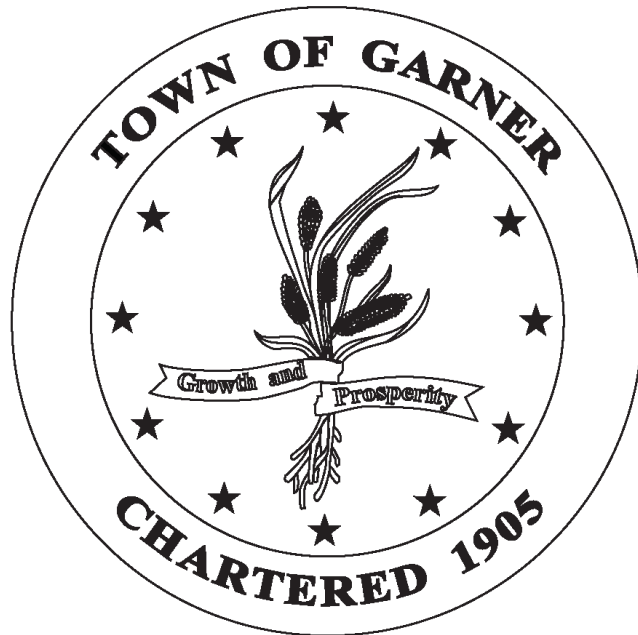


Town of Garner



Town Council Meeting
July 18, 2023

Garner Town Hall
900 7th Avenue
Garner, NC 27529

Town of Garner
Town Council Regular Meeting Agenda
July 18, 2023

This regular meeting of the Council will be conducted at 6:00 p.m. in the Garner Town Hall located at 900 7th Avenue, Garner.

- A. CALL MEETING TO ORDER/ROLL CALL: Mayor Ken Marshburn
- B. PLEDGE OF ALLEGIANCE: Mayor Ken Marshburn
- C. INVOCATION: Council Member Phil Matthews
- D. PETITIONS AND COMMENTS
- E. ADOPTION OF AGENDA
- F. PRESENTATIONS
- G. CONSENT
 - 1. Acceptance of Grant Funds Page 5
Presenter: Maria Munoz-Blanco, PRCR Director

Parks, Recreation & Cultural Resources has been selected by United Arts Council of Raleigh & Wake County to receive a \$5,000 grant to support the "It's Showtime!" series at the Garner Performing Arts Center (GPAC).

Action: Consider approving grant and budget amendment Ordinance (2023) 5213 and authorize the Manager to execute grant agreement.
 - 2. Council Meeting Minutes Page 8
Presenter: Stella Gibson, Town Clerk

Minutes from the June 6, June 20 and June 27, 2023 Council Meetings.

Action: Consider approving minutes.
 - 3. Budget Amendment – Fire Station #5 Page 20
Presenter: David Beck, Finance Director

The construction costs for fire station #5 exceed the amount designated for this purpose in the Town's 2021 bond package. Gap funding of \$1,657,193 is needed to fulfill the Town's obligations. It is recommended the Town use fund balance created by ARP supplanted funds to cover this deficit.

Action: Consider adopting Ordinance (2023) 5211

4. Budget Amendment – Development Services Software Page 22
Presenter: David Beck, Finance Director

The implementation of new development services software has continued into the new fiscal year. Several pieces of hardware need to be purchased as part of the implementation. Funding is available for these purchases out of the original \$200,000 reserve set aside for this purpose. This amendment draws funding out of the reserve and places it in the FY24 budget.

Action: Consider adopting Ordinance (2023) 5212

5. RK&K White Oak RAB SOW #4 Page 24
Presenter: Leah Harrison, Town Engineer

Statement of Work #4 Between TOG & RK&K in the amount of \$4,892.00. The updates will include design revisions from Duke Energy and coordination with Spectrum and AT&T.

Action: Approve and authorize Town Manager to execute Statement of Work #4 with RK&K, Inc.

6. TranSystems W/O RAB SOW #6 Page 29
Presenter: Leah Harrison, Town Engineer

Statement of Work #6 Between TOG & TranSystems in the amount of \$7,200.00. The updates will include technical support for constructability, materials testing and sampling, and general civil engineering.

Action: Approve and authorize Town Manager to execute Statement of Work #6 with Transystems, Inc.

H. PUBLIC HEARINGS

1. Town of Garner Pedestrian Plan Page 33
Presenter: Christopher Normile, McAdams Co.

Plan adoption request submitted by the Town of Garner Planning Department to adopt the 2023 Garner Pedestrian Plan, which serves to update and build upon the existing network of sidewalks to connect with transportation corridors, parks, schools, employment centers and other destinations throughout the community. The draft plan can be found "here"

Action: Consider referral to Planning Commission for review and recommendation.

2. Annexation Petition # ANX-23-05, VA Clinic Page 36
Presenter: David Bamford, Assistant Planning Director

Voluntary satellite annexation petition (ANX-23-05) submitted by 900 Rand Road LLC to bring 16.66 +/- acres at 2700 Benson Road into the Town of Garner's corporate limits. The site may also be identified as Wake County PIN 1619434742.

Action: Consider motion to adopt Ordinance (2023) 5214

3. Tier 1 Conditional Rezoning Request # CZ-23-01, Jones Sausage Assemblage Page 39
Presenter: Reginald Buie, Senior Planner

Conditional district rezoning request (CZ-23-01) submitted by Garner (Jones Sausage 2) PBX LLC to rezone approximately 0.17 +/- acres from Residential 4 (R4) and 2.59 +/- acres from Commercial Mixed Use (CMX) to Commercial Mixed Use (CMX C270) Conditional. The site is located adjacent to the frontages of Jones Sausage, Martin Branch and Tharrington roads, and may be further identified as Wake County PIN(s) 1721274716, 1721274887, 1721275737, 1721276727, 1721276893, 1721275626, 1721274632. Use conditions are proposed.

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

I. NEW/OLD BUSINESS

J. COMMITTEE REPORTS

K. MANAGER REPORTS

1. Talk of the Town
2. Quarterly Finance Report
3. The Summer Food Truck Rodeo is Friday, July 21, from 5 to 9 p.m. in Downtown Garner on Main Street.
4. Downtown Sounds, a free concert series on the GPAC back lawn, is back again on Thursday, July 27, at 6:30 p.m. with a free concert by the Shoaldiggers.

L. ATTORNEY REPORTS

M. COUNCIL REPORTS

N. CLOSED SESSIONS

Pursuant to N.C. General Statutes Section 143-318.11(a)(3) to consult with the Town Attorney regarding litigation; Section 143-318-11(a)(4) to discuss economic development; and Section 143-318.11(a)(5) to discuss possible real estate acquisition and the Town's negotiating position regarding such real estate.

O. ADJOURN

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: July 18, 2023		
Subject: Acceptance of Grant Funds		
Location on Agenda: Consent		
Department: Parks, Recreation & Cultural Resources		
Contact: Maria Munoz-Blanco, PRCR Director		
Presenter: Maria Munoz-Blanco, PRCR Director		
<p>Brief Summary:</p> <p>Parks, Recreation & Cultural Resources has been selected by United Arts Council of Raleigh & Wake County to receive a \$5,000 grant to support the "It's Showtime!" series at the Garner Performing Arts Center (GPAC).</p>		
<p>Recommended Motion and/or Requested Action: Consider approval of grant and budget amendment Consider approval of grant and budget amendment and authorize the Manager to execute grant agreement.</p>		
<p>Detailed Notes:</p> <p>United Arts Council of Raleigh & Wake County provides grants to nonprofit organizations and municipalities to provide arts and cultural programs. GPAC has been a recipient of grants from United Arts Council in prior years. No matching funds are required. The grant period is July 1, 2023-June 30, 2024.</p>		
Funding Source:		
Cost: n/a	One Time: <input checked="" type="radio"/>	Annual: <input type="radio"/> No Cost: <input type="radio"/>
Manager's Comments and Recommendations:		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	MMB	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

June 27, 2023

To: Jodi Miller, Assistant Town Manager

From: María Muñoz-Blanco, Director of Parks, Recreation & Cultural Resources (PRCR)

Re: United Arts Council of Raleigh & Wake County Grant and Budget Amendment

The Garner Performing Arts Center has been awarded a \$5,000 "Arts for Towns" grant from the Raleigh and Wake County United Arts Council (United Arts). "Arts for Towns" is a non-competitive grant for municipalities across Wake County and does not require a fiscal match.

This grant will help support programs at the Garner Performing Arts that feature North Carolina based artists. Grant-sponsored events of the 2023-24 It's Showtime! season include performances by Soul Psychedelique Orchestra, Piedmont Poet Laureate Dasan Ahanu, Neuse River Big Band, and Cyndra Fyore. This grant will also support a dance concert by Art Together's Rainbow Dance Company, who will offer a sensory-friendly performance for patrons with autism in addition to their traditional performances. Grant funds will also contribute to a performance of Mike Wiley's *Brown v Board of Education: Over Fifty Years Later*. 2024 marks the 70th anniversary of the titular Supreme Court decision. To commemorate, the Garner Performing Arts Center is offering a free matinee to the North Garner Middle School 8th Grade students in addition to a public evening performance.

United Arts is a nonprofit organization that partners with businesses, individuals, foundations, and government to reach over 1.2 million people across Wake County annually through its grants, programs, and events. United Arts has worked for more than 30 years to build a better community through the support of and advocacy for the arts. GPAC has been a recipient of United Arts funds for several years.

A budget amendment is required to appropriate the funds.

Staff Recommendation

That the Town Council approve the acceptance of the grant and budget amendment.

ORDINANCE NO. (2023) 5213

ORDINANCE AMENDING ORDINANCE NO. (2023) 5209 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:

Revenue Amendment Request

ACCOUNT NUMBER	DESCRIPTION	PROJECT	CURRENT BUDGET	REVENUE CHANGE	REVISED BUDGET
10305000-465358	United Arts Council Grant		\$ -	\$ 5,000	\$ 5,000

TOTAL REVENUE INCREASE (DECREASE) \$ 5,000.00

Expenditure Amendment Request

ACCOUNT NUMBER	DESCRIPTION	PROJECT	CURRENT BUDGET	EXPENDITURE CHANGE	REVISED BUDGET
10572000-524300	Contract Services		\$ 59,350	\$ 5,000	\$ 64,350

TOTAL EXPENDITURE INCREASE (DECREASE) \$ 5,000.00

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 17th day of January 2023.

Ken Marshburn, Mayor

ATTEST:

Stella L. Gibson , Town Clerk

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: July 18, 2023		
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 June 6, June 20 and June 27, 2023 Council Meetings.		
Recommended Motion and/or Requested Action: Consider approving minutes		
Detailed Notes:		
Funding Source:		
Cost: n/a	One Time: <input checked="" type="radio"/>	Annual: <input type="radio"/> No Cost: <input type="radio"/>
Manager's Comments and Recommendations:		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:		
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

**Town of Garner
Town Council Regular Meeting Minutes
June 6, 2023**

The Council met at 6:00 p.m. in the Ronnie S. Williams Council Chambers at Town Hall, located at 900 7th Avenue, Garner.

CALL MEETING TO ORDER/ROLL CALL: Mayor Ken Marshburn

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

Staff Present: Rodney Dickerson-Town Manager, John Hodges-Asst. Town Manager, Jodi Miller-Asst. Town Manager, David Beck-Finance Director, Sara Warren-Budget Manager, Paul Padgett-Inspections Director, Jeff Triezenberg-Planning Director, Ashley Harris-Planner, Ian Johnson-Budget Analyst, Terri Jones-Town Attorney, and Stella Gibson-Town Clerk

PLEDGE OF ALLEGIANCE: Council Member Demian Dellinger

INVOCATION: Council Member Demian Dellinger

Ms. Jones introduced Ashley Loveless, a UNC law student, as the Town's summer legal intern.

PETITIONS AND COMMENTS

Lee Carroll expressed his concerns over the lack of parking in downtown.

ADOPTION OF AGENDA

Motion: Singleton
Second: Behringer
Vote: 5:0

PRESENTATIONS

Leslie Weaber with PFM Asset Management presented a market and portfolio update on the Town's investments.

CONSENT

Interdepartmental Transfer for Police Body Camera Upgrade

Presenter: Sara Warren, Budget Manager

Earlier in the Fiscal Year, Garner Police was notified that the current Watchguard body camera would no longer be supported by Motorola. As a result, a strategic decision was made to utilize General Fund operating savings for the purposes of upgrading Police body cameras, in-car cameras, and interview room cameras along with the software to the Axon platform.

Action: Authorize a transfer of \$130,000 in General Fund savings to Garner Police, Approve Ordinance (2023) 5204.

4506 Jones Sausage Road Unsafe Building Demolition Lien

Presenter: Terri Jones, Town Attorney

A resolution assessing the costs of demolition of an unsafe building will be recorded with the Wake County Register of Deeds and forwarded to the Tax Collector for Wake County.

Action: Adopt Resolution (2023) 2537

Surplus Property

Presenter: David Beck, Finance Director

Public Works would like to surplus and sell a tractor that was replaced as part of the VERT program.

Action: Adopt Resolution (2023) 2538

Minutes from the May 16 and May 30, 2023 Council meetings and the February 24-25, 2023 Council Retreat

Presenter: Stella Gibson, Town Clerk

Minutes from the May 16 and May 30, 2023 Council meetings.

Action: Approve minutes

Notification of Reallocation of Salary and Benefits to Operating in FY23 Budget

Presenter: Sara Warren, Budget Manager

As part of the end of year clean up, departments asked to reallocate FY23 budget dollars from Salary and Benefits to fund critical items that could not be covered in the FY23 operating budget. Per current Town policy, staff is required to notify Council of these actions.

Action: Acknowledge reallocation of funds from salary and benefits to operating as required by the Town's financial policies.

Action: Approve Consent Agenda
Motion: Singleton
Second: Matthews
Vote: 5:0

PUBLIC HEARINGS

None

NEW/OLD BUSINESS

Tier 2 Conditional Rezoning #CZ-MP-22-09, US 70 Guy Road Commercial

Presenter: Ashley Harris, Planner

Tier 2 conditional rezoning request (CZ-MP-22-09) submitted by Circle K Stores, Inc. to rezone 3.53 +/- acres from Single Family Residential (R-40) to Community Retail (CR C269) Conditional for the development of a convenience store with fuel sales. The site is located at the northwest corner of US 70 Hwy E and Guy Road and may be further identified as Wake County PIN(s) 1740116945, 1740128037, 1740118968, and 1740119930.

Action: I move that the Town Council accept the Planning Commission’s written statement regarding consistency of the zoning amendment request with adopted land use plans, detailed in Section VI of the staff report, as our own; and I further move that the Town Council adopt Ordinance No. (2023) 5206 approving rezoning CZ-MP-22-09, as the request is reasonable and in the public interest because it will likely encourage redevelopment and reuse of existing sites and buildings that are complementary to the surrounding area, investing in outdoor spaces and promote natural features such as trees and the overall design that keeps within the Town's character and improves property values.

Motion: Singleton
Second Matthews
Vote: 5:0

FY24 Budget Update

Presenter: Sara Warren, Budget Manager

Ms. Warren recapped the steps taken in preparation of the recommended FY24 budget as well as reviewing the budget timeline. A budget hearing was conducted on May 16, 2023 and public comments were received through the Budget Portal. The FY24 Recommended Budget was presented during the May 2, 2023 Council meeting. In addition, Town Council held its budget work session on May 11, 2023 and a second budget hearing on May 16, 2023. An additional work Session was held on May 30, 2023.

Action: Council provided direction to staff regarding the tax rate to be included for the FY24 Adopted Budget

Council expressed the challenge in preparing this budget what the impact a tax increase would have on citizens.

Rex Whaley addressed Council to express his concerns, specifically the burden a tax increase would cause to residents and that in future years the Town should focus on what it can afford and to rethink where tax dollars are being spent.

Action: Adopt an 8-cent tax increase with debate
Motion: Dellinger
Second: Singleton

Action: Mayor ProTem Vance asked to amend the motion to a 7.5-cent tax increase and Council Member Dellinger agreed.

Roll Call Vote for a tax increase of 7.5 cents

Vance – aye
Singleton – aye
Matthews - nay
Dellinger - nay
Behringer – nay
Motion fails 3:2

Roll Call Vote for a tax increase of 8 cents for original motion:

Singleton – aye
Dellinger - aye
Behringer – nay
Vance – nay
Matthews - nay
Motion fails 3:2

Action: Adopt a tax increase of 7.75 cents
Motion: Dellinger
Second: Singleton
Roll Call Vote for a tax increase of 7.75 cents
Behringer – nay
Vance – nay
Matthews – nay
Dellinger – aye
Singleton – aye
Motion fails 3:2

Action: Adopt a tax increase of 6 cents
Motion: Matthews
Roll Call Vote for tax increase of 6 cents
Vance – nay
Singleton – nay
Dellinger - nay
Behringer – aye
Matthews – aye
Motion fails 3:2

Action: Adopt a tax increase of 7.49 cents
Motion: Vance
Second: Singleton
Roll Call Vote for tax increase of 7.49 cents
Vance – aye
Singleton – aye
Dellinger – aye
Matthews – nay
Behringer – nay
Motion passes 3:2

COMMITTEE REPORTS

The HR Committee recommended the following individuals to serve on Town Committee/Boards.

PRCR Re-Appointments - Autumn Bean, Pauletta Thompson, and Mon Peng Yueh

Planning Commission - Sherry Phillips, and Jihan Hodges

Senior Citizens Advisory - Anne Morgan, Ernestine Durham, and Sharon Verity

Motion: Vance
Second: Dellinger
Vote: 5:0

MANAGER REPORTS

- The second annual Juneteenth Celebration will be held at the Garner Performing Arts Center on Saturday, June 17 at 11 a.m.
- The Friday Family Flicks movie (Strange World) will be on June 9 starting at 8:45 p.m. on the lawn of the Garner Recreation Center.

ATTORNEY REPORTS

None

COUNCIL REPORTS

Singleton

- Confirmed traffic calming on Main Street will be included in the resurfacing contract and include Poole Drive. He asked that individuals who live in the area be notified.
- Reported speaking to Boy Scout Troop 391 and many of the older scouts asked to discuss zoning and the impact zoning has on the development of a town, county, or state.

Behringer

- There are some properties along West Garner Road on the east corner where the right-of-way between the back of the curb and the sidewalk is not being mowed. Asked whose responsibility it is to mow. Mr. Dickerson responded that typically the expectation is that if it's an occupied residence that the resident would cut all the way to the curb or to the street. Council Member Behringer asked if there was something the Town could do to remind people that they're supposed to do that.
- There is a large metal coupling laying in the right-of-way on the property left of the Senior Center that needs to be removed.
- Expressed her appreciation to fathers around the world who make the sacrifices they do to take care of their families.

Vance

- Attended the Garner Grows grand opening at Thompson Park.
- Stated when the grass was cut along the corridor of New Bethel Church Road it revealed quite a bit of trash. There's also trash along US 70 from Timber Drive up to New Bethel Church Road. He asked if we could provide assistance with getting the trash removed.

Marshburn

- Also attend the grand opening for the Community Garden adding that it was a festive event and was well attended.
- Announced he will not be seeking re-election in the upcoming election. He added that it was a privilege and honor to serve the citizens of Garner for 16 years but felt it was time to step aside and encouraged others to take up the call for service. We wish Mayor Marshburn well on this new chapter and to the new adventures to come.

Council Members Singleton, Behringer and Matthews reminded everyone that June 6th is D-Day.

Council Member Dellinger had nothing to report.

ADJOURN: 8:27 p.m.

**Town of Garner
Town Council Regular Meeting Minutes
June 20, 2023**

The Council met at 6:00 p.m. in the Ronnie S. Williams Council Chambers at Town Hall, located at 900 7th Avenue, Garner.

CALL MEETING TO ORDER/ROLL CALL: Mayor Ken Marshburn

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

Staff Present: Rodney Dickerson-Town Manager, John Hodges-Asst. Town Manager, Jodi Miller-Asst. Town Manager, David Beck-Finance Director, Sara Warren-Budget Manager, Paul Padgett-Inspections Director, Jeff Triezenberg-Planning Director, Ashley Harris-Planner, Ian Johnson-Budget Analyst, Terri Jones-Town Attorney, and Stella Gibson-Town Clerk

PLEDGE OF ALLEGIANCE: Mayor Ken Marshburn invited Kefier Frohm from Scout 320 to lead the Pledge.

INVOCATION: Mayor Ken Marshburn invited Police Chaplain Ray Carr to deliver the invocation.

PETITIONS AND COMMENTS

None

ADOPTION OF AGENDA

Motion: Vance
Second: Matthews
Vote: 5:0

PRESENTATIONS

None

CONSENT

Budget Amendment - Fiscal Year-End

Presenter: David Beck, Finance Director

Budget amendment to align revenues and expenditures to approximated actuals as part of the fiscal year close out. Some expenditure lines are being increased to ensure departments have adequate funding to finish out the year. Revenues that are greater than anticipated are being utilized to offset the expenditures.

Action: Approve Ordinance (2023) 5207

Property Acquisition On-Call Contracts

Presenter: Terri Jones, Town Attorney

The Town posted a Request for Qualifications for Property/Easement Acquisition Services on March 10, 2023. Four consulting firms submitted responses. The review team is recommending that on-call contracts be approved for two of the firms.

Action: Approve on-call contracts with TELICS and THC

Surplus Property

Presenter: David Beck, Finance Director

Several vehicles have been replaced per the VERT program and are ready to be sold as surplus property.

Action: Adopt Resolution (2023) 2539

Annexation Petition # ANX-23-05, VA Clinic

Presenter: David Bamford, Assistant Planning Director

Voluntary satellite annexation petition (ANX-23-05) submitted by 900 Rand Road LLC to bring 16.66 +/- acres at 2700 Benson Road into the Town of Garner's corporate limits. The site may also be identified as Wake County PIN 1619434742.

Action: Adopt Resolution (2023) 2540 to set public hearing for July 18, 2023.

PUBLIC HEARINGS

None

NEW/OLD BUSINESS

Tier 2 Conditional Rezoning # CZ-MP-22-04, Swift Creek Apartments

Presenter: Ashley Harris, Planner

Tier 2 conditional rezoning request (CZ-MP-22-04) submitted by Swift Creek Apartments, LLC, to rezone approximately 40.85 +/- acres from Commercial Mixed Use (CMX) and Residential 4 (R4 C2-TND) Conditional to Commercial Mixed Use (CMX C261) Conditional and Multifamily B (MF-B C261) Conditional. The site is located on the east side of US 401 north of Brookwood Drive and may further be identified as Wake County PIN(s) 0790655225, 0790559818, and 0790559977.

Council had concerns regarding the one way in/one way out into the site and the future connection to Vandora Springs Road Extension.

Council Member Dellinger stated he had concerns regarding the Swift Creek Land Management Plan in relation to this project to confirm to the spirit of the land use plan as well as policies in the local agreements. Adding that there was also a broad interpretation of non-residential as it seems to encourage the conversion of commercial real estate property into residential.

Motion: I move that the Town Council accept the Planning Commission's written statement regarding consistency of the zoning amendment request with adopted land use plans, detailed in Section VI of the staff report, as our own; and I further move that the Town Council adopt Ordinance No. (2023) 5208 approving rezoning CZ-MP-22-04, as the request is reasonable and in the public interest

FY2023-2024 Budget Adoption

Presenter: Sara Warren, Budget Manager

Ms. Warren presented the revised recommended FY 2023/2024 budget based on the direction the Council provided during the June 6, 2023 Council Meeting

Council Member Singleton stated that in addition to the large capital projects that are included in the CIP, that the Town should also focus on small projects.

Council also discussed the need to review the Revenue Savings Plan policy and how it's currently being used and how it will be used in the future.

Action: I move adoption of Budget Ordinance (2023) 5209 including all anticipated expenditures, except for the portion of Special Appropriations allocated to Community of Hope Ministries and the MLK Celebration Committee.

Motion: Vance
Second: Singleton
Vote: 5:0

Mayor ProTem Vance recused himself from voting on the following motion pursuant to N.C.G.S. 14-234.3.

Action: I move adoption of Budget Ordinance (2023) 5209 including the anticipated expenditures to Community of Hope Ministries, a local nonprofit organization that Mayor ProTem Vance is affiliated with as a board member and the MLK Celebration Committee for which Mayor ProTem Vance is affiliated with as a member.

Motion: Singleton
Second: Matthews
Vote: 4:0

Action: Move Council adopt the Capital Project Ordinance (2023) 5210 and the FY 2023/2024 Fee Schedule

Motion: Singleton
Second: Vance
Vote: 5:0

COMMITTEE REPORTS

Mayor ProTem Vance reported that the Human Resources Committee is continuing to interview applicants to fill several vacancies on the Town's Advisory Boards.

MANAGER REPORTS

- Talk of the Town
- July 3rd Independence Day Celebration from 5 to 10 p.m. at Lake Benson Park.
- Downtown Sounds, a free concert series on the GPAC back lawn, has been revived. The first concert is The Phoebes Band on Thursday, July 13, at 6:30 p.m.
- A Summer Food Truck Rodeo will be held in Downtown Garner on Main Street on Friday, July 21, from 5 to 9 p.m.
- CAMPO is conducting its Southeast Area Study on the Garner portion of that there will be an open period in the Town Hall Training Room on Thursday, June 22 from 5 to 7 p.m.

ATTORNEY REPORTS

- Thanked Council for approving the Paralegal position.

- Ms. Jones provided updates on the following:
 - Senate Bill 675, ETJ Expansion – this Bill passed the Senate, and is sitting in the House, and at this time has not been scheduled for hearing. Asked that Council reach out to House members and let them know that we want the ability to expand the ETJ in the future.
 - House Bill 409, Accessory Dwelling Units – this Bill passed in the House, and at this time there has been no Senate action. Ms. Jones asked Council to reach out to Senate members.

COUNCIL REPORTS

Behringer

- Reported that there are shrubs hanging over the sidewalk at 108 West Garner Road and asked that they be trimmed.
- Expressed concerns regarding pedestrian safety at Creech Road and Garner Road.

Singleton

- Stated he appreciated the Talk of the Town report.
- Reported the Creech Road tennis court refurbishment project is complete.

Dellinger

- Reported the Garner Freedom Celebration and the Juneteenth Celebration at GPAC was a huge success and thanked committee members and Town staff for making it such a great event.

Matthews

- Thanked Public Works for installing the Purple Heart City signs.

Vance

- Also added that the Juneteenth Celebration was a great success.
- Thanked Public Works for taking care of things he mentioned during last meeting. -

Marshburn

- Looking forward to July 3 event.

ADJOURN: 7:23 p.m.

**Town of Garner
Town Council Work Session Minutes
June 27, 2023**

The Council met at 6:00 p.m. in the Ronnie S. Williams Council Chambers at Town Hall, located at 900 7th Avenue, Garner.

CALL MEETING TO ORDER/ROLL CALL: Mayor Ken Marshburn

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

Council Member Singleton arrived at 6:30 p.m.

Staff Present: Rodney Dickerson-Town Manager, John Hodges-Asst. Town Manager, Jodi Miller-Asst. Town Manager, David Beck-Finance Director, Maria Munoz-Blanco-PRCR Director, Terri Jones-Town Attorney, and Stella Gibson-Town Clerk

ADOPTION OF AGENDA

Motion: Vance
Second: Matthews
Vote: 4:0

PRESENTATIONS

DISCUSSION/REPORTS

Text Amendment # ZTA-23-02, Garner Forward Implementation

Presenter: Jeff Triezenberg, Planning Director

Mr. Triezenberg reviewed the first round of text amendments aimed at implementing the future 2023 Garner Forward Comprehensive Plan. After discussion, Council felt it was important to hold a joint meeting with the Planning Commission to discuss the amendments and to ensure everyone was on the same page.

Park at Garner Station Development Agreement

Presenter: Robert Shunk (Gander Development) and Matthew Carpenter (Parker Poe)

Mr. Carpenter provided an overview of the project at which time Council raised concerns regarding the connection at Garner Road and at Creech Road, the number of homes already planned in that area, the amount of increased traffic, and recreation and open space. Mr. Shunk and Mr. Carpenter responded to Council's concerns regarding these areas adding that the goal for this evening was to get Council's initial feedback on the proposed terms and incorporate those into the development agreement.

Action: Place on the July 18 Council Meeting agenda.

MANAGER REPORTS

- Pending Agenda Report
- The Garner Independence Day Celebration is on July 3 from 5 p.m. to 10 p.m. at Lake Benson Park.
- The Phobes Band will be playing at the GPAC back lawn on July 13 at 6:30 p.m.

- A Food Truck Rodeo is scheduled for July 21st on Main Street starting at 5:00 p.m.

COUNCIL REPORTS

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

Council encouraged everyone to come out and enjoy the July 3rd celebration.

Dellinger

- Requested a closed session pursuant to N.C. General Statutes Section 143-318.11(a)(5) to discuss possible real estate acquisition and the Town's negotiating Position regarding such real estate.
Council consensus to approve Council Member Dellinger's request.

CLOSED SESSION

Town Council met with the Town Attorney and the Manager's office staff in closed session to instruct staff on negotiating material terms of a contractor proposed contract for the acquisition of real property by purchase option exchange or lease. Council did not meet in closed session for economic development purposes as was listed in the agenda.

ADJOURN: 8:46 p.m.

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: July 18, 2023		
Subject: Budget Amendment - Fire Station #5		
Location on Agenda: Consent		
Department: Budget & Finance		
Contact: David Beck, Finance Director		
Presenter: David Beck, Finance Director		
Brief Summary: The construction costs for fire station #5 exceed the amount designated for this purpose in the Town's 2021 bond package. Gap funding of \$1,657,193 is needed to fulfill the Town's obligations. It is recommended the Town use fund balance created by ARP supplanted funds to cover this deficit.		
Recommended Motion and/or Requested Action: Consider adopting Ordinance (2023) 5211		
Detailed Notes:		
Funding Source: ARP supplanted fund balance		
Cost: \$1,657,193	One Time: <input checked="" type="radio"/>	Annual: <input type="radio"/> No Cost: <input type="radio"/>
Manager's Comments and Recommendations: 		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	DCB	
Finance Director:	DCB	
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

ORDINANCE NO. (2023) 5211

ORDINANCE AMENDING ORDINANCE NO. (2023) 5109 WHICH ESTABLISHED THE OPERATING BUDGET AND NO. (2023) 5210 WHICH ESTABLISHED THE CAPITAL PROJECT 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:

Revenue Amendment Request

ACCOUNT NUMBER	DESCRIPTION	PROJECT	CURRENT BUDGET	REVENUE CHANGE	REVISED BUDGET
10309000-496900	Appropriation from Fund Balance		\$ 1,485,000	\$ 1,657,193	\$ 3,142,193
62531000-471000	Transfer from General Fund		\$ -	\$ 1,657,193	\$ 1,657,193

TOTAL REVENUE INCREASE (DECREASE) \$ 3,314,386.00

Expenditure Amendment Request

ACCOUNT NUMBER	DESCRIPTION	PROJECT	CURRENT BUDGET	EXPENDITURE CHANGE	REVISED BUDGET
1059000-552062	Transfer to 2021 Bonds CP		\$ -	\$ 1,657,193	\$ 1,657,193
62531000-537600	Construction		\$ 6,500,000	\$ 1,657,193	\$ 8,157,193

TOTAL EXPENDITURE INCREASE (DECREASE) \$ 3,314,386.00

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 18th day of July 2023.

Ken Marshburn, Mayor

ATTEST:

Stella L. Gibson , Town Clerk

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: July 18, 2023		
Subject: Budget Amendment - Development Services Software		
Location on Agenda: Consent		
Department: Budget & Finance		
Contact: David Beck, Finance Director		
Presenter: David Beck, Finance Director		
<p>Brief Summary:</p> <p>The implementation of new development services software has continued into the new fiscal year. Several pieces of hardware need to be purchased as part of the implementation. Funding is available for these purchases out of the original \$200,000 reserve set aside for this purpose. This amendment draws funding out of the reserve and places it in the FY24 budget.</p>		
<p>Recommended Motion and/or Requested Action:</p> <p>Consider adopting Ordinance (2023) 5212</p>		
<p>Detailed Notes:</p> 		
<p>Funding Source: Fund balance</p>		
Cost: \$8,970	One Time: <input checked="" type="radio"/>	Annual: <input type="radio"/> No Cost: <input type="radio"/>
<p>Manager's Comments and Recommendations:</p> 		
<p>Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/></p>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	DCB	
Finance Director:	DCB	
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

ORDINANCE NO. (2023) 2512

ORDINANCE AMENDING ORDINANCE NO. (2023) 5109 WHICH ESTABLISHED THE OPERATING BUDGET AND NO. (2023) 5210 WHICH ESTABLISHED THE CAPITAL PROJECT 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:

Revenue Amendment Request

ACCOUNT NUMBER	DESCRIPTION	PROJECT	CURRENT BUDGET	REVENUE CHANGE	REVISED BUDGET
10309000-496900	Appropriation from Fund Balance		\$ 1,485,000	\$ 8,970	\$ 1,493,970

TOTAL REVENUE INCREASE (DECREASE) \$ 8,970.35

Expenditure Amendment Request

ACCOUNT NUMBER	DESCRIPTION	PROJECT	CURRENT BUDGET	EXPENDITURE CHANGE	REVISED BUDGET
10604000-537400	Equipment		\$ -	\$ 8,970	\$ 8,970

TOTAL EXPENDITURE INCREASE (DECREASE) \$ 8,970.35

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 18th day of June 2023.

Ken Marshburn, Mayor

ATTEST:

Stella L. Gibson, Town Clerk

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: July 18, 2023		
Subject: RK&K White Oak RAB SOW #4		
Location on Agenda: Consent		
Department: Engineering		
Contact: Leah Harrison, Town Engineer		
Presenter: Leah Harrison, Town Engineer		
Brief Summary: Statement of Work #4 Between TOG & RK&K in the amount of \$4,892.00. The updates will include design revisions from Duke Energy and coordination with Spectrum and AT&T for the White Oak round-about project.		
Recommended Motion and/or Requested Action: Approve and authorize Town Manager to execute Statement of Work #4 with RK&K, Inc.		
Detailed Notes:		
Funding Source: White Oak RAB Project Budget		
Cost: \$4,892.00	One Time: <input checked="" type="radio"/>	Annual: <input type="radio"/> No Cost: <input type="radio"/>
Manager's Comments and Recommendations: 		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	LH	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

NORTH CAROLINA
WAKE COUNTY

STATEMENT OF WORK #4

This Statement of Work is entered into among Rummel, Klepper & Kahl, LLP (RK&K), (the “Engineer”) and the Town of Garner (the “Town”) under the terms and conditions of the Contract for the On-Call Professional Engineering Services project between the Engineer and the Town dated November 15, 2021 which is hereby incorporated by reference. This SOW is part of the Contract and shall be governed by the terms and conditions stated herein and by the terms of the Contract. In the event of conflict between the terms of the SOW and the contract, the provisions of the Contract shall control.

1. Scope of Services

See Article I – Scope of Services.

2. Compensation, Time of Payment

Compensation to the Engineer for the work described above shall not exceed \$4,892.00, details of fee provided in attachment PSF Total Project Estimate.

Payment shall be made to the Engineer for performance in association with this SOW. Standard Town of Garner payment term is NET 30 days from the date of the invoice.

3. Time of Performance

Engineer shall complete performance of the services described above by no later than December 31, 2023.

(Notwithstanding the above, if the date provided in this section is beyond the time of performance or terms specified in the Contract, the term specified in the Contract shall control and all work under this SOW must be completed by that date.)

THIS CONTRACT AMENDMENT is entered into this _____ day of _____, 2023.

IN WITNESS WHEREOF, the Engineer has executed the foregoing with the signature(s) of its duly authorized officer(s), and the Town has executed with the signature of its Town Manager, attested by its (Assistant/Deputy) Clerk-Treasurer, with the official seal affixed, the day and year first above written.

ENGINEER:

TOWN OF GARNER

By:

By:

B. Keith Skinner, PE, Partner

Rodney Dickerson, Town Manager

(If corporate)

ATTEST:

ATTEST:

By: _____

By: _____
(Deputy) Clerk

Printed Name/Title
(Affix Seal)

(Affix Seal)

THIS INSTRUMENT APPROVED AS TO
FORM:

Terri Jones, Town Attorney

ARTICLE I – Scope of Services

I.1 Description of the Project

The Town desires to engage a Utility Coordinator to update Utilities by Others (UBO) plans. The updates will include design revisions from Duke Energy.

I.2 Description of Services

The Engineer shall provide the services required to update UBO plans for the proposed improvements in accordance with the following:

I.2.1 Utility Coordination

I.2.1.a Update Utilities by Others Plans

The Engineer shall coordinate with Duke Energy to obtain updated files and update the UBO plans per NCDOT standards. The Engineer will also contact and send updated Duke design files to Spectrum and AT&T, joint-use attached utilities on Duke power poles.

The Engineer shall coordinate with Duke Energy and shall inform the Town's Project Manager of all correspondence regarding same. The Engineer shall review updated Duke design files and update UBO plans for review and approval by the Town and NCDOT.

The Engineer shall conduct no more than two (2) coordination meetings with Duke Energy to discuss the updated design. The Town's Project Manager shall be informed of/invited to this coordination meeting.

PSF Total Project Estimate

Project	TIP	White Oak Roundabout	WBS PE			County	Wake
Professional Services Firm Name	RK&K				Firm's LSA Contract ID		
Project Contact	Richy Narron				Date		7/6/2023

Project Estimate	Manager (Woodall)	Utl Des Manager (Badey)	Utl Coord Manager (Narron)	Sr Utl Coordinator (Lawson)	Utl Coordinator (Davis)	Cadd Support (Harris)		SubTotal
Coordinate w/ Duke & the Town. Coordinate changes with Spectrum and AT&T.			4	4				8
Conduct no more than (2) meetings w/ Duke & the Town to discuss design updates	2		4	4				10
Update Utilities by Others plans; Submit to Town	2		4	8				14
								0
								0
Manhours	4.0	0.0	12.0	16.0	0.0	0.0	0.0	32.0
Billable Hourly Rate*	\$ 190.00	\$ 163.00	\$ 163.00	\$ 136.00	\$ 106.00	\$ 69.00		
SubTotal	\$ 760.00	\$ -	\$ 1,956.00	\$ 2,176.00	\$ -	\$ -	\$ -	\$ 4,892.00

Invoicing Percentages	Manhours	% Work
Coordinate w/ Duke & the Town. Coordinate changes with Spectrum and AT&T.	8.0	25.0%
Conduct no more than (2) meetings w/ Duke & the Town to discuss design updates	10.0	31.3%
Update Utilities by Others plans; Submit to Town	14.0	43.8%
	0.0	0.0%
	0.0	0.0%
Total	32	100.0%

Total Cost	\$ 4,892.00

* Billable Rates from Garner On-Call Proposal

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: July 18, 2023		
Subject: TranSystems W/O RAB SOW #6		
Location on Agenda: Consent		
Department: Engineering		
Contact: Leah Harrison, Town Engineer		
Presenter: Leah Harrison, Town Engineer		
<p>Brief Summary: Statement of Work #6 Between TOG & TranSystems in the amount of \$7,200.00. The updates will include technical support for constructability, materials testing and sampling, and general civil engineering for the White Oak round-about project.</p>		
<p>Recommended Motion and/or Requested Action: Approve and authorize Town Manager to execute Statement of Work #6 with Transystems, Inc.</p>		
Detailed Notes:		
<p>Funding Source: White Oak RAB Project Budget</p>		
Cost: \$7,200	One Time: <input checked="" type="radio"/>	Annual: <input type="radio"/> No Cost: <input type="radio"/>
Manager's Comments and Recommendations:		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	LH	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

2023 - Garner Constructability Reviews - 6.30.23

Task Order	Description	Admin Technician (\$90/hr)	Project Manager (\$180/hr)	Senior Project Engineer (\$250/hr)	Resident Project Rep III (\$105/hr)	Resident Project Rep I (\$80/hr)	Mileage	Assumption
1.0	Contract Inspection Services							
1.1	Perform Construction Observation							
1.2	Review Construction Progress and Provide Reports							
1.3	Verify Contractor Quantities							
2.0	Contract Administration Services							
2.1	Preconstruction Conference							
2.2	Submittals-Document control -							
2.3	Permit Process Review							
2.4	Technical Support (constructability, office environmental, roadway, utility, materials testing and sampling, and general civil engineering)		40					
2.5	Field Visits for Technical Support/Progress Meetings/Audits							
2.6	Project Audits							
2.7	Utility Review							
2.8	Issues Management							
3.0	Construction Materials Laboratory Testing							
	Materials Testing and Precast Component Inspection							
4.0	Construction Closeout Services							
4.1	Final Inspection/Punch List							
4.2	Project Close Out							
4.3	Warrantee Review & Follow Up							
		\$0.00	\$7,200.00	\$0.00	\$0.00	\$0.00		

Task	Estimated Budget
Resident Project Representative Services	\$0
Construction Support Services	\$0
Construction Management	\$7,200
Construction Materials Testing	\$0
TOTAL ESTIMATED BUDGET	\$7,200

NORTH CAROLINA
WAKE COUNTY

STATEMENT OF WORK #6

This Statement of Work is entered into among TranSystems Corporation (the “Engineer”) and the Town of Garner (the “Town”) under the terms and conditions of the Contract for the White Oak Roundabout project between the Engineer and the Town, the on-call agreement dated January 12th, 2022, which is hereby incorporated by reference. This SOW is part of the Contract and shall be governed by the terms and conditions stated herein and by the terms of the Contract. In the event of conflict between the terms of the SOW and the contract, the provisions of the Contract shall control.

1. Scope of Services

To provide professional services per attached proposal.

2. Compensation, Time of Payment

Compensation to the Engineer for the work described above shall not exceed **\$7,200**. See attached fee schedule.

Payment shall be made to the Engineer for performance in association with this SOW. Standard Town of Garner payment term is NET 30 days from the date of the invoice.

3. Time of Performance

Engineer shall complete performance of the services described above by no later than December 31, 2023.

(Notwithstanding the above, if the date provided in this section is beyond the time of performance or terms specified in the Contract, the term specified in the Contract shall control and all work under this SOW must be completed by that date.)

THIS CONTRACT AMENDMENT is entered into this _____ day of _____, 20____.

IN WITNESS WHEREOF, the Engineer has executed the foregoing with the signature(s) of its duly authorized officer(s), and the Town has executed with the signature of its Town Manager, attested by its (Assistant/Deputy) Clerk-Treasurer, with the official seal affixed, the day and year first above written.

ENGINEER:

TOWN OF GARNER

By:

By:

Rodney Dickerson, Town Manager

Printed Name/Title

(If corporate)

ATTEST:

ATTEST:

By: _____

By: _____
Stella Gibson, Town Clerk

Printed Name/Title

(Affix Seal)

(Affix Seal)

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

David Beck
Finance Director

THIS INSTRUMENT APPROVED AS TO FORM

Terri Jones
Town Attorney

(Affix Town Seal)

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: July 18, 2023		
Subject: Town of Garner Pedestrian Plan		
Location on Agenda: Public Hearings		
Department: Planning		
Contact: Ashley Harris, Planner I		
Presenter: Christopher Normile, McAdams Co.		
Brief Summary: Plan adoption request submitted by the Town of Garner Planning Department to adopt the 2023 Garner Pedestrian Plan, which serves to update and build upon the existing network of sidewalks to connect with transportation corridors, parks, schools, employment centers and other destinations throughout the community.		
Recommended Motion and/or Requested Action: Consider referral to Planning Commission for review and recommendation.		
Detailed Notes: Full public hearing draft of the proposed/updated Garner Forward Comprehensive Plan is available "here"		
Funding Source:		
Cost: n/a	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations: 		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JST	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

TO: Honorable Mayor Marshburn and Town Council Members

FROM: Ashley Harris, Planner I

SUBJECT: *Garner Comprehensive Pedestrian Plan*

DATE: July 18, 2023

I. SUMMARY

Town staff and the project consulting team led by the McAdams Company are pleased to formally present the Public Hearing Draft of the new Garner Pedestrian Plan to the citizens of Garner.

The Town was awarded a grant from the N.C. Department of Transportation (NCDOT), Integrated Mobility Division (IMD) Multimodal Planning Grant Program, toward the completion of a comprehensive pedestrian plan. The plan process began in the spring of 2022. Supporting agencies involved in the plan are Capital Area MPO (CAMPO), Wake County and NCDOT Division 5.

The goals of the plan were to assess current conditions, recommend a system of travel connecting pedestrians to key cultural resources in the Town, recommend programs and policies, and provide an overview of plan implementation. The proposed plan will expand on the existing network of sidewalks and greenways.

Borrowing from the plan's introduction:

The Town of Garner Comprehensive Pedestrian Plan is a community-based initiative that expands on the Town's proposed sidewalk and greenway network, previously envisioned in the 2010 Garner Forward Transportation Plan and briefly revisited in 2018. Since the adoption of the Transportation Plan, the Town has seen a steady stream of continued growth due to its family-focused amenities, parks, and proximity to Raleigh and other major regional employment centers. To ensure that Garner grows responsibly and sustainably, residents and Town leadership have prioritized the pedestrian network expansion through recent planning efforts.

In 2021, the Town of Garner applied for a Bicycle and Pedestrian Planning Grant from the North Carolina Department of Transportation (NCDOT) Integrated Mobility Division and was awarded funding to develop this comprehensive pedestrian plan. The Garner Pedestrian Plan provides a framework for Town staff, residents, NCDOT, developers, and regional partners to improve pedestrian travel throughout the community. It also guides policy and

programming recommendations that will strengthen and expand the pedestrian network throughout Garner.

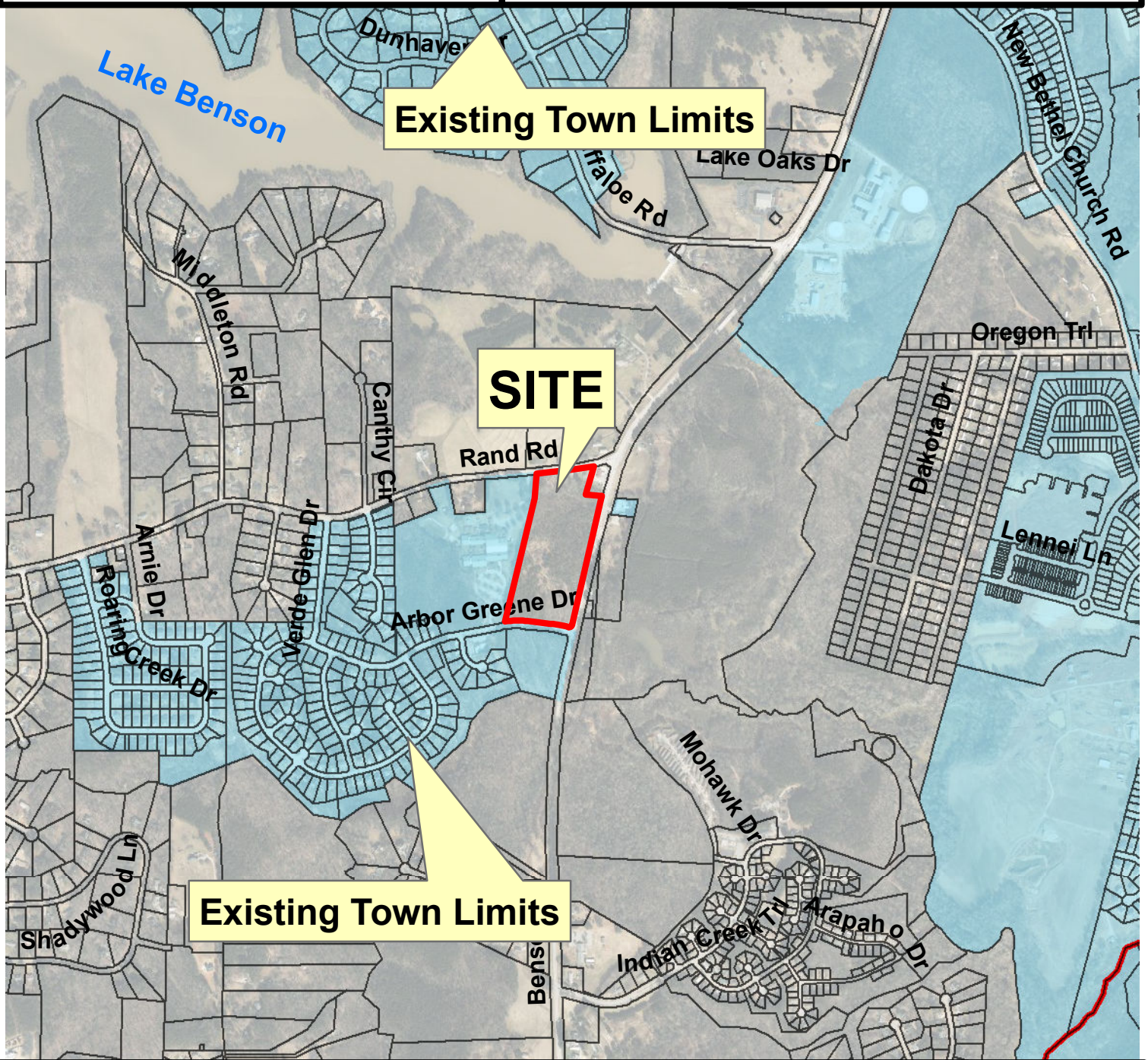
This plan proposes several new facilities as well as implementation and maintenance strategies upon completion. The Plan will direct development and ongoing maintenance of sidewalks, greenways, and similar facilities to increase active transportation and outdoor recreation opportunities. Pedestrian facilities will help connect residents and visitors to neighborhoods, commercial corridors, schools, and other popular destinations within and outside of the Town limits.

II. RECOMMENDATION

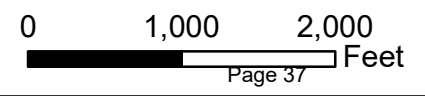
Staff recommends that once the Town Council has heard comments, concerns and questions from the general public that the Comprehensive Garner Pedestrian Plan be referred to the Planning Commission for their review and recommendation.

Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: July 18, 2023		
Subject: Annexation Petition # ANX-23-05, VA Clinic		
Location on Agenda: Public Hearings		
Department: Planning		
Contact: David Bamford, AICP; Assistant Planning Director		
Presenter: David Bamford, AICP; Assistant Planning Director		
Brief Summary: Voluntary satellite annexation petition (ANX-23-05) submitted by 900 Rand Road LLC to bring 16.66 +/- acres at 2700 Benson Road into the Town of Garner's corporate limits. The site may also be identified as Wake County PIN 1619434742.		
Recommended Motion and/or Requested Action: Consider motion to adopt Ordinance (2023) 5214		
Detailed Notes: This petition follows a request for public water and sewer for the VA Clinic project; 250,242 square feet; CZ-SP-20-15 approved September 7, 2021; and SUP-SP-20-03 approved September 21, 2021; Per the Raleigh-Garner Merger Agreement, an annexation petition is required for the extension of service.		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations:		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JST	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		



Owners: 900 Rand Road LLC
Project: VA Clinic
Location: 2700 Benson Rd
Area: 16.6 acres +/-
Pin: 1619434742



Planning Department Staff Report

TO: Honorable Mayor Marshburn and Town Council Members

FROM: David Bamford, AICP; Assistant Planning Director

SUBJECT: *Annexation Petition # ANX-23-05, VA Clinic*

DATE: July 18, 2023

ANNEXATION APPLICATION: ANX-23-05, VA Clinic

OWNERS: 900 Rand Road LLC

CONTIGUOUS / SATELLITE: Satellite

LOCATION OF PROPERTY: 2700 Benson Rd

WAKE COUNTY PIN #: 1619434742

REAL ESTATE ID #: 0016129

AREA: 16.66 +/- acres

ZONING: Commercial Mixed Use (CMX C240) Conditional

ASSOCIATED DEVELOPMENT PLAN: This petition follows a request for public water and sewer for VA Clinic; 250,242 square feet; Rezoning CZ-SP-20-15 approved September 7, 2021; and SUP-SP-20-03 approved September 21, 2021; Per the Raleigh-Garner Merger Agreement, an annexation petition is required for the extension of service.

RECOMMENDATION: Adopt annexation ordinance

KEY DATES:

SET PUBLIC HEARING: June 20, 2023

PUBLIC HEARING: July 18, 2023

ANNEXATION EFFECTIVE: July 18, 2023

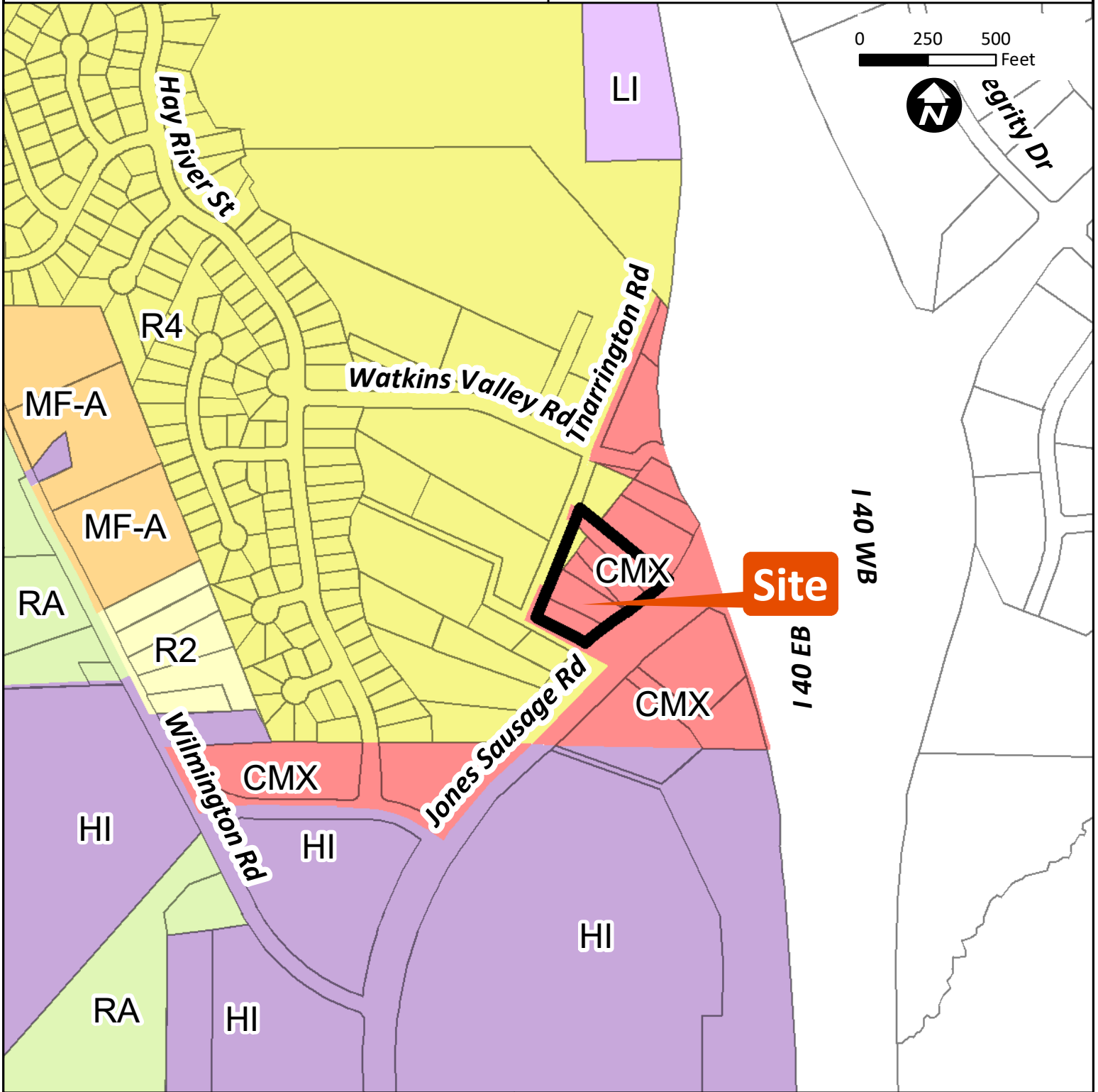
Town of Garner
Town Council Meeting
Agenda Form

Meeting Date: July 18, 2023 <input type="button" value="v"/>		
Subject: Tier 1 Conditional Rezoning Request # CZ-23-01, Jones Sausage Assemblage		
Location on Agenda: Public Hearings		
Department: Planning		
Contact: David Bamford, AICP; Assistant Planning Director		
Presenter: Reginald Buie, CZO; Senior Planner		
Brief Summary: Conditional district rezoning request (CZ-23-01) submitted by Garner (Jones Sausage 2) PBX LLC to rezone approximately 0.17 +/- acres from Residential 4 (R4) and 2.59 +/- acres from Commercial Mixed Use (CMX) to Commercial Mixed Use (CMX C270) Conditional. The site is located adjacent to the frontages of Jones Sausage, Martin Branch and Tharrington roads, and may be further identified as Wake County PIN(s) 1721274716, 1721274887, 1721275737, 1721276727, 1721276893, 1721275626, 1721274632. Use conditions are proposed.		
Recommended Motion and/or Requested Action: Consider referral to Planning Commission for plan consistency review and recommendation.		
Detailed Notes: This is a Tier 1 conditional district rezoning request which means there is no site plan or specific development proposal at this time. The reason for this request is to allow for commercial development and include an adjacent total of 0.17 +/- residentially-zoned acres with the already commercially zoned balance of the project site.		
Funding Source:		
Cost: n/a	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations:		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JST	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		



**Town of Garner
Planning Department**

**Conditional District Zoning Application
CZ-23-01**



Project: Jones Sausage Rd Commercial
Applicant: Garner (Jones Sausage 2) PBX LLC
Owner: Garner (Jones Sausage 2) PBX LLC
Location: Jones Sausage Rd / Tharrington Rd
Pin #: 699758451, 699659341, 699752306, 699755508, 699656341

Proposed Use: Commercial / retail
Current Zoning: Residential R4 and CMX
Proposed Zoning: CMX Conditional (CMX C269) 2.76 +/-
Acreage: Commercial Highway Overlay (CHO)
Overlay:



Planning Department Staff Report

TO: Honorable Mayor Marshburn and Members of the Town Council

FROM: Reginald Buie, CZO; Senior Planner - Zoning and Land Use

SUBJECT: *Tier 1 Conditional Rezoning # CZ-23-01, Jones Sausage Road Assemblage*

DATE: July 18, 2023

I. PROJECT AT A GLANCE

Project Number(s): CZ-23-01, Tier 1 Conditional Rezoning

Applicant: Garner (Jones Sausage 2) PBX LLC

Owners: Garner (Jones Sausage 2) PBX LLC

General Description -

Project Area & Location: 2.76 +/- acres

Wake Count PIN(s): 1721274716, 1721274887, 1721275737, 1721276727, 1721276893, 1721275626, 1721274632

Current Zoning: Residential 4 (R4) and Commercial Mixed Use (CMX)

Requested Zoning: Commercial Mixed-Use Conditional (CMX 270)

Overlay: Limited Access Highway Overlay (LHO)

Key Meeting Dates:

Public Hearing: July 18, 2023

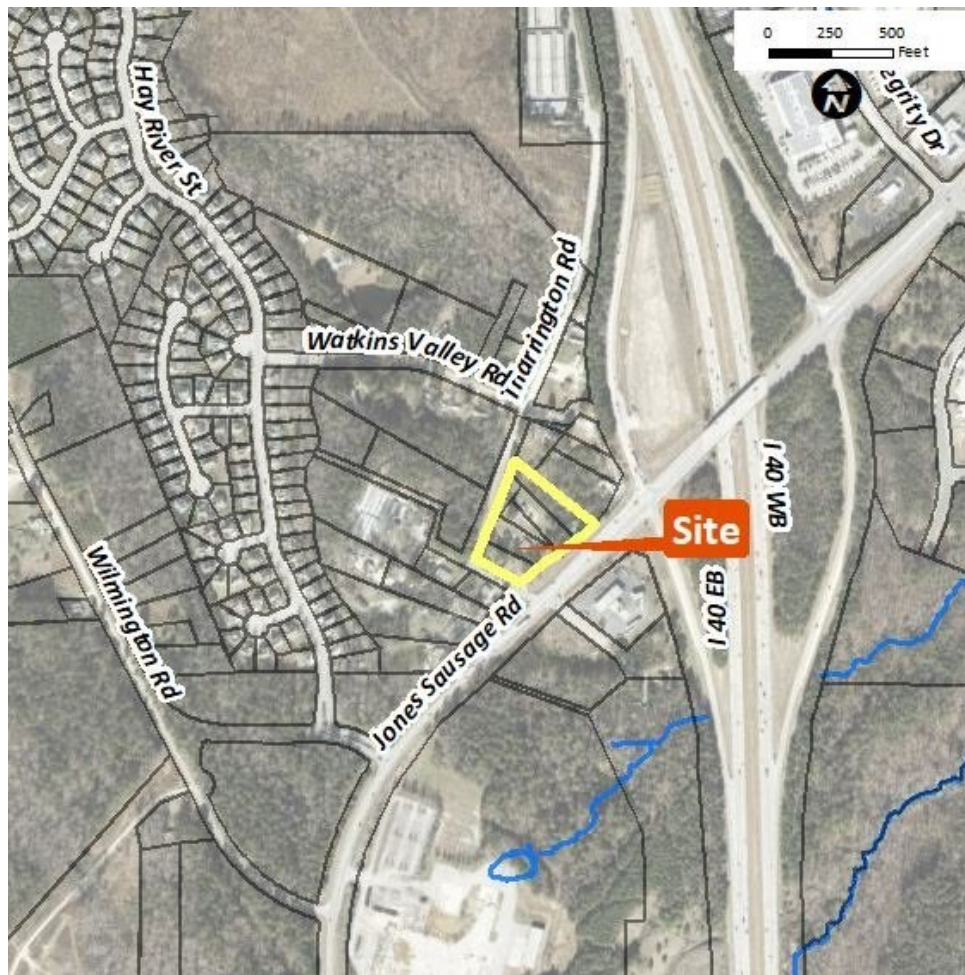
Planning Commission: TBD

Action: TBD

II. BACKGROUND / REQUEST SUMMARY

Request: The 2.76-acre site is currently split between two zoning districts. Conditional district rezoning request (CZ-23-01) submitted by Garner (Jones Sausage 2) PBX LLC to rezone approximately 0.17 +/- acres from **Residential 4 (R4)** and 2.59 +/- acres from **Commercial Mixed Use (CMX)** to **Commercial Mixed Use (CMX C270) Conditional**. The site is located adjacent to the frontages of Jones Sausage, Martin Branch and Tharrington roads, and may be further identified as Wake County PIN(s) 1721274716, 1721274887, 1721275737, 1721276727, 1721276893, 1721275626, 1721274632. Use conditions are proposed.

This is a Tier 1 conditional district rezoning request which means there is no site plan or specific development proposal at this time. The reason for this request is to allow for commercial development and include an adjacent total of 0.17 +/- residentially-zoned acres with the already commercially zoned balance of the project site.



III. ZONING ANALYSIS

Existing: 0.17 +/- acres of the existing zoning of the site is **Residential 4 (R4)**, and the tracts are vacant. 2.59 +/- acres of the existing zoning of the site is **Commercial Mixed Use and were used for residential purposes.**

The following is a list of permitted uses in the R4 District:

1. Single-Family Detached
2. Two-Family Dwelling (2 dwelling units per structure, aka Duplex)
3. Manufactured Home – Class A
4. Group Care (with 9 or fewer residents)
5. Assembly, Civil, Service Fraternal Clubs, Lodges and Similar Uses
6. Community Center
7. School, Primary or Secondary
8. Emergency Services
9. Religious Institution
10. Golf Course or Country Club, Private
11. Public Park, Passive Open Space, Nature Park
12. Bed and Breakfast Home, 8 rooms or fewer
13. In Home Family Child Care Home
14. Minor Utility

The following is a list of permitted uses in the CMX District:

1. Townhouse (> 4 dwelling units per structure)
2. Multifamily (> 4 units per structure or over 2,500 sq ft footprint)
3. Upper-Story Residential
4. Security or Caretaker's Quarters
5. Group Care (with more than 9 residents)
6. Other Civic and Institutional Uses Not Listed
7. Assembly, Civil, Service Fraternal Clubs, Lodges and Similar Uses
8. Library, Museum, Art Gallery
9. Community Center
10. Higher Education
11. School, Primary or Secondary
12. Emergency Services
13. Cemetery
14. Hospice
15. Hospital
16. Ambulatory Health & Emergency Care Facility
17. Religious Institution
18. Other Indoor Recreational and Entertainment Uses Not Listed
19. Bar, Nightclub, Tavern
20. Indoor Athletic or Entertainment Facility (not theater)

21. Electronic Gaming Centers
22. Outdoor Athletic or Entertainment Facility
23. Theater
24. Other Outdoor Parks and Open Space Uses Not Listed
25. Public Park, Passive Open Space, Nature Par
26. Sexually Oriented Business
27. Theater, Drive-In
28. Other Overnight Accommodation Uses Not Listed
29. Bed and Breakfast Home, 8 rooms or fewer
30. Bed and breakfast Inn, 9-30 rooms
31. Hotel / Motel
32. Other Office Uses Not Listed
33. Medical Office
34. Other Restaurant and Food Service Uses Not Listed
35. Restaurant, Sit-down Establishment
36. Restaurant, with Drive-In or Outdoor Curb Service
37. Convenience Store, without Fuel Sales
38. Convenience Store, with Fuel Sales
39. Day Care Center
40. Gym, Spa, or Pool
41. Funeral Home
42. Personal or Professional Services (up to 5,000 sqft ground floor footprint)
43. Personal or Professional Services (> 5,000 sqft ground floor footprint)
44. Banks or Financial Institution
45. Banks or Financial Institution, with Drive-thru or Vehicular ATM
46. Sales / Retail (no outdoor operations)
47. Sales / Retail (with outdoor operations up to 25 percent of total sales area)
48. Sales Oriented Use (with outdoor operations > 25 percent of total sales area)
49. Parking Lot or Deck, Commercial
50. Self Storage, Mini Storage
51. Veterinarian / Kennel, Indoor
52. Veterinarian / Kennel, with Outdoor Operations
53. Vehicle Sales, Rental, Service, Repair
54. Microbrewery / Microdistillery
55. Passenger Terminals
56. Minor Utility
57. Telecommunication Facility
58. Concealed Telecommunication Facility
59. Greenhouse, Nursery (commercial), indoor operations
60. Greenhouse, Nursery (commercial), outdoor operations

Proposed: The proposed zoning for the entire 2.76 +/- acre site is **Commercial Mixed Use (CMX C270) Conditional**. The CMX zoning district is intended to accommodate general commercial, retail, and service activities that serve the whole community. Offices and very light industrial uses may also be appropriate depending on the context. This district serves a wide range of users and may draw customers from outside of the town. It must have good automobile access and access to transit is preferred. Pedestrian connectivity is also important.

The applicant has proposed the following permissible uses for the Commercial Mixed Use (CMX C270) Conditional district:

1. Permitted Use Table (15 selected from the generally permitted list of 60):

Use Category	Specific Use	CMX
Overnight Accommodation	Hotel/Motel	P
Commercial, Office, Retail, Service	Medical Office	P
	Other Office Uses Not Listed	P
	Restaurant, Sit-down Establishment	P
	Restaurant, with Drive-In or Outdoor Curb Service	P
	Convenience Store, without Fuel Sales	P
	Convenience Store, with Fuel Sales	P
	Personal or Professional Services (up to 5,000 sqft ground floor footprint)	P
	Personal or Professional Services (> 5,000 sqft ground floor footprint)	P
	Banks or Financial Institution	P
	Banks or Financial Institution, with Drive-thru or Vehicular ATM	P
	Sales / Retail (no outdoor operations)	P
Industrial, Manufacturing, Warehousing, Waste Services and Transportation	Microbrewery / Microdistillery	P
	Minor Utility	P
	Concealed Telecommunication Facility	P

2. At the discretion of the Town of Garner Engineering Department, prior to issuance of a building permit and/or recordation of a subdivision plat (whichever is earlier), the property owner shall dedicate a sign easement adjacent to the Jones Sausage Road right of way of sufficient size for a 60-square-foot community service sign. The location of the easement to be granted to the Town under this condition shall be determined by the property owner. The easement granted to the Town pursuant to this condition may prohibit the Town from constructing a sign within the easement area that (a) is taller than other permitted freestanding signs on the property, or (b)

would limit the property Owner’s ability to place a freestanding sign along the property’s Jones Sausage Road frontage.

3. Tractor units and semitrailer trucks shall not be permitted to park between the primary building(s) and Jones Sausage Road except when loading or unloading goods or equipment or refueling on site. To the extent that tractor units or semitrailer trucks are permitted to park elsewhere on the property, the parking area shall be screened from adjoining properties by a combination of evergreen trees and shrubs. Tractor units and semitrailer trucks permitted to park on the property shall be required to shut off their engines while parked.
4. The following uses shall provide two (2) electric vehicle charging stations: Hotel/Motel, Office Uses (including Medical Office), regardless of building size.
5. Exterior building materials for principal buildings shall be limited to brick, simulated brick, stone, simulated stone, concrete masonry, cementitious siding, wood, metal, and/or glass. Corrugated metal panels and vinyl siding shall not be installed on any building exterior.
6. Each principal structure shall have a stone or simulated stone wainscoting along the base of the building at least (36") in height.
7. Metal poles or supports for canopy structures and freestanding signs shall be boxed or otherwise screened.
8. The front façade of any primary building shall include at least one tower or similar feature that extends vertically at least 18 inches above the roofline. For the purposes of this condition, the roofline shall mean the top of the parapet or at the eave.

Overlay District: This property is located within the Town of Garner’s Jurisdiction, and as such is located within the **Limited Access Highway (LHO) Overlay District**. The Limited Access Highway Overlay applies to either side of I-40 within the Garner zoning jurisdiction, as well as to all future interstate development including the future I-540 and is measured from the outside right-of-way line of the roadway at its farthest point (including access ramps and interchanges and rights-of-way for those same areas) a distance of 1,250 feet, as shown on the Official Zoning Map. The rezoning site is subject to the additional standards of this overlay district.

In cases where any portion of a building or parking area falls within the boundaries of the overlay district, these provisions shall apply to any and all other buildings and parking areas.

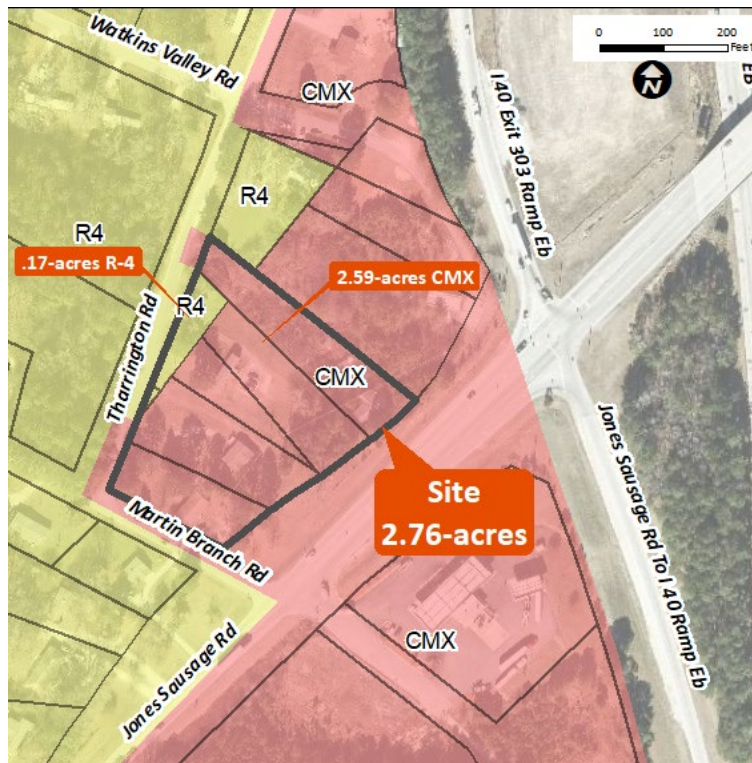
Zoning History: The Planning Department’s rezoning database contains the following rezoning cases in the vicinity of this property. More recent cases are listed below.

Case	Applicant	Location	Zoning Change
CUD-Z-87-11	Lee Howell	High Hope Lane	Single-Family Residential (R-20) to Service Business (SB C14) Conditional
CUD-Z-87-13	William Thorne and William Shankle	Jones Sausage Road	Single-Family Residential (R-12) to Service Business (SB C12) Conditional

Case	Applicant	Location	Zoning Change
CUD-Z-97-06	Charles Elam & Associates	Hay River Street	Heavy Industrial (I-2) to Multi Residential (MR-1)
CUD-Z-97-09	S.T. Wooten Corporation	East Garner Road	Service Business (SB) to Heavy Industrial (I-2 C73) Conditional
CUD-Z-98-01	BD partnership	Jones Sausage Road	Heavy Industrial (I-2) to Service Business (SB C76) Conditional
CUD-Z-03-01	Jones & Cnossen Engineering, PLLC	Ashlyn Ridge Drive	Single-Family Residential (R-20) to Single-Family Residential (R-9 C118) Conditional
CUD-Z-05-05	CLH Design, P.A.	Jones Sausage Road	Residential Cluster District 3 (RCD-3 C107) Conditional to Residential 20 (R-20 C134) Conditional
CUD-Z-18-04	Garner Road Partners, LLC	White Oak Ridge Road	Single-Family Residential (R-20) to Multifamily Residential 2 (MF-2 C203) Conditional Use

Adjacent Zoning and Land Use:

- North:** CMX Residential
- South:** Residential (R-4) Vacant and Residential
- East:** CMX Commercial (Fuel Station)
- West:** Residential (R-4) Residential



IV. COMMUNITY INFORMATION

Overall Neighborhood Character: This site is located at the intersection of Martin Branch, Tharrington and Jones Sausage roads, across from Speedway, LLC. Jones Sausage Road is transforming into a four-lane collector roadway and handles high volumes of traffic during the morning and afternoon peak hours. Jones Sausage Road connects I-40 to neighborhoods, schools and commercial/industrial development further along the Jones Sausage Road corridor and ultimately to other minor collectors such as E. Garner, New Rand and Creech roads .

Traffic: For general context only, the NCDOT annual average daily traffic (AADT) count history in this area is as follows. These average counts are conducted every two years by NCDOT across the entire state and differ from TIAs which focus on peak hour only counts conducted primarily by privately contracted traffic engineers):

Jones Sausage Road

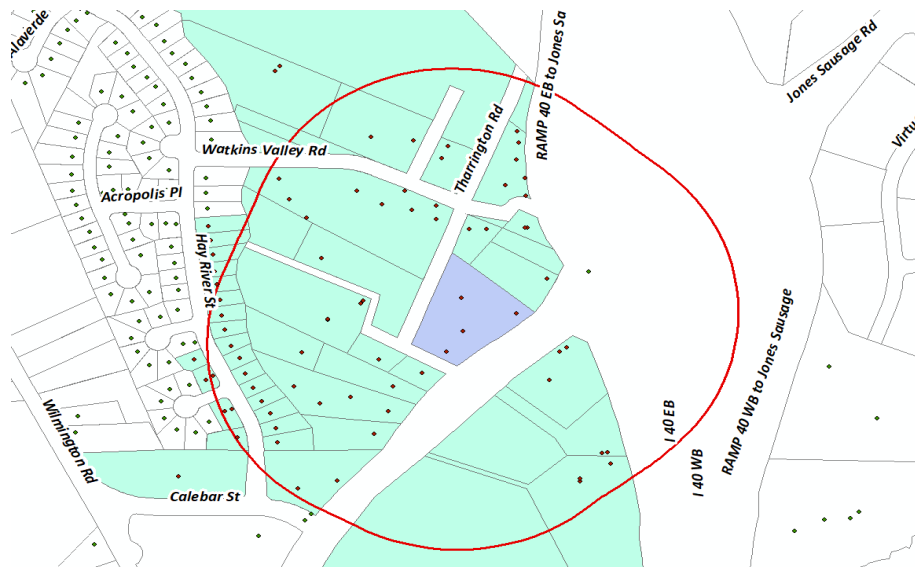
- Year 2011 – 13,000
- Year 2013 – 11,000
- Year 2015 – 15,000
- Year 2017 – 17,000
- Year 2019 – 18,000
- Year 2021 – 22,000

Martin Branch Road & Tharrington Road – N/A

Neighborhood Meeting: Staff identified 54 properties within the notification radius as shown below and provided the list below to the applicant for first class mailed notices. The neighborhood meeting was held on March 30, 2023, at the Garner Senior Center at 205 E, Garner Road with 2 persons in attendance. Notices were also sent to 39 occupants in the surrounding area.

Neighborhood Meeting Summary: There were questions regarding the fact that some of the property was zoned residential.

See full neighborhood meeting information attached at the end of this report for further detail.



OWNER	ADDR1	ADDR2
PAN, YINJI ZHOU, YAN	3829 CRIMSON CLOVER AVE	WAKE FOREST NC 27587-3886
GALLION, MOLLY C	4502 WATKINS VALLEY RD	GARNER NC 27529-9418
THOMPSON, ROSE MARIE HEIRS	JAN THOMPSON	4208 WOODLAWN DR
WOLFE RENTALS LLC	1305 ENGLISH COTTAGE LN	CARY NC 27518-8731
GARNER (JONES SAUSAGE 2) PBX LLC	361 SUMMIT BLVD STE 110	VESTAVIA AL 35243-3168
THOMPSON, ROSE MARIE HEIRS	JAN THOMPSON	4208 WOODLAWN DR
ALEXANDER, JERRELL HICKS-ALEXANDER, KEA I	208 HAY RIVER ST	GARNER NC 27529-7254
GRANT, BERNARD	452 HAY RIVER ST	GARNER NC 27529-7260
WILKERSON, CAROL A SMITH, DONALD E	1141 SOUTHERN TRACE TRL	GARNER NC 27529-7420
BYNUM, ELSIE W BYNUM, JOHNNY A JR	1022 MARTIN BRANCH RD	GARNER NC 27529-9411
ENCK, ANTHONY	412 HAY RIVER ST	GARNER NC 27529-7260
GARNER (JONES SAUSAGE 2) PBX LLC	361 SUMMIT BLVD STE 110	VESTAVIA AL 35243-3168
GLYBOVSKY, ALEXANDER GLYBOVSKY, TETIANA	304 HAY RIVER ST	GARNER NC 27529-7258
QUILLET, RONALD	400 HAY RIVER ST	GARNER NC 27529-7260
RIVERA, MALISSA A RIVERA, OTONIEL G	6408 CUT GLASS CT	WENDELL NC 27591-7024
BYNUM, ELSIE W BYNUM, JOHNNY A JR	1022 MARTIN BRANCH RD	GARNER NC 27529-9411
BYNUM, ELSIE W	1022 MARTIN BRANCH RD	GARNER NC 27529-9411
ELLIS, MICHAEL T ELLIS, NICOLE A	212 HAY RIVER ST	GARNER NC 27529-7254
PULKOSKI, PAUL PULKOSKI, LASHAWN	300 HAY RIVER ST	GARNER NC 27529-7258
PERRY, KANESHA	428 HAY RIVER ST	GARNER NC 27529-7260
SPEEDWAY LLC	PROPERTY TAX DEPT	539 S MAIN ST
SPEEDWAY LLC	PROPERTY TAX DEPT	539 S MAIN ST
4642 JONES TRUST	PO BOX 311	GARNER NC 27529-0311
GARNER (JONES SAUSAGE 2) PBX LLC	361 SUMMIT BLVD STE 110	VESTAVIA AL 35243-3168
GALLION, MOLLY C	4502 WATKINS VALLEY RD	GARNER NC 27529-9418
BRANTLEY, VERNON WILLIAM	5153 PEARCES RD	ZEBULON NC 27597-6196
BATTS, RODNEY BATTS, TRACY A	204 HAY RIVER ST	GARNER NC 27529-7254
MOORE, GEORGE D MOORE, TONYA	308 HAY RIVER ST	GARNER NC 27529-7258
SMITH, BETTY P	1141 SOUTHERN TRACE TRL	GARNER NC 27529-7420
GARNER (JONES SAUSAGE 2) PBX LLC	361 SUMMIT BLVD STE 110	VESTAVIA AL 35243-3168
THOMPSON, ROSE MARIE HEIRS	JAN THOMPSON	4208 WOODLAWN DR
GARNER (JONES SAUSAGE 2) PBX LLC	361 SUMMIT BLVD STE 110	VESTAVIA AL 35243-3168
GARNER ECONOMIC DEVELOPMENT CORPORATION	PO BOX 1956	GARNER NC 27529-1956
EMERSON, ADRIAN NICOLE EMERSON, STEPHEN DAVID JR	100 ADAMS PEAK LN	GARNER NC 27529-7255
JOHNSON, LISA DAWN	6305 POOLE RD	RALEIGH NC 27610-4511
CARSON, RALPH	404 HAY RIVER ST	GARNER NC 27529-7260
JOHNSON, LISA DAWN	6305 POOLE RD	RALEIGH NC 27610-4511
GALLION, MOLLY C	4502 WATKINS VALLEY RD	GARNER NC 27529-9418
RUSHER, DURELL JR	436 HAY RIVER ST	GARNER NC 27529-7260
BLACKMAN, AMANDA	101 ADAMS PEAK LN	GARNER NC 27529-7255
TATUM, DAVID E	305 HAY RIVER ST	GARNER NC 27529-7259
RIVERA, MALISSA A RIVERA, OTONIEL G	6408 CUT GLASS CT	WENDELL NC 27591-7024
WOOTEN, ANNETTER R	312 HAY RIVER ST	GARNER NC 27529-7258
SPEEDWAY LLC	PROPERTY TAX DEPT	539 S MAIN ST
BADILLO, JUSTO	2018 FORT DR	CLAYTON NC 27520-9491
JACKSON, LISA M JACKSON, DEMETRIUS	200 HAY RIVER ST	GARNER NC 27529-7254
DOGGETT ASSOCIATES LLC (SEE 9325-1298 FOR CONVERSION)	1904 CHASE CT	RALEIGH NC 27607-3173

OWNER	ADDR1	ADDR2
DOGGETT ASSOCIATES LLC (SEE 9325-1298 FOR CONVERSION)	1904 CHASE CT	RALEIGH NC 27607-3173
4851 JS PROJECT LLC	SCOTT ECKHARDT AMAZON.COM PROP TAX	PO BOX 80416
GALLION, MOLLY C	4502 WATKINS VALLEY RD	GARNER NC 27529-9418
GARNER (JONESSAUSAGE2) PBX LLC	361 SUMMIT BLVD STE 110	VESTAVIA AL 35243-3168
GARNER ECONOMIC DEVELOPMENT CORP	PO BOX 1956	GARNER NC 27529-1956
WHITE, CRAIG A WHITE, CARMEN N	201 HAY RIVER ST	GARNER NC 27529-7257
GARNER (JONES SAUSAGE 2) PBX LLC	361 SUMMIT BLVD STE 110	VESTAVIA AL 35243-3168
CURRENT OCCUPANT	1015 Martin Branch Rd	Garner, NC 27529
CURRENT OCCUPANT	1020 Martin Branch Rd	Garner, NC 27529
CURRENT OCCUPANT	1020 Martin Branch Rd MOBHM	Garner, NC 27529
CURRENT OCCUPANT	1030 Martin Branch Rd	Garner, NC 27529
CURRENT OCCUPANT	216 Hay River St	Garner, NC 27529
CURRENT OCCUPANT	420 Hay River St	Garner, NC 27529
CURRENT OCCUPANT	4400 Tharrington Rd	Garner, NC 27529
CURRENT OCCUPANT	4411 Tharrington Rd	Garner, NC 27529
CURRENT OCCUPANT	4417 Tharrington Rd	Garner, NC 27529
CURRENT OCCUPANT	4419 Tharrington Rd	Garner, NC 27529
CURRENT OCCUPANT	4420 Tharrington Rd	Garner, NC 27529
CURRENT OCCUPANT	4421 Tharrington Rd	Garner, NC 27529
CURRENT OCCUPANT	4423 Tharrington Rd	Garner, NC 27529
CURRENT OCCUPANT	4500 Watkins Valley Rd LT 1	Garner, NC 27529
CURRENT OCCUPANT	4500 Watkins Valley Rd LT 10	Garner, NC 27529
CURRENT OCCUPANT	4500 Watkins Valley Rd LT 2	Garner, NC 27529
CURRENT OCCUPANT	4500 Watkins Valley Rd LT 3	Garner, NC 27529
CURRENT OCCUPANT	4500 Watkins Valley Rd LT 4	Garner, NC 27529
CURRENT OCCUPANT	4500 Watkins Valley Rd LT 5	Garner, NC 27529
CURRENT OCCUPANT	4500 Watkins Valley Rd LT 6	Garner, NC 27529
CURRENT OCCUPANT	4500 Watkins Valley Rd LT 7	Garner, NC 27529
CURRENT OCCUPANT	4500 Watkins Valley Rd LT 8	Garner, NC 27529
CURRENT OCCUPANT	4500 Watkins Valley Rd LT 9	Garner, NC 27529
CURRENT OCCUPANT	4504 Jones Sausage Rd	Garner, NC 27529
CURRENT OCCUPANT	4506 Jones Sausage Rd	Garner, NC 27529
CURRENT OCCUPANT	4510 Jones Sausage Rd	Garner, NC 27529
CURRENT OCCUPANT	4541 Jones Sausage Rd	Garner, NC 27529
CURRENT OCCUPANT	4548 Jones Sausage Rd	Garner, NC 27529
CURRENT OCCUPANT	4567 Jones Sausage Rd	Garner, NC 27529
CURRENT OCCUPANT	4568 Jones Sausage Rd	Garner, NC 27529
CURRENT OCCUPANT	4600 Jones Sausage Rd	Garner, NC 27529
CURRENT OCCUPANT	4630 Jones Sausage Rd	Garner, NC 27529
CURRENT OCCUPANT	4634 Jones Sausage Rd	Garner, NC 27529
CURRENT OCCUPANT	4642 Jones Sausage Rd	Garner, NC 27529
CURRENT OCCUPANT	4644 Jones Sausage Rd	Garner, NC 27529
CURRENT OCCUPANT	4646 Jones Sausage Rd	Garner, NC 27529
CURRENT OCCUPANT	4648 Jones Sausage Rd	Garner, NC 27529
CURRENT OCCUPANT	4660 Jones Sausage Rd	Garner, NC 27529
CURRENT OCCUPANT	4851 Jones Sausage Rd	Garner, NC 27529

V. PLAN CONSISTENCY

When considering a rezoning request, the Planning Commission is required by state statute to make a written recommendation regarding the consistency of the zoning proposal with the Town's current Comprehensive Plan and other applicable adopted plans. Specifically, a comprehensive plan is only advisory in nature and has no independent regulatory effect; nor does it expand, diminish or alter the scope of the Town of Garner UDO. A determination of inconsistency with the Plan does not preclude a rezoning request from being found to be reasonable. In those cases where the request is deemed inconsistent yet reasonable, an amendment to the Comprehensive Plan is automatically made upon approval of the request.

Staff offers that the Planning Commission shall review consistency with the following plans:

- 2018 Garner Forward Comprehensive Plan

VI. REASONABLENESS

In addition to approving a statement regarding plan consistency upon the advice of the Planning Commission, the Town Council must also approve a statement of reasonableness when making their decision. Sources of reasonableness may include other sections of the 2018 *Garner Forward Comprehensive Plan* providing guidance on keeping the Town's character, living spaces, working places, recreation opportunities and transportation. Other adopted Town plans and policies providing guidance on parks, greenways, cultural resources and more may serve as sources as well. The Town Council may find that a rezoning request furthers the efforts to achieve specific goals and objectives stated within these plans and policies; and thereby render said request a reasonable one. The converse may also apply.

VII. RECOMMENDATION

Staff recommends that once the Town Council has heard comments, concerns and questions from the general public that Conditional Zoning request CZ-23-01 be referred to the Planning Commission for their review and recommendation regarding plan consistency.

Neighborhood Meeting Summary Notes
Neighborhood Meeting Regarding Proposed Rezoning of 0 Watkins Valley Road; 0 Tharrington Road;
0, 4510, 4548, and 4568 Jones Sausage Road
March 30, 2023
Garner Senior Center

This in-person meeting was held at the Garner Senior Center, 205 E. Garner Rd., Garner, NC 2752. Approximately 2 neighbors attended the meeting.

- Neighbors commented they were surprised that the 0 Watkins Valley Road lots were zoned residential and stated that they supported the rezoning so the entire assemblage would be zoned CMX.

OWNER	ADDR1	ADDR2	ADDR3
PAN, YINJI ZHOU, YAN	3829 CRIMSON CLOVER AVE	WAKE FOREST NC 27587-3886	
GALLION, MOLLY C	4502 WATKINS VALLEY RD	GARNER NC 27529-9418	
THOMPSON, ROSE MARIE HEIRS	JAN THOMPSON	4208 WOODLAWN DR	RALEIGH NC 27616-5116
WOLFE RENTALS LLC	1305 ENGLISH COTTAGE LN	CARY NC 27518-8731	
GARNER (JONES SAUSAGE 2) PBX LLC	361 SUMMIT BLVD STE 110	VESTAVIA AL 35243-3168	
THOMPSON, ROSE MARIE HEIRS	JAN THOMPSON	4208 WOODLAWN DR	RALEIGH NC 27616-5116
ALEXANDER, JERRELL HICKS-ALEXANDER, KEA I	208 HAY RIVER ST	GARNER NC 27529-7254	
GRANT, BERNARD	452 HAY RIVER ST	GARNER NC 27529-7260	
WILKERSON, CAROL A SMITH, DONALD E	1141 SOUTHERN TRACE TRL	GARNER NC 27529-7420	
BYNUM, ELSIE W BYNUM, JOHNNY A JR	1022 MARTIN BRANCH RD	GARNER NC 27529-9411	
ENCK, ANTHONY	412 HAY RIVER ST	GARNER NC 27529-7260	
GARNER (JONES SAUSAGE 2) PBX LLC	361 SUMMIT BLVD STE 110	VESTAVIA AL 35243-3168	
GLYBOVSKY, ALEXANDER GLYBOVSKY, TETIANA	304 HAY RIVER ST	GARNER NC 27529-7258	
QUILLET, RONALD	400 HAY RIVER ST	GARNER NC 27529-7260	
RIVERA, MALISSA A RIVERA, OTONIEL G	6408 CUT GLASS CT	WENDELL NC 27591-7024	
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PULKOSKI, PAUL PULKOSKI, LASHAWN	300 HAY RIVER ST	GARNER NC 27529-7258	
PERRY, KANESHA	428 HAY RIVER ST	GARNER NC 27529-7260	
SPEEDWAY LLC	PROPERTY TAX DEPT	539 S MAIN ST	FINDLAY OH 45840-3229
SPEEDWAY LLC	PROPERTY TAX DEPT	539 S MAIN ST	FINDLAY OH 45840-3229
4642 JONES TRUST	PO BOX 311	GARNER NC 27529-0311	
GARNER (JONES SAUSAGE 2) PBX LLC	361 SUMMIT BLVD STE 110	VESTAVIA AL 35243-3168	
GALLION, MOLLY C	4502 WATKINS VALLEY RD	GARNER NC 27529-9418	
BRANTLEY, VERNON WILLIAM	5153 PEARCES RD	ZEBULON NC 27597-6196	
BATTS, RODNEY BATTS, TRACY A	204 HAY RIVER ST	GARNER NC 27529-7254	
MOORE, GEORGE D MOORE, TONYA	308 HAY RIVER ST	GARNER NC 27529-7258	
SMITH, BETTY P	1141 SOUTHERN TRACE TRL	GARNER NC 27529-7420	
GARNER (JONES SAUSAGE 2) PBX LLC	361 SUMMIT BLVD STE 110	VESTAVIA AL 35243-3168	
THOMPSON, ROSE MARIE HEIRS	JAN THOMPSON	4208 WOODLAWN DR	RALEIGH NC 27616-5116
GARNER (JONES SAUSAGE 2) PBX LLC	361 SUMMIT BLVD STE 110	VESTAVIA AL 35243-3168	
GARNER ECONOMIC DEVELOPMENT CORPORATION	PO BOX 1956	GARNER NC 27529-1956	
EMERSON, ADRIAN NICOLE EMERSON, STEPHEN DAVID	100 ADAMS PEAK LN	GARNER NC 27529-7255	
JOHNSON, LISA DAWN	6305 POOLE RD	RALEIGH NC 27610-4511	
CARSON, RALPH	404 HAY RIVER ST	GARNER NC 27529-7260	
JOHNSON, LISA DAWN	6305 POOLE RD	RALEIGH NC 27610-4511	
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RUSHER, DURELL JR	436 HAY RIVER ST	GARNER NC 27529-7260	
BLACKMAN, AMANDA	101 ADAMS PEAK LN	GARNER NC 27529-7255	
TATUM, DAVID E	305 HAY RIVER ST	GARNER NC 27529-7259	
RIVERA, MALISSA A RIVERA, OTONIEL G	6408 CUT GLASS CT	WENDELL NC 27591-7024	
WOOTEN, ANNETTER R	312 HAY RIVER ST	GARNER NC 27529-7258	
SPEEDWAY LLC	PROPERTY TAX DEPT	539 S MAIN ST	FINDLAY OH 45840-3229
BADILLO, JUSTO	2018 FORT DR	CLAYTON NC 27520-9491	

Rezoning of Jones Sausage Assemblage
Mailing List for Neighborhood Meeting

OWNER	ADDR1	ADDR2	ADDR3
JACKSON, LISA M JACKSON, DEMETRIUS	200 HAY RIVER ST	GARNER NC 27529-7254	
DOGGETT ASSOCIATES LLC (SEE 9325-1298 FOR CONVE	1904 CHASE CT	RALEIGH NC 27607-3173	
DOGGETT ASSOCIATES LLC (SEE 9325-1298 FOR CONVE	1904 CHASE CT	RALEIGH NC 27607-3173	
4851 JS PROJECT LLC	SCOTT ECKHARDT AMAZON.COM PROF	PO BOX 80416	SEATTLE WA 98108-0416
GALLION, MOLLY C	4502 WATKINS VALLEY RD	GARNER NC 27529-9418	
GARNER (JONESSAUSAGE2) PBX LLC	361 SUMMIT BLVD STE 110	VESTAVIA AL 35243-3168	
GARNER ECONOMIC DEVELOPMENT CORP	PO BOX 1956	GARNER NC 27529-1956	
WHITE, CRAIG A WHITE, CARMEN N	201 HAY RIVER ST	GARNER NC 27529-7257	
GARNER (JONES SAUSAGE 2) PBX LLC	361 SUMMIT BLVD STE 110	VESTAVIA AL 35243-3168	
OCCUPANT	1015 Martin Branch Rd	GARNER NC 27529	
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OCCUPANT	216 Hay River St	GARNER NC 27529	
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OCCUPANT	4500 Watkins Valley Rd LT 2	GARNER NC 27529	
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OCCUPANT	4567 Jones Sausage Rd	GARNER NC 27529	
OCCUPANT	4568 Jones Sausage Rd	GARNER NC 27529	
OCCUPANT	4600 Jones Sausage Rd	GARNER NC 27529	
OCCUPANT	4630 Jones Sausage Rd	GARNER NC 27529	
OCCUPANT	4634 Jones Sausage Rd	GARNER NC 27529	
OCCUPANT	4642 Jones Sausage Rd	GARNER NC 27529	
OCCUPANT	4644 Jones Sausage Rd	GARNER NC 27529	
OCCUPANT	4646 Jones Sausage Rd	GARNER NC 27529	

Rezoning of Jones Sausage Assemblage
Mailing List for Neighborhood Meeting

	OWNER	ADDR1	ADDR2	ADDR3
OCCUPANT		4648 Jones Sausage Rd	GARNER NC 27529	
OCCUPANT		4660 Jones Sausage Rd	GARNER NC 27529	
OCCUPANT		4851 Jones Sausage Rd	GARNER NC 27529	

Reports

Memorandum

To: Rodney Dickerson, Town Manager
From: David C. Beck, Finance Director
Date: July 18, 2023
Subject: Financial Reports for 4th Quarter FY 2022-23
CC: Town Council

Attached is a statement of revenues and expenditures for FY 2023 through June 30, 2023. Fiscal year 2022-23 has ended but the work of closing the books has just begun. As a result, the numbers presented here are to be considered preliminary and will change as the year-end closing work proceeds.

Year-to-date, the Town has collected approximately 87.9% of estimated revenues. A few revenue highlights include:

- Most property tax revenues (apart from vehicle taxes) are collected in the months of November, December, and January. At the end of June, we have collected 99.94% of the budgeted property tax revenue for the year. We will exceed the budgeted amount once the final month of vehicle tax revenue is recorded.
- So far sales tax revenues are up 13.71% over the previous year. Three months of revenue is still to be received and recorded.
- Building permit revenues are up 46.05% over the prior year period. This growth is driven by several large projects including the new VA Clinic.
- Interest on invested and deposited monies has far exceeded our budget estimates due to the rapid rise in interest rates. Actuals to date are over \$700,000 for the year.

Please review the attached Analysis of Revenues for additional information on key revenue streams. The Sales Tax Tracker has been updated to show detail for each month received to date.

Overall, the Town has expended approximately 80.50% of its budget. When encumbrances are added to the actual expenditures that rises to 85.20%. At the same point in the previous fiscal year, the Town had spent 83.90% of its budget. Some of the notable expenditures so far include:

- The Town has fully expended the budgeted amount of \$3.7 million for debt service costs.
- Year-to-date salary and benefits are 50.87% of all expenditures.
- The final installment payment of \$200,000 for the purchase of the Liles Property has been completed.
- Purchase order encumbrances will be reviewed over the coming weeks to determine which ones need to be closed out and those that need to roll over to the new fiscal year.

Preliminary year-end data indicates the Town will be in a good fiscal position for FY23. Sales tax, building permits, and interest earned have fueled the revenue growth this year. While it is not yet reflected in this report, we will also benefit from a one-time bump in fund balance due to utilizing the revenue replacement strategy for ARP funds. As we move into a new fiscal year, we will continue to monitor economic trends and indicators so that adjustments to projections or budgets can be made if necessary. Please let me know if you have any questions.

Town of Garner
Statement of Revenues and Expenditures
For the Period July 1, 2022 - June 30, 2023

	Budget	Actual	Over (Under) Budget	Percentage of Budget	Actual Prior Year
REVENUES					
Ad valorem taxes	\$ 29,551,439	\$ 29,485,007	\$ (66,432)	99.8%	\$ 25,808,978
Other taxes and licenses	10,187,270	8,023,006	(2,164,264)	78.8%	7,019,857
Intergovernmental revenues	3,396,701	3,282,402	(114,299)	96.6%	3,040,273
Permits and fees	4,127,425	5,513,584	1,386,159	133.6%	5,953,644
Sales and services	637,380	848,359	210,979	133.1%	644,529
Investment earnings	445,945	739,364	293,419	165.8%	67,802
Other revenues	354,024	396,855	42,831	112.1%	382,720
Other Financing Sources	6,390,860	155,061	(6,235,799)	2.4%	120,799
Total Revenues	\$ 55,091,044	\$ 48,443,639	\$ (6,647,405)	87.9%	\$ 43,038,602
EXPENDITURES					
Governing body	\$ 555,659	\$ 495,819	(59,840)	89.2%	\$ 603,869
Administration	2,157,286	1,840,032	(317,254)	85.3%	1,475,356
Finance	1,051,510	950,326	(101,184)	90.4%	920,569
Economic development	413,036	343,607	(69,429)	83.2%	320,788
Economic incentives	-	-	-	0.0%	-
Planning	1,475,566	1,253,264	(222,302)	84.9%	887,370
Inspections	1,778,728	1,646,482	(132,246)	92.6%	1,422,676
Engineering	1,346,647	1,057,369	(289,278)	78.5%	984,214
Information technology	1,168,067	940,388	(227,679)	80.5%	888,044
Police	10,909,270	9,658,319	(1,250,951)	88.5%	9,015,985
Fire services	6,178,135	5,828,508	(349,627)	94.3%	5,048,121
Public works	12,170,447	9,556,645	(2,613,802)	78.5%	9,083,557
Parks and recreation	4,559,804	3,988,622	(571,182)	87.5%	3,070,350
Debt service	3,728,330	3,727,641	(689)	100.0%	3,977,760
Special appropriations	2,296,761	1,865,655	(431,106)	81.2%	1,622,425
Capital Outlay - VERT & PFRM	2,054,568	1,172,486	(882,082)	57.1%	1,173,044
Transfers out	3,227,230	-	(3,227,230)	0.0%	2,249,056
Contingency	20,000	-	(20,000)	0.0%	-
Total expenditures	\$ 55,091,044	\$ 44,325,162	\$ (10,765,882)	80.5%	\$ 42,743,144
Revenues over Expenditures	\$ -	\$ 4,118,476	\$ 4,118,476		\$ 295,459

Town of Garner
 Analysis of Major Revenues
 For the Period July 1, 2022 Through June 30, 2023

Property Tax Collections

(collections compared to budget)

	Through Month Ending	
	6/30/2023	6/30/2022
Collections--Current Year	\$ 29,406,745	\$ 25,595,720

Note:

Collection % Budget	99.94%	102.57%
Collection % Value/Levy (both DMV & Wake Co)	99.66%	102.29%

Property Tax Billings (from Wake County & DMV)

	Through Month Ending		
	6/30/2023	6/30/2022	
Real Property	\$4,396,887,820	\$4,125,209,494	
Personal Property	447,778,784	434,328,929	
Public Service Property	194,829,680	157,028,293	
Vehicles	373,716,344	329,188,044	
			Percent Change
Total	\$5,413,212,628	\$5,045,754,760	7.28%

Sales Tax Distributions

	Through Month Ending		
	6/30/2023	6/30/2022	% Change
Sales Taxes	\$7,728,003	\$6,796,530	13.71%

Note:

Building Permit Fees

	Through Month Ending		
	6/30/2023	6/30/2022	% Change
Fees Collected	\$2,852,062	\$1,952,758	46.05%

PRCR Fees

	Through Month Ending		
	6/30/2023	6/30/2022	% Change
Recreation Fees	\$323,935	\$188,280	72.05%
Facility Rentals	\$332,605	\$293,471	13.33%

Town of Garner
 Selected Balance Sheet accounts
 As of June 30, 2023

FOR INTERNAL USE ONLY

	General
ASSETS	
Cash in Bank	\$ 5,137,568
Petty cash and change funds	1,656
NC Cash Management Trust investments	19,483,843
PFM Investments	9,840,321
Police Asset Forfeiture account	91,623
Receivables & Inventory (excluding Taxes & Assessments)	531,234
	\$ 35,086,245
LIABILITIES	
Accounts Payable	\$ 530,446
Bonds on deposit for Planning/Engineering	90,326
Rental Deposits	25,586
Deferred Revenue	85,199
	\$ 731,557
Current Year Revenues to date	48,443,639
Current Year Expenditures to date	(44,325,162)
Restricted Fund Balance July 1	184,844
Committed Fund Balance July 1	12,332,425
Unrestricted Fund Balance	17,718,942
	\$ 34,354,688
	\$ 35,086,245

Town of Garner
Sales Tax Analysis Actual to Actual and Budget to Actual

Note: Sales tax revenues received from the state run three months behind, for example sales taxes received in October 2022 are for July 2022 taxable sales.

<i>Month</i>	<u>Total Sales Tax</u>					<u>2021-2022</u>	<u>2021-2022</u>	<u>2022-2023</u>	<u>2022-2023</u>
	<u>2019-2020</u>	<u>2020-2021</u>	<u>2021-2022</u>	<u>2022-2023</u>	<u>2022-2023</u>	<u>Actual</u>	<u>Actual</u>	<u>Budget</u>	<u>Budget</u>
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>	<u>Variance %</u>	<u>Variance</u>	<u>Variance %</u>
July	580,047.78	656,314.09	783,239.66	782,314.17	841,430.10	58,190.44	7.43%	59,115.93	7.56%
August	597,824.52	612,156.78	728,176.09	782,314.17	885,976.37	157,800.28	21.67%	103,662.20	13.25%
September	608,082.56	667,569.95	750,342.26	782,314.17	883,536.63	133,194.37	17.75%	101,222.46	12.94%
October	624,898.63	655,336.35	752,819.83	782,314.17	861,072.19	108,252.36	14.38%	78,758.02	10.07%
November	620,533.56	697,235.15	762,124.51	782,314.17	819,711.53	57,587.02	7.56%	37,397.36	4.78%
December	669,802.42	799,729.16	904,831.08	782,314.17	981,871.76	77,040.68	8.51%	199,557.59	25.51%
January	519,383.60	667,675.79	630,126.80	782,314.17	818,688.31	188,561.51	29.92%	36,374.14	4.65%
February	525,003.03	535,278.80	668,015.21	782,314.17	629,974.97	(38,040.24)	-5.69%	(152,339.20)	-19.47%
March	596,756.44	755,683.32	816,854.90	782,314.17	925,764.30	108,909.40	13.33%	143,450.13	18.34%
April	500,833.93	720,085.16	836,233.41	782,314.17					
May	580,040.12	753,958.97	809,186.38	782,314.17					
June	696,135.41	806,664.85	879,976.42	782,314.17					
Totals	7,119,342.00	8,327,688.37	9,321,926.55	9,387,770.00	7,648,026.16	851,495.82		607,198.65	

**Town of Garner
One-Time Funding Tracker**

CARES Act Funds

Funding Received from Wake County	\$793,260
Council Chamber AV Upgrades	\$90,775
GRC Camera System	\$42,641
GPAC Cameras & Projector	\$40,207
Secondary Device Laptops	\$124,644
Partitions/Glass Panels/Etc.	\$12,125
Engineering Traffic Software	\$1,995
Spot Coolers for Public Facilities	\$6,622
Webcams for Virtual Meetings	\$10,004
Police Laptops - Year 1 Lease	\$79,802
1 to 1 Laptops	\$120,055
Generator for Public Works	\$94,390
IT Revolving Capital FY23 Funding	\$170,000
Remaining Balance	\$0

ARP Act Funds

Funding Received as of 9/30/2022	\$10,009,331	
Earmarked for Capital Purchase per ARP Guidelines	\$9,331	
PFRM Program FY23 Funding	\$400,000	
CLUE Study	\$290,240	
Cost of Municipal Services Study	\$55,000	
Economic Development Site Assessments	\$150,000	
DFI Housing Affordability Workshop	\$10,350	
Employee Retention Bonuses (2 of 3 installments paid)	\$1,018,035	
Meadowbrook Dam Study	\$344,209	
Splashpad & Inclusive Playground (Design)	\$133,100	
Affordable Housing Gap Funding	\$500,000	
Rebuilding Together	\$100,000	
Pay & Class Implementation (FY24 VERT Funding)	\$1,485,000	*Approved with FY24 budget
Fire Station #5 Gap Funding	\$1,657,193	*Pending Council approval
Meadowbrook Dam Remediation	\$1,100,000	*Pending Council approval
Remaining Balance	\$2,766,204	



Talk of the TOWN

Council Requests & Updates

July 18, 2023

This monthly report provides an update on Council requests and items submitted on the Garner Info app, a resident service and information request system for the Town of Garner.

July 3 Celebration (All)

An estimated 10,000 people gathered for this year's Independence Day Celebration to enjoy performances by the CJ Baker Band and the NC Symphony, food from 16 vendors, inflatables and games in the Kids' Zone, and the fireworks show with 1,571 shells. New to the event this year were a water bottle refill station and enhanced emergency management efforts, including colored zones.

FY24 Budget Implementation (All)

The FY24 Budget news release and [Budget Brief](#) went out and have been posted on the Town's website. Next step in the budget process includes implementing the Pay and Class Study in September 2023.

Beautification Efforts and Outreach (All)

Public Works crews trimmed the low hanging limbs over the sidewalk along Garner Road. Public Works has also worked with Wake County to have additional crews work over the weekend to mow Hwy 70 to catch-up after the July 4 holiday.

The Communications and Inspections Departments have a new bilingual door hanger in production to inform residents of violations. The departments are also working on a video PSA about tall grass and mowing to the curb.

Downtown Sounds (All)

The GPAC, in partnership with DGA, is returning free outdoor concerts to the GPAC back lawn as part of the [Downtown Sounds Concert Series](#). On July 13th, The Phoebes Band will play funk, rock, and blues music. On July 27th, The Shoaldiggers will treat audiences to low county inspired beach music. Food trucks will be on site.

Summer Camps (All)

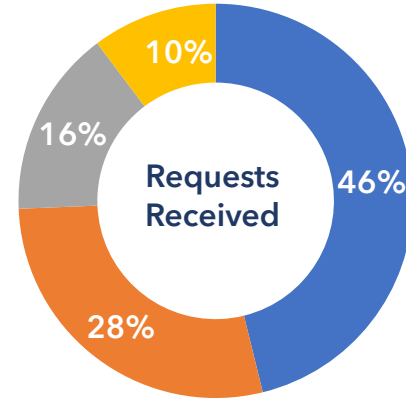
At Avery and Garner Rec Centers, each week of Camp K (ages 11-14) and Camp K Jr. (ages 5-10) have been full thus far this summer, combining for 100+ kids per week. Each camp enjoys games, gym time, art activities, water days, weekly trips and much more. The Nature Camps at White Deer Park Nature Center have welcomed 46 campers (7-12) for outdoor camps full of discovery and adventure. Camp participants enjoyed activities ranging from stream stumping and insect collection to chalk rockets and digging for fossils. New this summer are GPAC's three week-long daytime performing arts camps (ages 6-13), offered in partnership with Garner's Seed Art Share. More than 80 kids have registered and participated in this new program learning about playwriting, puppetry, and comedy improv.

Garner Info Monthly Analytics

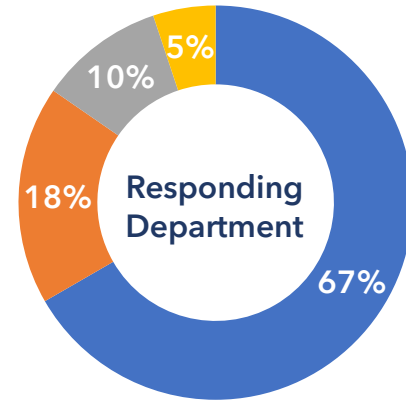
June 13 – July 13, 2023 – 39 Total Requests

Request by Type

Pothole/ Pavement Repair	5	12.8%
Misc. - Parks / Town Property	4	10.3%
Rollout Container	3	7.7%
Street Sign Maintenance	2	5.1%
Litter Pickup	2	5.1%
Sign Violation	2	5.1%
Neighborhood Speeding	2	5.1%
Garbage	2	5.1%
Temporary Sign Violation	2	5.1%
Talk to an Officer Non Emergency	1	2.6%
Misc. - Streets	1	2.6%
Pipe and Storm Drain Maintenance	1	2.6%
Sidewalk Repair	1	2.6%
Trim Vegetation	1	2.6%
Yard Waste/ Loose Leaves	1	2.6%
Grounds/ Trail Maintenance	1	2.6%
Tall Grass/Weeds (Private Property)	1	2.6%
Zoning Use	1	2.6%
Home Occupation	1	2.6%
Landscaping	1	2.6%
Parking	1	2.6%
Sight Distance	1	2.6%
Dead Animal Pickup	1	2.6%
Ditch/ Surface Drainage Problem	1	2.6%



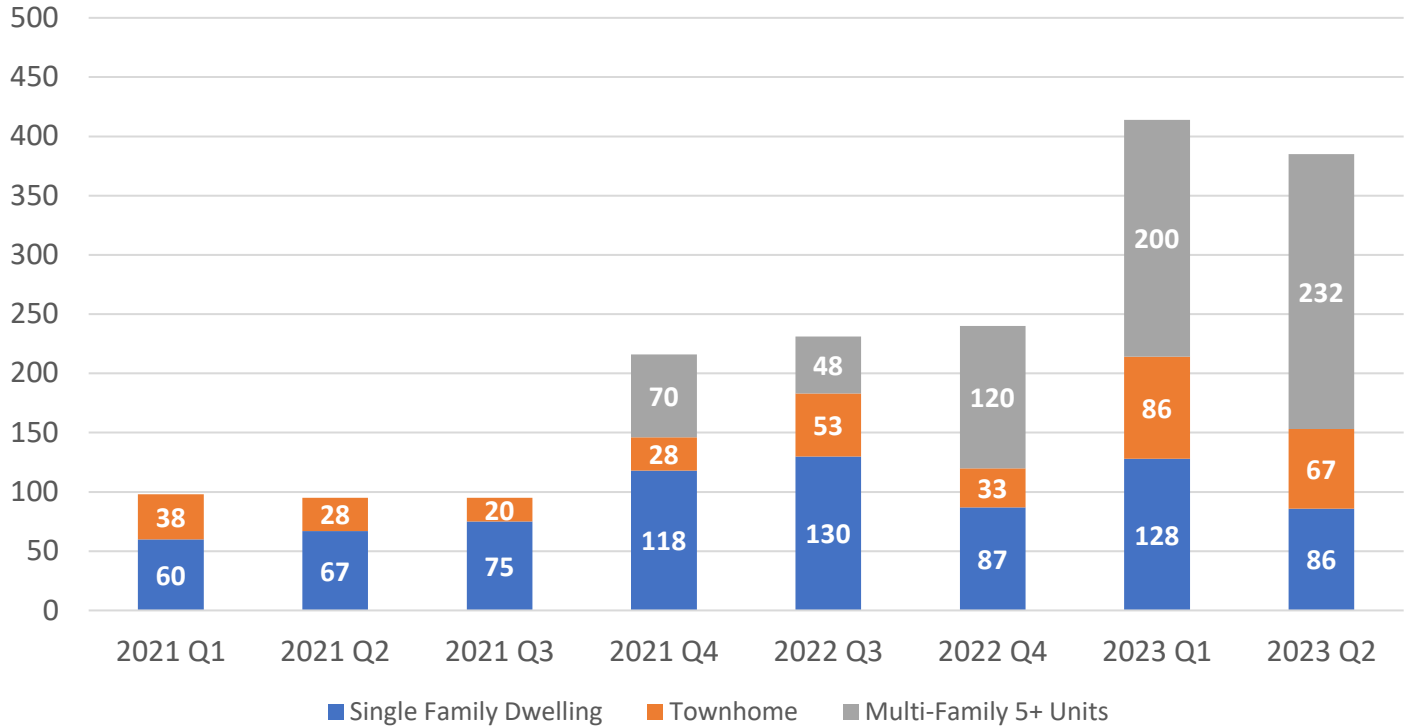
■ Completed ■ Submitted ■ In Progress ■ Received



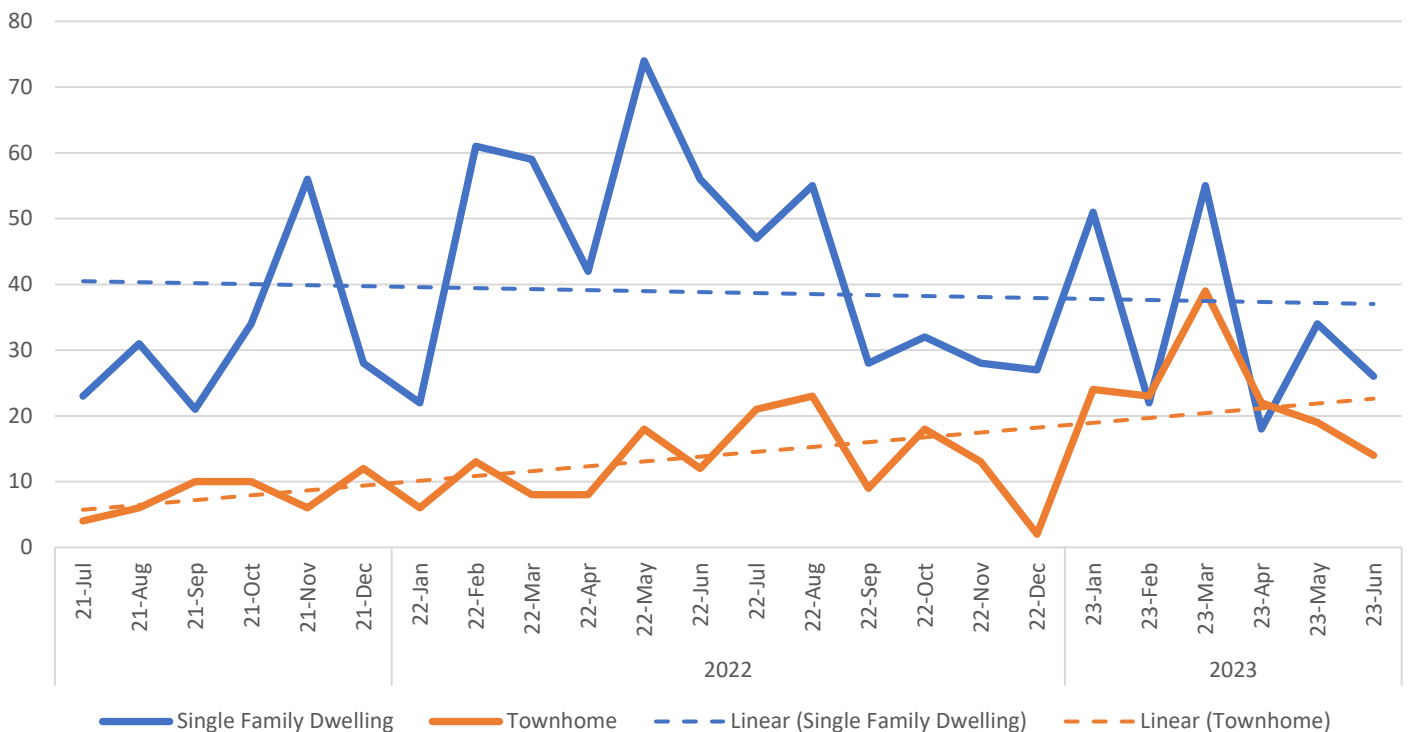
■ Public Works ■ Inspections ■ Police ■ Planning

Quarterly Development Statistics

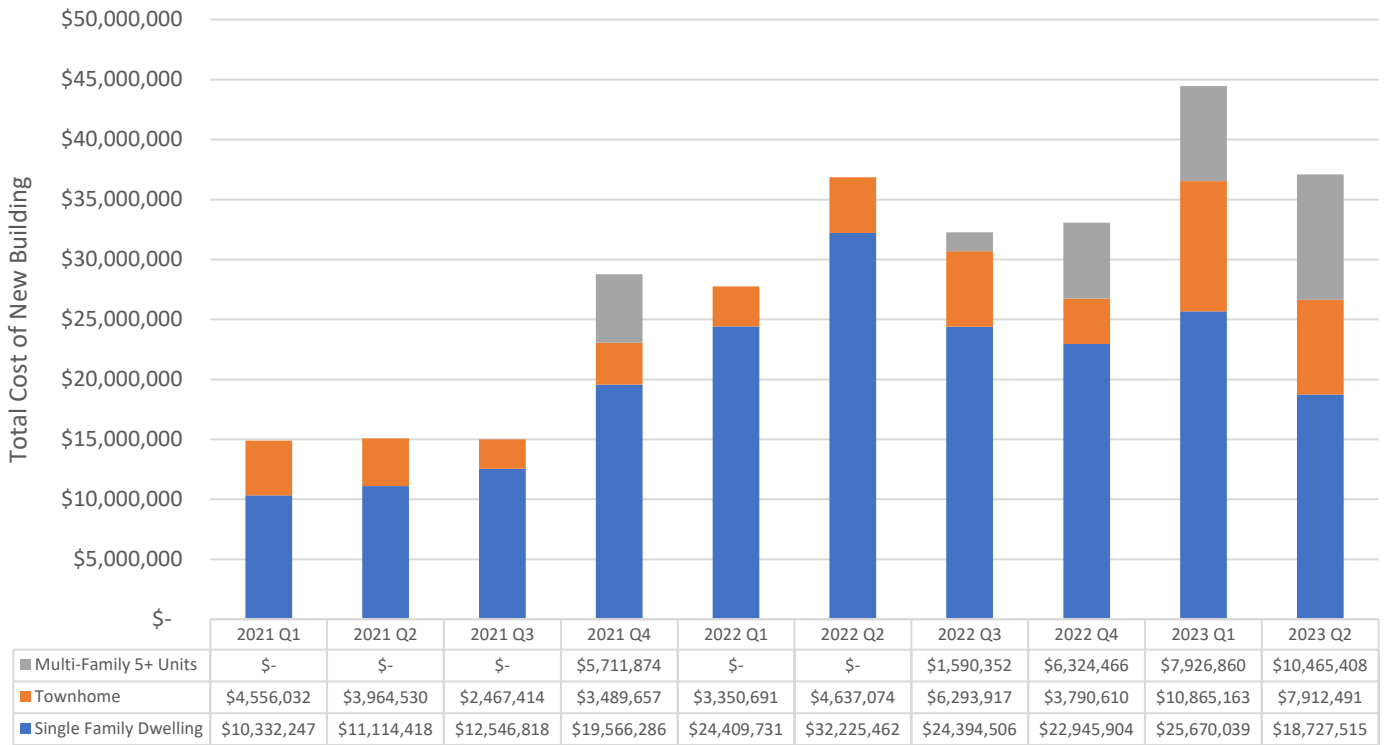
Quarterly COs Issued for New Residential Building



Residential CO Trend by Month



Total Cost of New Residential Construction by CO Date



Inspections Conducted per Quarter, by Trade

