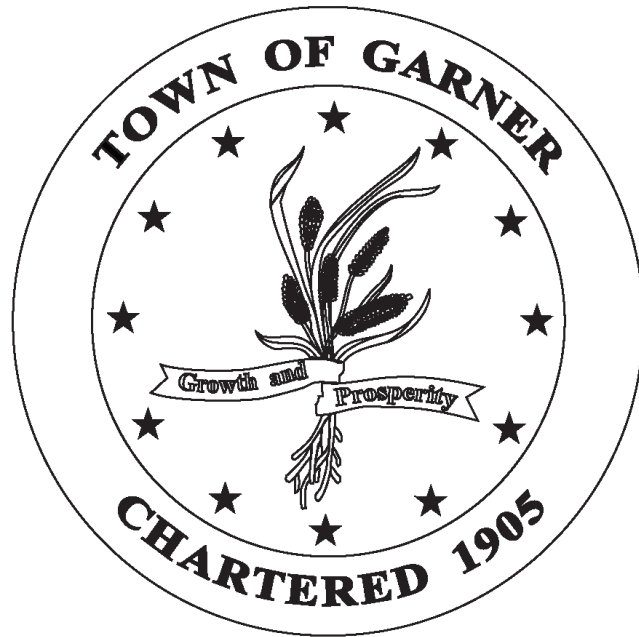


Town of Garner



Town Council Meeting
September 26, 2023

Garner Town Hall
900 7th Avenue
Garner, NC 27529

**Town of Garner
Work Session Meeting Agenda
September 26, 2023**

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

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

- B. ADOPTION OF AGENDA

- C. PRESENTATIONS

- D. DISCUSSION/REPORTS
 - 1. South Garner Greenway Extension - Buffaloe Road Alignment Update Page 3
Presenter: Design Consultant Team - Withers Ravenel

Present 30% schematic design for the Buffaloe Road Alignment of the South Garner Greenway Extension.

Action: Receive information and provide feedback

- E. MANAGER REPORTS
 - Council Retreat 2023 Update
 - Pending Agenda Report
 - October 5 (Thursday) Council Meeting Reminder

- F. ATTORNEY REPORTS

- G. COUNCIL REPORTS

- H. ADJOURN

Town of Garner
Town Council Meeting
Agenda Form

| | | |
|---|---------------------------------|---|
| Meeting Date: September 26, 2023 <input type="button" value="v"/> | | |
| Subject: South Garner Greenway Extension - Buffalo Road Alignment Update | | |
| Location on Agenda: Discussion/Reports | | |
| Department: Parks, Recreation & Cultural Resources | | |
| Contact: Maria Munoz-Blanco, Director of Parks, Recreation & Cultural Resources | | |
| Presenter: Design consultant team - Withers Ravenel | | |
| Brief Summary: Present 30% schematic design for the Buffalo Road Alignment of the South Garner Greenway Extension. | | |
| Recommended Motion and/or Requested Action: Receive information and provide feedback | | |
| Detailed Notes: The Buffalo Road Alignment of the South Garner Greenway Extension is one of the projects funded through the 2021 Park Bond. Town Council approved the design contract with Withers Ravenel on 12/20/2023. The design team has completed the 30% schematic design phase. The project drawings were presented at a community meeting on 09/12/2023 and to the PRCR Advisory Committee on 09/18/2023. | | |
| Funding Source: N/A | | |
| Cost: | One Time: <input type="radio"/> | Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/> |
| Manager's Comments and Recommendations: | | |
| Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/> | | |
| Agenda Form Reviewed by: | Initials: | Comments: |
| Department Head: | MMB | |
| Finance Director: | | |
| Town Attorney: | | |
| Town Manager: | RD | |
| Town Clerk: | | |



Garner Parks, Recreation and Cultural Resources

900 7th Avenue • Garner, NC 27529

Phone: 919-773-4442 • Email: garnerprcr@garnernc.gov

September 21, 2023

To: Jodi Miller, Assistant Town Manager

From: Maria Munoz-Blanco, Director of Parks, Recreation & Cultural Resources (PRCR)

Re: South Garner Greenway Extension - Buffaloe Road Alignment Update

At the September 26, 2023 Work Session, the design team from Withers Ravenel will present the 30% schematic design plans for the Buffaloe Road Alignment of the South Garner Greenway Extension. This greenway project is funded through the 2021 Park Bond.

In their presentation, the Withers Ravenel team will provide details on the alignment, potential right-of-way or easement needs, the route through the Lake Benson Boathouse site, and options for the bridge crossing Lake Benson.

Project History

- 2019 - Feasibility study completed by the John R. McAdams Company that identified three potential routes for this greenway corridor
- 2021 - Project identified as a priority for the 2021 Park Bond
- June 2022 - Town contracts McAdams to revise and update the feasibility study focusing on the Buffaloe Road options
- October 25, 2022 - Town Council approves the southside of Buffaloe Road as the preferred route and directs staff to continue the design process
- December 20, 2022 - Town Council approves contract with Withers Ravenel for design services
- September 12, 2023 - Community Meeting Held at the White Deer Nature Center to gather feedback from neighbors and community members. More than 60 people were in attendance.
- September 19, 2023 - Presentation to the Parks, Recreation & Cultural Resources Advisory Committee

Staff Recommendation

That the Town Council receive the information and provide feedback to the design consultant.

Reports



Town Council Retreat 2023 - Follow Up Tasks

Updated: 9/20/2023

CLUE

Schedule for Adoption

| Task | Assigned to | Status |
|--|-------------|-----------|
| Review draft schedule and confirm with Council | John Hodges | Completed |

| Next Steps | Target |
|---|-----------|
| Confirm final adoption schedule with Council. | FY24 - Q2 |

UDO Amendments

| Task | Assigned to | Status |
|----------------------------------|------------------|----------|
| Develop list of required changes | Jeff Triezenberg | On Going |
| Review required changes | Terri Jones | On Going |

| Next Steps | Target |
|--|-----------|
| Direction is needed from Council for moving initial amendment package forward. | FY24 - Q2 |

Fiscal Sustainability

| Task | Assigned to | Status |
|--|-----------------|-----------|
| Receive and review model from City Explained (Cedar Hill) | Matt Noonkester | Completed |
| Review legal aspects of considering fiscal information in land use decisions | Terri Jones | On Going |

| Next Steps | Target |
|---|-----------|
| The Cedar Hill study was received and reviewed. The model for our Cost of Services Study was developed to align with Garner's previous study for consistency and didn't follow Cedar Hill format that was mentioned during the retreat. | FY24 - Q2 |

ETJ Expansion

| Tasks | Assigned to | Status |
|---|------------------|-------------|
| Develop timeline, steps required and budget for request | Jeff Triezenberg | In Progress |
| Draft outreach plan for citizens, property owners, other stakeholders | Planning Staff | Upcoming |

| Next Steps | Target |
|--|-----------|
| Timeline and next steps dependent on adoption of comprehensive plan. | FY24 - Q2 |

Draft Plan Use

| Task | Assigned to | Status |
|--|----------------|-------------|
| Review legality and permit choice rules | Terri Jones | Completed |
| Staff begin previewing with new, non-vested projects | Planning Staff | In Progress |

| Next Steps | Target |
|---|-----------|
| Official use and required conformity to plan are dependent on adoption. | FY24 - Q2 |

Small Area Plans

| Task | Assigned to | Status |
|---|----------------|----------|
| Evaluate the need for small area plans after adoption of CLUE | Planning Staff | Upcoming |

| Next Steps | Target |
|--|-----------|
| Evaluation will begin after plan adoption. | FY24 - Q3 |

Cost of Services Study

Higher Density Development

| Task | Assigned to | Status |
|---|-----------------|---------------|
| Additional analysis of higher density development | Matt Noonkester | In Progress |
| Next Steps | | Target |
| Continuing to work with consultant. | | FY24 - Q2 |

Economic Development

UDO Changes

| Task | Assigned to | Status |
|---|----------------------------------|---------------|
| Develop strategies for Council Consideration | Jeff Triezenberg Nate Groover | In Progress |
| Next Steps | | Target |
| Revisit proposed changes needed to realize employment activity centers and key economic development target areas. | | FY24 - Q2 |

Small Area Study

| Task | Assigned to | Status |
|--|--------------|---------------|
| Begin study process for Northeast Gateway with GEDC | Nate Groover | In Progress |
| Next Steps | | Target |
| RFP was issued by GEDC on August 18, 2023. Responses are due September 22, 2023. Consultant selection will be made in October, 2023. | | FY24 - Q2 |

Utilities to I-540 Interchanges

| Task | Assigned to | Status |
|--|-------------|---------------|
| Work with City of Raleigh on CIP strategies | John Hodges | In Progress |
| Next Steps | | Target |
| Initial meeting with Raleigh Water held on August 3, 2023 to discuss ETJ Expansion requirements. Additional site-specific discussions are ongoing. | | FY24 - Q2 |

Affordable Housing

DFI Workshop

| Task | Assigned to | Status |
|---|-------------|---------------|
| Schedule DFI Workshop in September 2023 timeframe | John Hodges | Completed |
| Next Steps | | Target |
| First of two workshops scheduled for September 21, 2023. Second workshop will be scheduled approximately 30 days later. | | |

Rebuilding Together

| Task | Assigned to | Status |
|--|-------------|---------------|
| Provide funding up to \$100,000 to resume Garner resident assistance | John Hodges | Completed |
| Next Steps | | Target |
| Funding agreement completed and initial payment has been made. | | |

Smart Cities Initiative

IT Directors Connect

| Task | Assigned to | Status |
|---|-------------|---------------|
| Connect Garner and Morrisville IT Directors | John Hodges | Upcoming |
| Next Steps | | Target |
| Tom Howley will follow up with Morrisville IT director and Mr. Rao when staffing and workload allows. | | FY24 - Q2 |

Classification & Compensation

Pay & Class Study Implementation

| Task | Assigned to | Status |
|---|--|-----------|
| Move forward with implementation options for Option 3 at 100% | Jodi Miller Sabrina McDonald Sara Warren | Completed |

| Next Steps | Target |
|---|-----------|
| Notification letters were sent to employees on August 25, 2023. Pay rate increases will be included in October 16, 2023 checks. | FY24 - Q2 |

Multi-Year Model

| Task | Assigned to | Status |
|--|-------------|----------|
| Develop multi-year model to show future impacts and tax implications | Sara Warren | On Going |

| Next Steps | Target |
|--|--------|
| Multi-Year Model was presented to Council during the Budget Work Session. Staff will continue to refine the model. | |

Town Council Initiatives

Aging Infrastructure

| Task | Assigned to | Status |
|--|--------------------------------|---------------|
| Work with City of Raleigh regarding communication and customer service | John Hodges | On Going |
| Public Works and Engineering review drainage policy | Forrest Jones Leah Harrison | On Going |
| Next Steps | | Target |
| Recent work includes inventory, assessment and repair funding. Upcoming work includes policy review. | | FY24 - Q2 |

Beautification & Appearance

| Task | Assigned to | Status |
|---|--------------------------------------|---------------|
| Develop Public Art Plan and strategies for funding and implementation | Maria Munoz-Blanco Shayla Douglas | In Progress |
| Investigate Derelict Structures program used in Fayetteville | Terri Jones | In Progress |
| Investigate residential and commercial Maintenance regulations | Terri Jones | In Progress |
| Next Steps | | Target |
| The PRCR Comp Plan update moved public art to a priority action pending funding. The update was approved by Council on 9/19. PRCR is working on a public art informational presentation to share with Council in fall 2023. | | FY24 - Q2 |

Transportation Plan

| Task | Assigned to | Status |
|--|------------------|---------------|
| Develop plan for updating Transportation Plan including funding and timeline | Jeff Triezenberg | In Progress |
| Next Steps | | Target |
| Strategy and funding will be included in FY2025 budget request. | | FY24 - Q2 |

Council Procedures

| Task | Assigned to | Status |
|--|-------------|---------------|
| Guidance for roles of staff, Planning Commission and Council in development issues | Terri Jones | In Progress |
| Revised Meeting Procedures and adjustments to Agenda Process | Terri Jones | Completed |
| Next Steps | | Target |

Review Progress

| Task | Assigned to | Status |
|--|------------------|---------------|
| Schedule progress review in 6 months | Rodney Dickerson | Completed |
| Next Steps | | Target |
| Report included in September 2023 Work Session Agenda Packet | | |



Town Manager's Office Memorandum

TO: Mayor and Town Council

FROM: Rodney Dickerson, Town Manager

DATE: September 26, 2023

SUBJECT: October 2023 Pending Agenda Items

The following items are currently planned for the October 2023 Council Meetings. These items are subject to change.

Thursday, October 5 – Regular Meeting

Presentations Native American History Month

Consent Tryon Station Affordable Housing Loan

Public Hearings - CZ-PD-22-03, 401 Crossing
 - SUP-SP-23-05, Sully's Golf Center

Old/New Business None at this time

Reports None at this time

Tuesday, October 17 – Regular Meeting

Presentations None at this time

Consent PRCR Approval of Strategic Plan Update

Public Hearings - CZ-PD-22-04, East Garner Road Assemblage
 - CZ-MP-22-14, Vintage Garner Apartments
 - CZ-MP-23-01, Carolina Sweeper

Old/New Business - CLUE Adoption
 - Walters Buffaloe Development Agreement Amendments (tentative)
 - White Oak/Bryan Road Spot Agreements (tentative)

Reports None at this time

Tuesday, October 30 – Work Session

- Discussion
- HR Software Presentation
 - LMG Update
 - Signature Authority Resolution
 - Closed Session - 143-138.11(a)(3) for litigation
 - Public Hearing Text Amendments