

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.