for Amazon (Wednesday). All other days of the week will see less traffic flow. Additionally, the shift change with the highest impact on the roadway is 6:15pm, which is after rush hour for this area based on the Traffic Impact Analysis from May 24, 2018.
  - Estimated maximum TOTAL traffic flow (Incoming & Outgoing) at shift change at peak (Wednesday)
    - Weeks of 6/21 to 7/4 – 75-100 associates between 5:15pm-6:00pm
    - Weeks of 7/5 to 7/18 – 127-175 associates between 5:45pm-6:15pm
    - Weeks of 7/19 to 8/1 – 225-275 associates between 5:45pm-6:15pm
    - Weeks of 8/2 to 8/15 – 300-375 associates between 5:45pm-6:15pm
    - Weeks of 8/16 to 8/29 – 400-525 associates between 5:45pm-6:15pm
  - Estimated maximum truck traffic per day (60% Day Shift / 40% Night Shift)
    - Weeks of 6/21 to 7/4 – 5-20 Trucks
    - Weeks of 7/5 to 7/18 – 24-30 Trucks
    - Weeks of 7/19 to 8/1 – 44-60 Trucks
    - Weeks of 8/2 to 8/15 – 68-98 Trucks
    - Weeks of 8/16 to 8/29 – 95-110 Trucks
  - Additional context of the traffic counts: During the peak of construction this year, we had approximately 600+ construction personnel onsite at any given time. Most of the personnel came and went during the same time in the morning and evening and were not staggered as the shifts have been outlined above. To our knowledge, there were no significant impacts to the traffic or community that resulted from the increased construction traffic. Amazon’s maximum traffic flow at the end of August shift change is well below the construction traffic levels. Additionally, throughout the construction of the building there was a significant volume of truck traffic accessing the site required for structural steel and concrete deliveries and dumpster exchanges. During the peak of construction there were approximately 100+ concrete trucks trips per day making

concrete deliveries, 20-25 trucks delivering steel during steel erection, and 20+ dumpster exchanges per day for the past several months as Amazon upfit the building with its material handling equipment. Those numbers are well in excess of planned truck traffic on and off the site when Amazon begins operating.

- **Job Opportunities:** Amazon is creating a current and future pipeline of industry leading jobs and services with its projects. Launching the Garner site will create immediate job opportunities, for residents of all skill levels, starting at \$15/hour and benefits starting on day one. Based upon the current launch schedule, Amazon will begin hiring 1,500+ associates in late May/early June and growing to more than 3,000 associates by the end of August.
- **Additional Bond Payment:** Hillwood has provided NCDOT with a \$1,000,000 bond to ensure the road infrastructure project will be completed. We are also willing to place an additional completion bond (amount TBD) to the Town of Garner to further show our commitment to completing this project as timely as possible.
- All other items required by the Town of Garner Building Department will be satisfied prior to occupancy of the building.

Thank you for the opportunity to discuss these considerations with you. We hope you understand how committed Hillwood is to completing this work in a timely manner. We understand the concern regarding traffic congestion and life safety, and we hope that the items above address those concerns as best as possible given the circumstances. Please know any inconveniences experienced by the opening of this facility WILL BE temporary. We have requested NCDOT approval to allow our contractor to work through the night when AT&T is complete with its work to further expedite the schedule.

The launch of this facility on June 21, 2020 plays a critical role in Amazon's logistical supply chain and provides immediate industry leading job opportunities for this region.

Thank you for the opportunity to discuss these items with you and for your consideration of our request. Our team is available to discuss any of the items addressed in this correspondence at your convenience. We respectfully request an update from the Town regarding next steps for resolving this matter by May 15, 2020. If this matter does need to be considered within the Town Council's public meeting process, we respectfully request to be included in the next possible meeting, which we understand is May 19, 2020.

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## Traffic Mitigation Memo – Amazon Fulfilment Center

May 12, 2020

Dear Scott,

Our Traffic Impact Analysis (TIA) for the Fulfilment Center site located south of I-40 on Jones Sausage Road in Garner, NC was completed on May 24, 2018. The TIA presented recommendations for roadway improvements that included widening Jones Sausage Road to a four-lane facility between the I-40 interchange and the south entrance of the site and the installation of new traffic signals. Improvements at the I-40 interchange and the Jones Sausage Road and E Garner Road intersection were also recommended.

It is our understanding that since the completion of the TIA, improvements at the interchange were not required as a condition of the special use permit for the development. Additionally, the widening of Jones Sausage Road was limited only to the site frontage and does not extend to tie in to the four-lane facility present just south of the interchange.

Due to various delays, the current schedule for completing the required roadway improvements across site frontage will not be complete at the time Amazon wishes to begin occupying and operating the site. In an effort to request and receive approval for a Temporary Certificate of Occupancy (TCO), several mitigating measures are proposed to the Town of Garner.

Per your request, this memo serves as a review of those mitigating measures as they relate to traffic operations on Jones Sausage Road.

### Site Traffic

As indicated in documentation provided by Amazon on May 6, 2020, the hiring of employees is scheduled to increase over the course of 8 weeks leading up to full operational capacity of the facility. Further discussions indicate that this ramp-up period may extend over a 10-week period.

Additionally, there is also a plan to spread out shifts over the course of the day so as not to coincide with the peak periods of traffic on Jones Sausage Road.

For the evaluation, volumes were estimated for the first week in August (**Table 1**) based on the chart showing net Traffic Flow by Time – Wednesday. These volumes were split into incoming/outgoing trips using the same splits from the TIA. Although



truck traffic is anticipated to be slightly lower during this ramp-up period, to be conservative we kept the same truck volumes as the TIA for this analysis.

**Table 1: Net Traffic Volumes – 1<sup>st</sup> week of August**

<b>Peak Hour</b>	<b>In (Car/Truck)</b>	<b>Out (Car/Truck)</b>	<b>Total (Car/Truck)</b>
6:30 AM - 7:30 AM	824 (818/6)	10 (4/6)	834 (832/12)
5:30 PM - 6:30 PM	538 (533/5)	589 (584/5)	1,127 (1,117/10)

**Traffic Mitigation**

In addition to reducing the impact of site traffic on the surrounding network by staggering shifts and ramping up employee additions, the following measures are also proposed to be in place by the first week of August 2020:

- A 3-lane cross-section across site frontage consisting of one through lane in each direction and a center lane to be utilized for turning movements.
- Install temporary signals at Access #2, Access #4 and Access #6 (trucks only). The signal at Access #6 will be removed upon completion of all roadway improvements, but the others will remain in place as permanent signals.
- Route exiting truck traffic to Access #1, the northernmost access on the site.

These conditions were coded into *Synchro* traffic analysis software primarily to estimate the amount of storage needed for left-turn lanes across site frontage. This includes northbound left-turns at Calebar Street, southbound left-turns at Access #2, southbound left-turns at Access #4, and southbound left-turns at Access #6.

**Findings**

Based on the site traffic volume estimates and the proposed mitigation in place, the use of a center lane across site frontage can be expected to allow for enough storage to accommodate southbound left-turning traffic into the site. The analysis indicates the following full width storage lengths and appropriate tapers are needed:

- Southbound Left-Turn at Calebar/Access #2 – 450 feet
- Northbound Left-Turn at Calebar/Access #2 – 100 feet
- Southbound Left-Turn at Access #4 – 250 feet
- Southbound Left-Turn at Access #6 – 200 feet

northbound left-turn storage at Access #2, as well as the southbound left-turn to be increased if needed to accommodate queues. Specifically, there is approximately 1,200 feet separating Access #2 and Access #4, which is more than enough to accommodate the queues during this interim condition.

It should be noted that these conditions do not reflect full-buildout site conditions and the traffic analysis of this temporary condition indicates that several movements, specifically the movements exiting the Fulfilment Center, can be expected to have higher delays and longer queues within the site than was measured in the TIA. However; with the exception of northbound left-turns onto Calebar Street, all turning movements off of Jones Sausage Road within the study area will be for site traffic entering the Fulfilment Center and the center lane allows for site traffic to queue outside the mainline through lanes while waiting to enter the site.

Signal operations should be monitored queue management strategies should be implemented as needed. These may consist of:

- Signal timing adjustments to minimize northbound and southbound through movement delays.
- Implement Twice Per Cycle Left-Turn phasing where the left-turns can operate as leading and lagging left-turns within the same phase in order to help alleviate queue issues.

- Implement a Traffic Management Plan that instructs more incoming site traffic to use Access #4 rather than Access #2 and more outgoing traffic use Access #2 rather than Access #4. This would achieve a similar effect as the truck routing by utilizing the full southbound storage in the center lane between Access #4 and Access #2 and reducing the amount of site traffic on northbound Jones Sausage Road through the site.

All of the mitigation measures can be evaluated and adjusted as needed as different phases of the full widening are completed. Therefore, the conditions evaluated here are considered to be a worst-case scenario for the first week of August 2020 and operations can be expected to improve as construction progresses.

It is our understanding that Amazon is continuing to evaluate ways to reduce the impact of site traffic by spreading out shifts further. The information on operations described above is subject to change as additional information may be received after the date of this writing.

Please let me know if you have any questions.

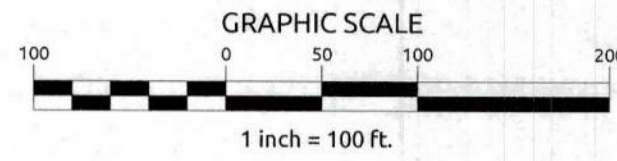
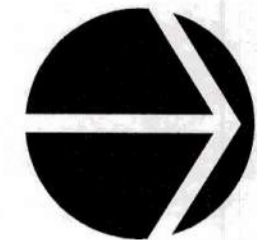
Sincerely,

A handwritten signature in blue ink that reads "R. Travis Braswell". The signature is stylized and cursive.

R. Travis Braswell, PE  
Project Manager

[robert.braswell@mottmac.com](mailto:robert.braswell@mottmac.com)

# Proposed Temporary Traffic Routing



Jones Sausage Road will have 3 full lanes (2 thru lanes + 1 full turn lane)

Outbound trucks do not utilize portion of Jones Sausage Road that is under construction and moves exiting truck traffic away from neighborhood entrance.

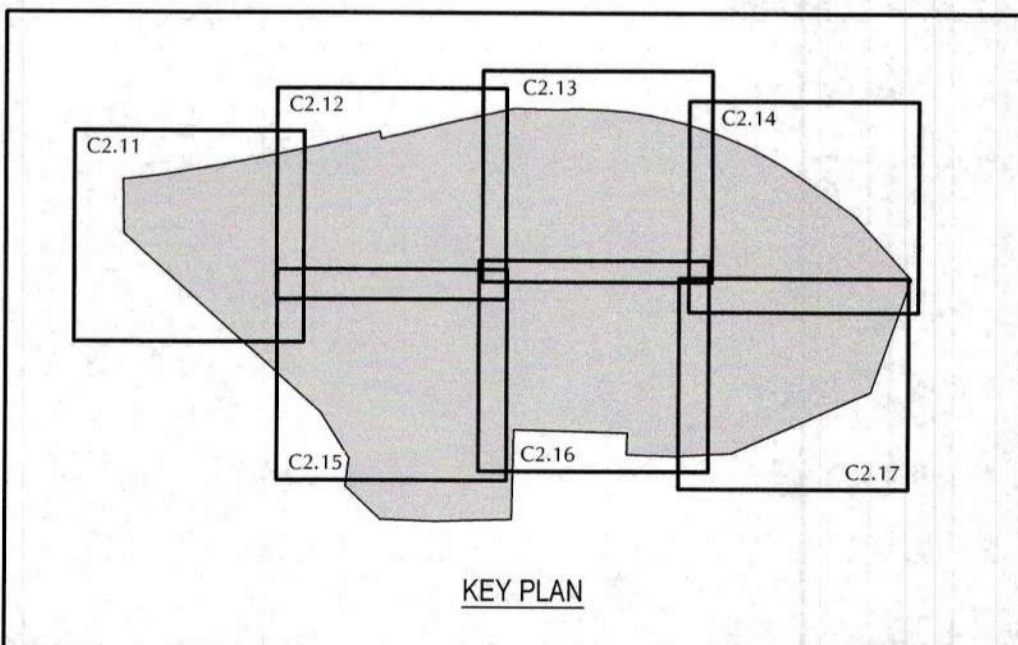
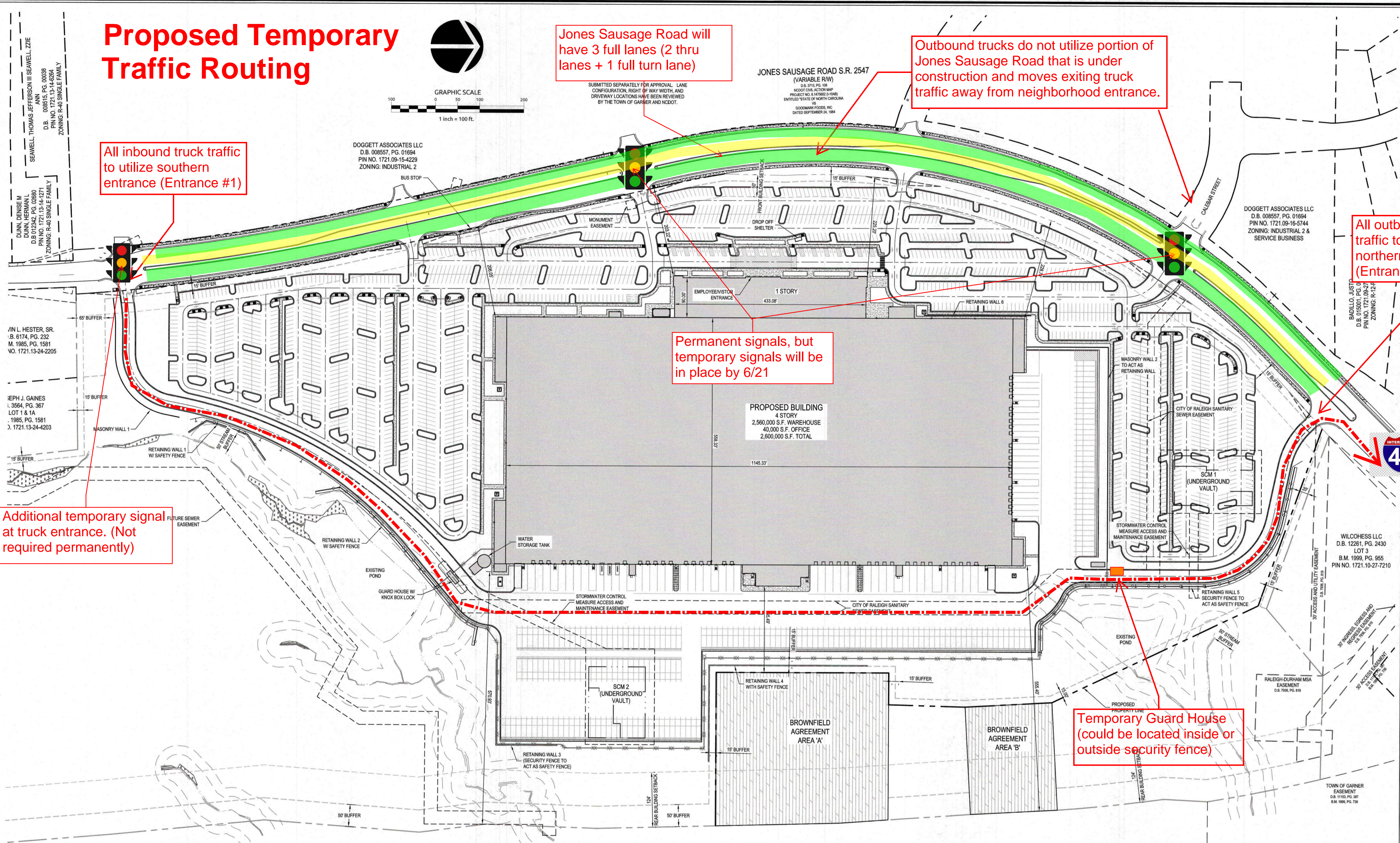
All inbound truck traffic to utilize southern entrance (Entrance #1)

All outbound truck traffic to utilize northern entrance (Entrance #6)

Permanent signals, but temporary signals will be in place by 6/21

Additional temporary signal at truck entrance. (Not required permanently)

Temporary Guard House (could be located inside or outside security fence)



INTERSTATE HIGHWAY NO. 40  
(VARIABLE R/W)  
D.B. 0713, PG. 108  
NCDOT CIVIL ACTION MAP  
PROJECT NO. 14149802  
D-10A(1)-19A(1)-10A(1)  
ENTITLED "STATE OF NORTH CAROLINA  
VS.  
GOODMARK FOODS, INC.  
DATED SEPTEMBER 24, 1994

Job No. 02170856.2  
Date 06/07/2018  
Drawn By WR  
Designer WR



Revisions		
1	FOR ORDERING	8/6/18



K:\1713-1850\170856.2\Network\parker\ed\CAD\overall\drwg\C201 Overall Site Plan.dwg, Monday, August 6, 2018 11:30:41 AM, ALLEN, EDWARD



## Town of Garner

900 7th Avenue · Garner, North Carolina 27529  
Phone (919) 772-4688 · Fax (919) 662-8874 · [www.GarnerNC.gov](http://www.GarnerNC.gov)



July 17, 2018

Hillwood  
Attn: Scott Martin  
7000 Central Parkway, Suite 970  
Atlanta, GA 30328

Subject: Special Use Permit, SUP-SP-18-01, Project Axis

Dear Mr. Martin:

At its meeting on July 2, 2018, the Garner Town Council approved the above referenced Special Use Permit with the conditions listed on the attached permit. This permit is valid for two years from the approval date.

If you have any questions, please feel free to call the Planning Department at 919-773-4449.

Sincerely,

Stella Gibson  
Town Clerk

cc: Jeff Triezenberg  
Tony Beasley  
Tony Chalk  
Jaclyn Sumner  
Debra Creighton  
Barney Blackburn, Wake County Environmental  
Tim Wilkins, BellSouth Communications

**TOWN OF GARNER  
SUP-SP-18-01 – PROJECT AXIS  
SPECIAL USE PERMIT**

<b>APPLICANT</b>	Hillwood Attn: Scott Martin 7000 Central Parkway, Suite 970 Atlanta, GA 30328
<b>LOCATION</b>	4851 Jones Sausage Road
<b>USE</b>	Storage (including outdoor)
<b>DATE ISSUED</b>	July 2, 2018

**I. COMPLETENESS OF APPLICATION**

The application is complete.

**II. COMPLIANCE WITH ORDINANCE REQUIREMENTS**

The application complies with all applicable requirements of the Unified Development Ordinance.

**III. GRANTING THE APPLICATION**

The application is granted, subject to the following conditions:

- 1) The applicant shall complete the development strictly in accordance with the plans submitted to and approved by this Town Council, a copy of which is filed in the Town Hall. Any deviations from or changes in these plans must be pointed out specifically to the administrator in writing and specific written approval obtained as provided in the Unified Development Ordinance;
- 2) If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this permit shall be void and of no effect; and
- 3) All applicable permit approvals shall be obtained by the applicant.

**IV. SPECIFIC TO THE PROJECT**

1. Prior to issuance of a building permit, a subdivision plat shall be recorded;
2. Prior to issuance of a building permit, documentation of State approval for Neuse River Buffer encroachments shall be required;
3. Recommendations for road improvements reported in the TIA, approved by NCDOT and Town of Garner, shall be the responsibility of the developer.

c: Garner Economic Development Corp.  
Attn: Bruce Andrews  
401 Circle Dr.  
Garner, NC 27529

WithersRavenel  
Attn: Dan Miller, PE  
115 Mackenan Dr.  
Cary, NC 27511

## **SUP-SP-18-01 - CONDITIONS SPECIFIC TO THE SITE PLAN**

1. ALL THE LAND USE RESTRICTIONS (LURs) SHOULD BE ADHERED TO AS PROVIDED IN THE BROWNFIELDS AGREEMENT, DATED SEPTEMBER 16, 2013, AS WELL AS THE PROVISION OF THE FORTHCOMING ENVIRONMENTAL MANAGEMENT PLAN (EMP) AS APPROVED BY THE NC BROWNFIELDS PROGRAM.
2. ALL JONES SAUSAGE ROAD AND OTHER OFFSITE ROADWAY IMPROVEMENTS ARE SUBJECT TO RIGHT-OF-WAY AVAILABILITY AND FINAL NCDOT APPROVAL. ALL APPROVED ROADWAY IMPROVEMENTS SHALL BE COMPLETED PRIOR TO OPERATIONAL BUILDING OCCUPANCY.

### **PROPOSED COUNCIL ACTION**

Amend Condition 2 to read:

*All approved roadway improvements shall be completed prior to full operational building occupancy as outlined in Hillwood letter dated May 13, 2020.*

Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: May 19, 2020		
Subject: Pay & Class and Pay Compression/Equity		
Location on Agenda: Consent		
Department: Human Resources		
Contact: BD Sechler, Human Resources Director		
Presenter: Neville Kenning, Kenning Consulting		
<b>Brief Summary:</b> In October of 2019, TOG engaged with Kenning Consulting to complete our pay and class analysis and to also complete a compression/equity study. The consultant will present his findings and recommendations on both projects to Council.		
<b>Recommended Motion and/or Requested Action:</b> To consider the findings and recommendations and provide feedback		
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:		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	BDS	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

# Town of Garner

## Review of External Competitiveness

MAY 19, 2020 DRAFT REPORT

NEVILLE KENNING





# Introduction to Kenning Consulting

- Provides a full range of human resources and organization effectiveness consulting services.
- We believe that by establishing long-term relationships with our clients, we can truly understand their needs and deliver targeted and customized solutions.
- Focus on State and Local Governments.
- As Founder and President, Neville Kenning has provided consulting services to 25 States and numerous Local Governments. Clients in North Carolina include the State of North Carolina and Mecklenburg County.

# Background and Objectives

The Town of Garner (the Town) has a practice since the early 2000's of reviewing the accuracy of Job Descriptions and the market competitiveness of the salary ranges of 1/3 of its jobs on an annual basis.

In addition, the Council requested that there be a one-time analysis of internal equity and compression.

Against that background, there have been two projects conducted concurrently. The objectives have been as follows:

## Project A:

- To conduct a job description, classification and compensation review of selected positions to ensure that the job descriptions are accurate, employees are appropriately classified and pay ranges are competitive with the market.

## Project B:

- To provide the Town with an analysis of internal equity and pay compression based on a number of factors.

**This is the Project A report.**

# Project Steps

The following steps have been undertaken in Project A:

- Meeting with the HR Director gain an understanding of the classification structure, the basis of the current Job Description format, reach mutual agreement on the positions to be included in this year's cycle, discuss and agree on the communication process and the format of review of Job Descriptions. It was agreed that the scope would include employees in jobs in the following functional groups: Public Works, Engineering, Planning, Information Technology, and the HR Analyst
- Distribution of the current Job Description to employees with the instruction to choose one of the following three options:
  - Option A: The Job Description accurately describes their current job.
  - Option B: The Job Description, with minor modifications, accurately describes their current job. Employees were asked to note what changes need to be made.
  - Option C: The current Job Description does not accurately describe their current job. Employees were asked to note why that is the case.
  - In all three options, both the employee and their supervisor signed off.

# Project Steps

The following steps have been undertaken in Project A (cont'd):

- The vast majority of employees chose Option A, with a few Option B's and no Option C.
- Based on input received on Option B's, Human Resources is in the process of updating Job Descriptions.
- Selection of organizations for market comparison and data to be collected. For consistency with past practices, the following organizations were selected as the comparator group:
  - Cities/Towns: Raleigh, Cary, Holly Springs, Morrisville, **Wake Forest**, Fuquay-Varina, Clayton, Smithfield, Durham, Chapel Hill, Knightdale, **Zebulon**.
  - Counties: Wake, **Durham**, Orange, Johnston
  - Data was received from all organizations with the exception of those shown in **bold italics**
- Collection of salary range data from the above organizations
- Analysis of market data and calculation of variance between current Town salary range minimums and maximums and market median of range minimums and range maximums.

# Project Steps

- Preparation of a preliminary report.
- Meeting with the Town's HR team to discuss the preliminary report.
- Further refinement of the analysis.
- Development of recommendations.
- Presentation of draft report to Budget team
- Preparation of this report.

# Market Comparison

- For the purposes of this report, the term market means the list of organizations as set out on page 4. Market data means salary range data for selected positions in the defined market.
- Market data was collected by comparing the Town Job Description with the job content of a like/similar position in the comparator market organization.
- As stated on page four, data was gathered from 13 of the 16 organizations listed on the previous page. It is the opinion of Kenning Consulting that data from 13 organizations is sufficient to make a valid comparison.
- In analyzing the data, outlier data which had a significant variance from the median was excluded as this is often a good indicator that there is not an “apples-to-apples” comparison of job content.
- Set out on the following pages is a table sorted from high to low of greatest variance (lagging the market) of the current Town salary range *minimum* as compared to the market.

# Market Comparison

Garner Job Title	Garner Pay Grade	Town of Garner		Market Median		Variance	
		RANGE MIN	RANGE MAX	Market Median of RANGE MIN	Market Median of RANGE MAX	MIN	MAX
Public Works Streets Superintendent	27	\$53,768	\$83,450	\$64,006	\$97,510	-19.0%	-16.8%
Public Works Specialist	18	\$34,653	\$53,768	\$39,888	\$67,752	-15.1%	-26.0%
Facilities Manager	27	\$53,768	\$83,450	\$61,854	\$103,436	-15.0%	-23.9%
Fleet Supervisor	23	\$44,262	\$68,661	\$50,386	\$75,249	-13.8%	-9.6%
Assistant Public Works Director	30	\$62,275	\$96,595	\$70,628	\$118,740	-13.4%	-22.9%
Lead Parks Maintenance Worker	17	\$33,030	\$51,230	\$37,369	\$60,422	-13.1%	-17.9%
Information Technology Director	36	\$83,408	\$130,146	\$94,019	\$155,257	-12.7%	-19.3%
Parks Maintenance Worker	14	\$28,539	\$44,262	\$32,154	\$48,536	-12.7%	-9.7%
Street Maintenance Worker	14	\$28,539	\$44,262	\$31,819	\$48,586	-11.5%	-9.8%
Equipment Operator	17	\$33,030	\$51,230	\$36,219	\$58,198	-9.7%	-13.6%
Senior Fleet Mechanic	21	\$40,144	\$62,275	\$43,084	\$71,823	-7.3%	-15.3%
Fleet Mechanic	18	\$34,653	\$53,768	\$36,980	\$58,215	-6.7%	-8.3%
Planner II	25	\$48,797	\$75,712	\$51,869	\$82,947	-6.3%	-9.6%
Planning Services Manager	30	\$62,275	\$96,595	\$65,953	\$96,672	-5.9%	-0.1%
Athletic & Grounds Supervisor	23	\$44,262	\$68,661	\$46,467	\$71,823	-5.0%	-4.6%
Assistant Town Engineer	31	\$65,395	\$101,483	\$68,494	\$113,476	-4.7%	-11.8%
Human Resources Analyst	24	\$46,509	\$72,134	\$48,633	\$81,106	-4.6%	-12.4%
Planner I	23	\$44,262	\$68,661	\$45,971	\$75,066	-3.9%	-9.3%

# Market Comparison

Garner Job Title	Garner Pay Grade	Town of Garner		Market Median		Variance	
		RANGE MIN	RANGE MAX	Market Median of RANGE MIN	Market Median of RANGE MAX	MIN	MAX
Information Technology Systems Administrator	29	\$59,322	\$92,040	\$61,471	\$102,372	-3.6%	-11.2%
Public Works Director	36	\$83,408	\$130,146	\$86,270	\$142,350	-3.4%	-9.4%
Information Technology Manager	32	\$68,661	\$106,517	\$70,751	\$113,202	-3.0%	-6.3%
Facilities Supervisor	23	\$44,262	\$68,661	\$45,230	\$75,522	-2.2%	-5.6%
Building Maintenance Technician	18	\$34,653	\$53,768	\$35,300	\$57,301	-1.9%	-6.6%
Planning Director	36	\$83,408	\$130,146	\$84,917	\$136,721	-1.8%	-5.1%
Senior Planner	27	\$53,768	\$83,450	\$53,764	\$92,449	0.0%	-10.8%
Information Technology Systems Specialist	27	\$53,768	\$83,450	\$53,487	\$88,204	0.5%	-5.7%
Stormwater Engineer	29	\$59,322	\$92,040	\$58,801	\$96,349	0.9%	-4.7%
Streets Supervisor	23	\$44,262	\$68,661	\$43,329	\$70,463	2.1%	-2.6%
Construction Inspector	24	\$46,509	\$72,134	\$44,774	\$71,666	3.7%	0.6%
Lead Equipment Operator	19	\$36,421	\$56,514	\$34,904	\$54,796	4.0%	3.0%
Planning Technician	20	\$38,230	\$59,322	\$36,473	\$58,842	4.6%	0.8%
Information Technology Systems Analyst	28	\$56,514	\$87,630	\$53,549	\$90,962	5.2%	-3.8%
Parks and Grounds Supervisor	23	\$44,262	\$68,661	\$41,621	\$68,153	6.0%	0.7%
Street Sweeper Operator	18	\$34,653	\$53,768	\$32,214	\$52,186	7.0%	2.9%
Engineering Technician	24	\$46,509	\$72,134	\$42,983	\$70,000	7.6%	3.0%
Right of Way Supervisor	23	\$44,262	\$68,661	no data	no data	no data	no data



# Market Comparison

Analysis of the data on the tables on pages 7 and 8 show the following:

- There are 24 positions where there is a lag variance and 10 positions where there is a lead variance.
- The average variance based on all positions for which there was a market comparison is -4.42%
- The average variance for when excluding the 3 positions with the greatest lag variance and the 3 positions with the greatest lead variance is -4.35%
- The average variance when including only those positions that lag the market is -8.18%

# Commentary on Current Practices

- As stated on page 2, this project was initiated based on the Towns practice of studying the market relativity of 1/3 of the Towns positions each year.
- It is the understanding of Kenning Consulting that the way recommendations of such studies have been implemented is that if a position's range minimum lagged the market, the position was moved to a higher pay range more aligned with the market.
- What we learned during the course of the project was that the Town has not moved its pay ranges since July 1, 2015.
- The above two bullet points are not a common practice in the field of compensation and salary administration. Commentary is as follows:
  - Moving a position from one pay range to another can create internal alignment issues. For example, if the position was in pay range 17 and it gets moved to a pay range 20, employees in other positions in range 17 may say “if that position is a 20, my position is also a 20”. Then those in pay range 20 say “if that position is a 20, my position is a 23”. This creates internal alignment issues.
  - Most organizations move their entire pay structure annually, or at least not less frequently than every 2-3 years, so that the entire structure remains aligned with the market.

# Commentary on Current Practices

- While it is our understanding that the midpoint of the Town's pay ranges is presumed to be market, past studies and this current study have focused on relativity of pay range minimums and maximums. As most organizations set their market policy at the midpoint of the salary ranges, the current practice of the Town of basing its analysis and decisions on range minimum is less reliable.
- The tables on the following pages shows all positions in the Town's pay plan, whether they were included in this years review, and the variance from market sorted by range minimum by grade.
- It is the opinion of Kenning Consulting that continuation of the current practice of moving positions internally but not moving the entire pay structure on a more frequent basis will continue to create alignment issues.
- In addition, you are incurring annual costs for reviewing a 1/3 of all positions that do not need to be incurred. It I our experience that doing a market study of all positions every 3 years will cost less in consulting fees than the current 1/3, 1/3, 1/3 approach.

# Market Table

Garner Job Title	Garner Pay Grade	Not Studied in Market Comparison	Town of Garner			Market Median		Variance	
			RANGE MIN	RANGE MID	RANGE MAX	Market Median of RANGE MIN	Market Median of RANGE MAX	MIN	MAX
Town Manager	N/A								
Asst Town Manager -Dev Services	38	X	\$91,977	\$117,738	\$143,499				
Asst Town Manager-Operations	38	X	\$91,977	\$117,738	\$143,499				
Fire Chief	37	X	\$87,589	\$112,123	\$136,656				
Police Chief	37	X	\$87,589	\$112,123	\$136,656				
Information Technology Director	36		\$83,408	\$106,777	\$130,146	\$94,019	\$155,257	-12.70%	-19.30%
Parks Rec & Cultural Res Director	36	X	\$83,408	\$106,777	\$130,146				
Planning Director	36		\$83,408	\$106,777	\$130,146	\$84,917	\$136,721	-1.80%	-5.10%
Public Works Director	36		\$83,408	\$106,777	\$130,146	\$86,270	\$142,350	-3.40%	-9.40%
Town Engineer	36	X	\$83,408	\$106,777	\$130,146				
Finance Director	35	X	\$79,456	\$101,691	\$123,926				
Deputy Chief (Fire)	34	X	\$75,670	\$96,855	\$118,040				
Economic Development Director	34	X	\$75,670	\$96,855	\$118,040				
Human Resources Director	34	X	\$75,670	\$96,855	\$118,040				
Inspections Director	34	X	\$75,670	\$96,855	\$118,040				

# Market Table

Garner Job Title	Garner Pay Grade	Not Studied in Market Comparison	Town of Garner			Market Median		Variance	
			RANGE MIN	RANGE MID	RANGE MAX	Market Median of RANGE MIN	Market Median of RANGE MAX	MIN	MAX
Police Captain	33	X	\$72,134	\$91,988	\$111,842				
Information Technology Manager	32		\$68,661	\$87,589	\$106,517	\$70,751	\$113,202	-3.00%	-6.30%
Assistant Chief (Fire)	32	X	\$68,661	\$87,589	\$106,517				
Assistant Town Engineer	31		\$65,395	\$83,439	\$101,483	\$68,494	\$113,476	-4.70%	-11.80%
Police Lieutenant	31	X	\$65,395	\$83,439	\$101,483				
Assistant Public Works Director	30		\$62,275	\$79,435	\$96,595	\$70,628	\$118,740	-13.40%	-22.90%
Asst Parks Rec & Cultural Res Dir	30	X	\$62,275	\$79,435	\$96,595				
Battalion Chief (Fire)	30	X	\$62,275	\$79,435	\$96,595				
Planning Services Manager	30		\$62,275	\$79,435	\$96,595	\$65,953	\$96,672	-5.90%	-0.10%
Communications Manager	29	X	\$59,322	\$75,681	\$92,040				
Information Tech Systems Admin	29		\$59,322	\$75,681	\$92,040	\$61,471	\$102,372	-3.60%	-11.20%
Stormwater Engineer	29		\$59,322	\$75,681	\$92,040	\$58,801	\$96,349	0.90%	-4.70%

# Market Table

Garner Job Title	Garner Pay Grade	Not Studied in Market Comparison	Town of Garner			Market Median		Variance	
			RANGE MIN	RANGE MID	RANGE MAX	Market Median of RANGE MIN	Market Median of RANGE MAX	MIN	MAX
Accounting Services Manager	28	X	\$56,514	\$72,072	\$87,630				
Budget & Special Projects Officer	28	X	\$56,514	\$72,072	\$87,630				
Building Codes Inspection Supv	28	X	\$56,514	\$72,072	\$87,630				
Captain (Fire)	28	X	\$56,514	\$72,072	\$87,630				
Information Tech Systems Analyst	28		\$56,514	\$72,072	\$87,630	\$53,549	\$90,962	5.20%	-3.80%
Police Sergeant	28	X	\$60,399	\$77,027	\$93,655				
Principal Planner	28	X	\$56,514	\$72,072	\$87,630				
Recreation Superintendent	28	X	\$56,514	\$72,072	\$87,630				
Town Clerk	28	X	\$56,514	\$72,072	\$87,630				
Facilities Manager	27		\$53,768	\$68,609	\$83,450	\$61,854	\$103,436	-15.00%	-23.90%
Inform Tech Systems Specialist	27		\$53,768	\$68,609	\$83,450	\$53,487	\$88,204	0.50%	-5.70%
Parks & Grounds Superintendent	27	X	\$53,768	\$68,609	\$83,450				
Public Wks Streets Superintendent	27		\$53,768	\$68,609	\$83,450	\$64,006	\$97,510	-19.00%	-16.80%
Senior Planner	27		\$53,768	\$68,609	\$83,450	\$53,764	\$92,449	0.00%	-10.80%

# Market Table

Garner Job Title	Garner Pay Grade	Not Studied in Market Comparison	Town of Garner			Market Median		Variance	
			RANGE MIN	RANGE MID	RANGE MAX	Market Median of RANGE MIN	Market Median of RANGE MAX	MIN	MAX
Building Codes Inspector Iii	26	X	\$51,230	\$65,343	\$79,456				
Fire Codes Administrator	26	X	\$51,230	\$65,343	\$79,456				
Outdoor Education & Parks Mgr	26	X	\$51,230	\$65,343	\$79,456				
Purchasing Officer	26	X	\$51,230	\$65,343	\$79,456				
Rec Center & Programs Mgr	26	X	\$51,230	\$65,343	\$79,456				
Chief Code Compliance Officer	25	X	\$48,797	\$62,255	\$75,712				
Downtown Development Mgr	25	X	\$48,797	\$62,255	\$75,712				
Fire Lieutenant	25	X	\$48,797	\$62,255	\$75,712				
Planner II	25		\$48,797	\$62,255	\$75,712	\$51,869	\$82,947	-6.30%	-9.60%
Athletics Program Supervisor	24	X	\$46,509	\$59,322	\$72,134				
Building Codes Inspector Ii	24	X	\$46,509	\$59,322	\$72,134				
Construction Inspector	24		\$46,509	\$59,322	\$72,134	\$44,774	\$71,666	3.70%	0.60%
Engineering Technician	24		\$46,509	\$59,322	\$72,134	\$42,983	\$70,000	7.60%	3.00%
Human Resources Analyst	24		\$46,509	\$59,322	\$72,134	\$48,633	\$81,106	-4.60%	-12.40%
Rec & Programs Assistant Manager	24	X	\$46,509	\$59,322	\$72,134				
Theater And Marketing Supervisor	24	X	\$46,509	\$59,322	\$72,134				
Police Officer-Senior Officer	24P	X	\$49,706	\$63,400	\$77,094				

# Market Table

Garner Job Title	Garner Pay Grade	Not Studied in Market Comparison	Town of Garner			Market Median		Variance	
			RANGE MIN	RANGE MID	RANGE MAX	Market Median of RANGE MIN	Market Median of RANGE MAX	MIN	MAX
Athletic & Grounds Supervisor	23		\$44,262	\$56,462	\$68,661	\$46,467	\$71,823	-5.00%	-4.60%
Facilities Supervisor	23		\$44,262	\$56,462	\$68,661	\$45,230	\$75,522	-2.20%	-5.60%
Fleet Supervisor	23		\$44,262	\$56,462	\$68,661	\$50,386	\$75,249	-13.80%	-9.60%
Parks and Grounds Supervisor	23		\$44,262	\$56,462	\$68,661	\$41,621	\$68,153	6.00%	0.70%
Planner I	23		\$44,262	\$56,462	\$68,661	\$45,971	\$75,066	-3.90%	-9.30%
Right of Way Supervisor	23		\$44,262	\$56,462	\$68,661	no data	no data	no data	no data
Streets Supervisor	23		\$44,262	\$56,462	\$68,661	\$43,329	\$70,463	2.10%	-2.60%
Police Officer-First Class	23P	X	\$47,305	\$60,343	\$73,381				
Police Crime Analyst	22	X	\$42,141	\$53,768	\$65,395				
Police Records Manager	22	X	\$42,141	\$53,768	\$65,395				
Police Officer I	22P	X	\$45,038	\$57,465	\$69,891				
Police Officer Ii	22P	X	\$45,038	\$57,465	\$69,891				
1st Class Firefighter	21	X	\$40,144	\$51,210	\$62,275				
Events Coordinator	21	X	\$40,144	\$51,210	\$62,275				
Marketing Coordinator	21	X	\$40,144	\$51,210	\$62,275				
Recreation Program Specialist	21	X	\$40,144	\$51,210	\$62,275				
Senior Fleet Mechanic	21		\$40,144	\$51,210	\$62,275	\$43,084	\$71,823	-7.30%	-15.30%



# Market Table

Garner Job Title	Garner Pay Grade	Not Studied in Market Comparison	Town of Garner			Market Median		Variance	
			RANGE MIN	RANGE MID	RANGE MAX	Market Median of RANGE MIN	Market Median of RANGE MAX	MIN	MAX
Communications Specialist	20	X	\$38,230	\$48,776	\$59,322				
Executive Assistant	20	X	\$38,230	\$48,776	\$59,322				
Firefighter	20	X	\$38,230	\$48,776	\$59,322				
Lead Police Services Officer	20	X	\$38,230	\$48,776	\$59,322				
Payroll Specialist	20	X	\$38,230	\$48,776	\$59,322				
Planning Technician	20		\$38,230	\$48,776	\$59,322	\$36,473	\$58,842	4.60%	0.80%
Sr Admin Support Specialist	20	X	\$38,230	\$48,776	\$59,322				
Lead Equipment Operator	19		\$36,421	\$46,468	\$56,514	\$34,904	\$54,796	4.00%	3.00%
Sr Development Services Specialist	19	X	\$36,421	\$46,468	\$56,514				
Accounts Payable Specialist	18	X	\$34,653	\$44,211	\$53,768				
Building Maintenance Technician	18		\$34,653	\$44,211	\$53,768	\$35,300	\$57,301	-1.90%	-6.60%
Fleet Mechanic	18		\$34,653	\$44,211	\$53,768	\$36,980	\$58,215	-6.70%	-8.30%
Public Works Specialist	18		\$34,653	\$44,211	\$53,768	\$39,888	\$67,752	-15.10%	-26.00%
Street Sweeper Operator	18		\$34,653	\$44,211	\$53,768	\$32,214	\$52,186	7.00%	2.90%

# Market Table

Garner Job Title	Garner Pay Grade	Not Studied in Market Comparison	Town of Garner			Market Median		Variance	
			RANGE MIN	RANGE MID	RANGE MAX	Market Median of RANGE MIN	Market Median of RANGE MAX	MIN	MAX
Administrative Support Specialist	17	X	\$33,030	\$42,130	\$51,230				
Development Service Specialist	17	X	\$33,030	\$42,130	\$51,230				
Equipment Operator	17		\$33,030	\$42,130	\$51,230	\$36,219	\$58,198	-9.70%	-13.60%
Finance Technician	17	X	\$33,030	\$42,130	\$51,230				
Lead Parks Maintenance Worker	17		\$33,030	\$42,130	\$51,230	\$37,369	\$60,422	-13.10%	-17.90%
Quartermaster	17	X	\$33,030	\$42,130	\$51,230				
Recreation Activities Specialist	17	X	\$33,030	\$42,130	\$51,230				
Police Records Specialist	16	X	\$31,470	\$40,134	\$48,797				
Parks Maintenance Worker	14		\$28,539	\$36,401	\$44,262	\$32,154	\$48,536	-12.70%	-9.70%
Street Maintenance Worker	14		\$28,539	\$36,401	\$44,262	\$31,819	\$48,586	-11.50%	-9.80%
Police Recruit	11	X	\$24,690	\$31,460	\$38,230				

# Recommendations

Based on the analysis of the relativity to market and the commentary on current practices, Kenning Consulting recommends the following:

1. Move the entire pay structure by 4.5% (minimums, midpoints and maximums)
2. Increase the salary of any employee who is below the new pay range minimum to the pay range minimum. This impacts 44 employees and the annualized cost is \$46,238, 26 employees are in the Fire Department with an annualized cost of \$21,956 and 18 are in the Town with an annualized cost of \$24,282.
3. Instead of moving positions to a higher grade that the market analysis showed to be lagging the market by at least 10% or more, give consideration to increasing the salary of the incumbent, if deemed appropriate.
4. Discontinue the practice of reviewing positions on a 1/3, 1/3, 1/3 basis. Review the 2/3 that were not reviewed in this year's cycle in early 2021 and then next review all positions in 2024.
5. Utilize multiple published market data sources to determine by how much to move the Town's salary structure on an annual basis in off-cycle years.

# Appendix

## Kenning Consulting

Neville Kenning, President

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# Town of Garner

## Review of Internal Equity and Pay Compression

MAY 19, 2020 DRAFT REPORT

NEVILLE KENNING



# Background and Objectives

The Town of Garner (the Town) has a practice since the early 2000's of reviewing the accuracy of Job Descriptions and the market competitiveness of the salary ranges of 1/3 of its jobs on an annual basis.

In addition, the Council requested that there be a one-time analysis of internal equity and compression.

Against that background, there have been two projects conducted concurrently. The objectives have been as follows:

## Project A:

- To conduct a job description, classification and compensation review of selected positions to ensure that the job descriptions are accurate, employees are appropriately classified and pay ranges are competitive with the market.

## Project B:

- To provide the Town with an analysis of internal equity and pay compression based on a number of factors.

**This is the Project B draft report.**

# Project Steps

The following steps have been undertaken in Project B:

- Preparation of a data template that provide the basis of analysis required in this Project.
- Population of the data template by Town HR staff. Data included: employee name, position, salary, reporting relationship, time in position, time with Town, performance ratings since 1/1/2016, changes in salary and reason for change in salary since 1/1/2016, lump sum payments since 1/1/2016.
- Analysis of internal equity and pay compression based on a number of factors.
- Preparation of a preliminary draft report.
- Meeting with the Town's HR team to discuss the preliminary draft report.
- Further refinement of the analysis.
- Development of recommendations.
- Preparation of this draft report.

# Summary of Employee Data

Set out below is the employee data used for the analysis:

## **Non Firefighters**

- 174 employees
- 173 employees have pay grades (Town Manager is not graded)
- 86 different job titles
- Only 13 job titles have at least 3 incumbents (15%)
- 27 pay grades have incumbents

## **Firefighters**

- 65 employees
- 8 Firefighter titles
- 2 Support position titles



# Summary of Internal Equity and Compression

Internal equity and compression was analysed initially to determine whether there were issues. This resulted in a preliminary conclusion on factors were there do not appear to be internal equity and compression issues. These are as follows:

- There is little evidence of pay compression between employees and their supervisor with the overall percentage difference for pay grades 11-30 being 30% and the difference for Police being 12%
- There is no evidence of gender pay equity issues.
- ***The main issue to be addressed, in the opinion of Kenning Consulting, is there is equity issues between where an employee is paid in their pay range and how long the employee has been in their position. There are numerous examples of longer time –in-position employees being paid less than a shorter time-in-position employee.***
- This may be caused by the fact that the Town has not moved its pay ranges since July 2015 and it is having to offer market competitive salaries for recruitment purposes.

# Recommendations

- The focus of the recommendations is to create a better correlation between time-in-position and position in salary range.
- Position in range is known as compa-ratio (shown in the table as C/R). It is current salary expressed as a percentage of midpoint of the salary range for that position.
- To develop recommendations, we determined what should be an appropriate compa-ratio linked to time- in- position.

# Recommendations

- Two options were developed and are shown on the tables below.
  - Option A would place an employee at the low end of the range of compa-ratio relative to the time-in-position
  - Option B would place an employee at the middle of the range of compa-ratio relative to the time in position.
  - For example, for an employee who has 0-1 year time-in-position, we used 80-84% compa-ratio. Option A places the employee at 80% and Option B places the employee at 82% compa-ratio.

OPTION A	
TIME IN POSITION	PROPOSED C/R
0-1 yrs	80%
1-3 yrs	85%
3-5 yrs	88%
5-10 yrs	95%
10-15 yrs	105%
15+	110%

OPTION B	
TIME IN POSITION	PROPOSED C/R
0-1 yrs	82%
1-3 yrs	86%
3-5 yrs	91%
5-10 yrs	100%
10-15 yrs	108%
15+	116%

# Recommendations

- Set out on the following page is examples of the application of the formula as set out on page 7.
- The examples used are based on Option B seeing as this is the recommended Option, as stated on page 10.
- Names and position title have been removed to protect confidentiality.

# Recommendations

EMPLOYEE DATA					PAY RANGE				COSTING PROPOSAL - OPTION B			
Employee	Position Title	Pay Grade	Time in Position (years)	Current Annual Salary	Range Minimum	Range Midpoint	Range Maximum	Compa-ratio	Based on	COST TO MOVE TO		
									Time in Position, SHOULD BE at this C/R	DIFF	NEW C/R	NEW SALARY
Employee 1	Position A	14	0.57	29,973	28,539	36,401	44,262	82.3%	82%	-	-	\$ 29,973
Employee 2	Position A	14	2.84	31,325	28,539	36,401	44,262	86.1%	86%	-	-	\$ 31,325
Employee 3	Position A	14	3.51	38,397	28,539	36,401	44,262	105.5%	91%	-	-	\$ 38,397
Employee 4	Position A	14	7.24	34,944	28,539	36,401	44,262	96.0%	100%	4%	1,398	\$ 36,342
Employee 5	Position A	14	14.51	34,424	28,539	36,401	44,262	94.6%	108%	13%	4,623	\$ 39,047
Employee 6	Position A	14	18.91	40,248	28,539	36,401	44,262	110.6%	116%	5%	2,186	\$ 42,434

Employee 1	Position B	18	0.56	44,762	34,653	44,211	53,768	101.2%	82%	-	-	\$ 44,762
Employee 2	Position B	18	0.86	45,884	34,653	44,211	53,768	103.8%	82%	-	-	\$ 45,884
Employee 3	Position B	18	1.03	50,190	34,653	44,211	53,768	113.5%	86%	-	-	\$ 50,190

Employee 1	Position C	28	0.91	69,958	60,399	77,027	93,655	90.8%	82%	-	-	\$ 69,958
Employee 2	Position C	28	2.44	65,801	60,399	77,027	93,655	85.4%	86%	1%	378	\$ 66,179
Employee 3	Position C	28	2.66	60,399	60,399	77,027	93,655	78.4%	86%	8%	4,583	\$ 64,982
Employee 4	Position C	28	2.66	75,604	60,399	77,027	93,655	98.2%	86%	-	-	\$ 75,604
Employee 5	Position C	28	2.66	64,156	60,399	77,027	93,655	83.3%	86%	3%	1,739	\$ 65,894
Employee 6	Position C	28	2.78	63,422	60,399	77,027	93,655	82.3%	86%	4%	2,323	\$ 65,745
Employee 7	Position C	28	4.33	65,734	60,399	77,027	93,655	85.3%	91%	6%	3,721	\$ 69,455
Employee 8	Position C	28	5.25	79,628	60,399	77,027	93,655	103.4%	100%	-	-	\$ 79,628
Employee 9	Position C	28	7.15	79,117	60,399	77,027	93,655	102.7%	100%	-	-	\$ 79,117
Employee 10	Position C	28	7.72	83,852	60,399	77,027	93,655	108.9%	100%	-	-	\$ 83,852
Employee 11	Position C	28	13.63	83,540	60,399	77,027	93,655	108.5%	108%	-	-	\$ 83,540
Employee 12	Position C	28	15.89	84,163	60,399	77,027	93,655	109.3%	116%	7%	5,669	\$ 89,832

# Recommendations

- Set out in the tables attached to this draft report is the application of these two options for each employee.
- It should be noted that the salary ranges shown in these attachments are the current salary ranges which, as previously stated, have not been updated since July 2015.
- The cost to implement these options on an annualized basis is:

- **\$290,389 for Option A**
- **\$455,485 for Option B**

	Cost of Proposal	Current Salary Cost	% of Current Salary Cost
<b>OPTION A</b>			
TOG	\$92,830	\$10,540,259	0.9%
Fire	\$197,559	\$3,426,808	5.8%
<b>TOTAL</b>	<b>\$290,389</b>	<b>\$13,967,067</b>	<b>2.1%</b>
<b>OPTION B</b>			
TOG	\$174,229	\$10,540,259	1.7%
Fire	\$281,256	\$3,426,808	8.2%
<b>TOTAL</b>	<b>\$455,485</b>	<b>\$13,967,067</b>	<b>3.3%</b>

- **Subject to affordability, Kenning Consulting recommends Option B.**

# Appendix

## Kenning Consulting

Neville Kenning, President

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Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: May 19, 2020		
Subject: July 3rd Update		
Location on Agenda: Old/New Business		
Department: PRCR		
Contact: Sonya Shaw, PRCR Director		
Presenter: Sonya Shaw, PRCR Director		
Brief Summary: Staff will provide an update on July 3rd Celebration.		
Recommended Motion and/or Requested Action: Council discussion and recommendation		
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:		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	SS	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		





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To: Rodney Dickerson, Town Manager  
Matt Roylance, Asst. Town Manager  
From: Sonya Shaw, Parks, Recreation & Cultural Resources Director  
Joe Binns, Interim Police Chief  
Forest Jones, Public Works Director  
Date: 5/13/20  
Re: July 3rd Fireworks Celebration Show Update

With nearly seven weeks left before the Town's July 3<sup>rd</sup> Fireworks Celebration, the Parks, Recreation and Cultural Resources (PRCR) team has discussed plans for this year's events. Given the current state of affairs concerning COVID-19 and guidance on mass gatherings from national, state and local authorities, the department is recommending postponing this year's event. Many large cities in other states, including Boston, San Diego, and Milwaukee, have already announced cancellations of July 4<sup>th</sup> events. Locally, many North Carolina jurisdictions have cancelled or postponed Independence Day celebrations, including Durham, Greensboro, Lexington, Buncombe County, Waxhaw, and multiple coastal communities. Many more communities are finalizing their plans and will make decisions over the coming days and weeks.

Some guidance on the future of mass gatherings cites Fall 2021 as the proposed time period for large events to return. The articles below highlight the cancellation of major concerts, tours and events, and anticipate professional sports being played in empty stadiums.

<https://vmagazine.com/article/live-events-might-return-until-2021/>  
<https://www.nytimes.com/article/coronavirus-sports-leagues-returning-canceled.html>  
<https://www.latimes.com/california/story/2020-04-15/coronavirus-concerts-sporting-events-2021-garcetti>  
<https://thepointsguy.com/guide/coronavirus-cancellations-closures/>  
[https://www.espn.com/espn/story/\\_/id/28871525/coronavirus-cancellations-reactions-sports](https://www.espn.com/espn/story/_/id/28871525/coronavirus-cancellations-reactions-sports)

Additionally, the National Recreation and Park Association (NRPA) guidelines on mass gatherings mirror those of the Center for Disease Control and Prevention (CDC): cancel gatherings of 10 or more people and community-wide gatherings of 250 people or greater. North Carolina's executive order during the current Phase 1 reopening prohibits most gatherings of 10 people or more. Phase 2 or 3 of North Carolina's reopening plan may allow for a slightly higher number of people for small gatherings, but likely not reach the numbers necessary for a modified July 3<sup>rd</sup> Independence Day celebration.

### **Fireworks and NC Symphony Update**

Our fireworks contractor has agreed to allow the Town until May 20 to provide notification on fireworks show cancellation or postponement. NC Symphony agreed to allow the Town flexibility regarding our decision to hold July 3<sup>rd</sup> concert as scheduled. The Symphony's normal summer concert schedule is on hold as they await guidance on mass gatherings and rescheduling existing engagements with other communities.

### **Alternative Garner Independence Day Celebrations**

PRCR considered an alternate plan to have firework displays from multiple locations in Garner. The plan would replace the Town's traditional July 3<sup>rd</sup> Independence Celebration with fireworks show only that would be coordinated simultaneously from 3 locations in town- Lake Benson, Yeargan Property and Meadowbrook. The locations would allow fireworks to be viewed from multiple locations throughout the community to provide some sense of normalcy for citizens. Additionally, PRCR considered a fireworks only show at Lake Benson Park.

After carefully evaluating both alternatives, PRCR, Police and Public Works, are in agreement that both alternatives create challenges maintaining social distancing, crowd control, traffic control, and public safety. In addition, the alternatives go against current state and national guidelines regarding the number of people allowed to gather for celebrations. More specifically, staff is concerned that:

- People will have difficulty seeing fireworks from inside their car due to viewing angles.
- People are likely to get out of their cars for a better view, which will create significant enforcement issues for staff.
- Because a fireworks only show will be short, attendees will likely spend much more time exiting Lake Benson Park than they will watching the fireworks show.
- When we attract a crowd of people we are creating increased exposure risks for staff.

A third alternative for consideration could be a virtual Garner's Independence Day Celebration with Show N Tell Ministries, led by Tim Stevens. The celebration could be viewed on the Town's PEG channel and social media outlets featuring greetings from Garner Town Council members, performances from past Broadway Voices stars, 82<sup>nd</sup> Airborne Band, Salute to the Troops and much more. In addition, PRCR staff has identified an aircraft to fly an air banner in a loop stretching across four ends of Garner- Timber Drive, Lake Benson Park, White Oak, and Downtown Garner for added appeal. This option allows residents to celebrate Independence Day safely from their homes and communities and feature an outdoor "fly over" activity for the public to enjoy.

Town staff is seeking Council support to postpone an in-person celebration with fireworks until Labor Day or another future date to be determined. In lieu of this year's July 3<sup>rd</sup> fireworks show, staff seeks Council support to implement a virtual event to maximize opportunities to celebrate Independence Day while keeping staff and citizens safe during this challenging time.

# REPORTS

## Garner Info

Id	Title	Description	Current Status	Address	Date Created	Status
7420736	Junk Vehicle (Private Property)	2 vehicles that haven't moved for over a year. Trash everywhere.	In Progress	930 Meadowbrook Dr	2/1/2020	Waiting on DMV Records on the other vehicle
7455060	Junk Vehicle (Private Property)	junk car - grey cadillac with flat tires, maybe other junk cars beside cadillac	In Progress	1410 Faye Dr	2/8/2020	First contact letter sent
7456034	Junk Vehicle (Private Property)	Three junk vehicles in front yard. The last time I reported them, I was told they were unlicensed, but operational - those vehicles haven't been moved in years so I know that they are not operational. A quick glance at them tells anyone with a shred of common sense that they aren't going anywhere without new batteries, air in the tires, and, more likely, a towtruck. Major eyesore!!	In Progress	405 Avery St	2/9/2020	Operable extention granted for partial compliance
7582231	Commercial Vehicles	Two truck tractors parked on residential lot.	In Progress	1704 Spring Drive	3/6/2020	Notice sent to Property Owner first week of May
7805533	Dead Tree (Private Property)	What is the status on this? Was reported back in August.	In Progress	1320 5th Ave	4/20/2020	Reported to NCDOT
7867269	Trash/Solid Waste (Private Property)	This stretch of road in the Cloverdale Neighborhood has a great deal of litter. A couple of months ago it appeared some litter pick-up had occurred. But, as usual, the it has returned. This stretch has a long history of litter problems. Some kind of notice or signage to discourage littering here may be helpful. Fines and citations might also help. This area needs constant attention. Thank you.	In Progress	Meadowbrook Dr & Weston Rd	5/1/2020	PW is picking up litter on cycles

Id	Title	Description	Current Status	Address	Date Created	Status
7889939	Tall Grass/Weeds (Private Property)	Tall grass, messy yard. House looks to be vacant.	In Progress	907 Wade Ave	5/5/2020	Nuisance case started 5/17/20
7899977	Sidewalk Repair	Trip Hazard - sidewalk along CVS	In Progress	1875 Aversboro Rd	5/7/2020	Locates requested
7911749	Litter Pickup	we picked up some of the litter that was on corner and down Meadowbrook. there are 2 or 3 black trash bags on parkside of meadowbrook just after turning corner from weston. looks like it washed down with rain and have broken open on. bottom of ditch. there is also dumped trash and paint cans on the other side of meadowbrook across from Cloverdale Park sign.	In Progress	1516 Meadowbrook Dr	5/9/2020	PW in process of picking up litter
7912950	Pipe and Storm Drain Maintenance	Storm drain is clogged on buck branch	In Progress	1703 Woodland Rd	5/10/2020	On NCDOT right-of-way
7914296	Misc. - Parks / Town Property	Car parked in front of Jaycee Park for days	Submitted	1301-1399 Sycamore Dr	5/10/2020	
7920600	Misc. - Streets	Who do I address the need for Speed Humps/ Rumble Strips, Speed Limit Sign, etc. on Park Avenue and Highland? Cars regularly travel at 45mph. The speed limit is 25mph. There is no sidewalk and Children, dogs, and neighbors walk regularly. Thank You, JMcD><	Submitted		5/11/2020	Sent to engineering division
7921644	Trash/Solid Waste (Private Property)	At the old Rite Aid on Timber Dr and Woodland Rd. Thank you.	In Progress	2311 Timber Dr	5/11/2020	
7921667	Trash/Solid Waste (Private Property)	This is becoming a dumping ground. Behind Jersey Mike's on Timber Dr and Woodland Rd. Thank you.	In Progress	2345 Timber Dr, Garner	5/11/2020	

Id	Title	Description	Current Status	Address	Date Created	Status
7921732	Animal Concern - Non Emergency	Dogs barking incessantly. Left out in backyard and barking day and night.	In Progress	230 Weston Rd, Garner	5/11/2020	
7925455	Animal Concern - Non Emergency	Feral cats need to be trapped and picked up.	Submitted	145 Parkhaven Ln	5/12/2020	
7929944	Dead Animal Pickup	rabbit	Submitted	1505 Miriam Ave	5/13/2020	
7930621	Misc. - Parks / Town Property	EMF-3323 car has been parked at Jaycee Park for over a week now.	Submitted	1301-1399 Sycamore Dr	5/13/2020	