

TOWN OF GARNER
Parks, Recreation & Cultural Resources Advisory Committee
Meeting Minutes
Date: December 18, 2023

Date and Time: Pursuant to the Bylaws governing the Garner Parks, Recreation & Cultural Resources Advisory Committee, a meeting of the Advisory Committee was held on December 18 at 6pm at Garner Town Hall.

1. Call to Order and Roll Call: Vice Chair Matt Davis called the meeting to order at 6:00pm. The committee members present were Matt Davis, Tim Montgomery, Scott Bare, Mark Wood, and Mon Peng Yueh. Staff members present were Maria Muñoz-Blanco, Parks, Recreation & Cultural Resources Director, Todd Riddick, Recreation and Athletics Superintendent, Katie Lockhart, Parks and Nature Superintendent, Megan Young, Operations Superintendent, Jeff Triezenberg, Planning Director, Jodi Miller, Assistant Town Manager, John Hodges, Assistant Town Manager, and Terri Jones, Town Attorney. Council Members Demian Dellinger and Gra Singleton were also in attendance. Guests attending the meeting were Collier Marsh and Robert Shunk, representing the Park at Garner Station project.
2. Approval of the Agenda:
 - a. Vice Chair Davis asked for a motion to approve the agenda. Tim motioned to approve the agenda and Scott seconded. Motion carried unanimously.
3. Approval of the June Meeting Minutes:
 - a. Vice Chair Davis asked for any changes or a motion to approve the minutes from the November 20, 2023 meeting. No changes were noted. Motion to approve the minutes made by Tim, seconded by Scott. Motion carried unanimously.
4. Petitions and Comments from the Public:
 - a. None.
5. Committee Members Concerns/Comments:
 - a. None.
6. Senior Advisory Committee:
 - a. Jo Cicci, the Senior Citizens Advisory Committee liaison, was not in attendance. Todd shared Garner Senior Center updates:
 - i. The Senior Center recently hosted their holiday party with 80+ attendees.
 - ii. The committee has not met since the last Parks, Recreation and Cultural Resources Advisory Committee meeting.
7. Reports/Discussion Items
 - a. Director and Department Reports:
 - i. Director Maria Muñoz-Blanco presented on Fee-in-Lieu:
 1. Overview of the Town's Unified Development Ordinance (UDO) related to parkland dedication and fee-in-lieu, process, criteria, and current fee rate.
 2. Examples of projects funded with fee-in-lieu.

3. Overview of proposed park land dedication as part of The Park at Garner Station project.
- ii. Developer representatives Collier Marsh and Robert Shunk presented on The Park at Garner Station:
 1. Adjacent to Garner Recreational Park and Yeargan Park
 2. 97 acres, Planned Unit Development submitted June 3, 2022, includes 53.5 acres housing development, 3.45 acres commercial/retail, 350 Townhomes, 700 apartments, 20,000 sq ft. of commercial.
 - a. Developer option to pay fee-in-lieu.
 - b. Option to dedicate 6.98 acres of land to be discussed in development agreement; site to be graded by developer as part of the overall project.
 - iii. Staff and representatives opened the conversation up to committee members for questions:
 1. Tim inquired about standards and consistency and requested clarity regarding the action of the committee. Maria shared an overview of the PRCR Comprehensive Master Plan action items related to parkland, including the map of the areas identified for parkland acquisition (Parkland Goal 1.1 / Action Item 1.1.3) and athletic facilities (Parkland Goal 4.6 athletic fields / Action Item 4.6.1).
 2. Staff and committee members shared feedback from program partners about the need for additional fields.
 3. Tim reiterated we're playing catch-up with parks, including deferred maintenance and new park needs.
 4. Council member Singleton noted land next to Creech Elementary School was originally planned for additional ball fields.
 5. Mon Peng shared the need for land dedication to be cohesive to ensure it can be utilized based on Town needs.
 6. Matt summed up the committee's preference for land to be dedicated for future field use. Developer representatives clarified baseline park land dedication is 30 acres, but the plan as proposed would be 7 acres for fields and the remainder fee-in-lieu.
 7. Council Member Dellinger clarified the overall process, including UDO changes and how the committee's feedback will be part of the decision-making process.
 8. Tim motioned based on information provided, the PRCR Comprehensive Master Plan, and need for fields, the committee recommends accepting land dedication and remainder as fee-in-lieu, seconded by Scott. Motion carried unanimously.
 - iv. Collier Marsh presented on Homestead at Bryan Farm.
 1. 99.17 acres, 291 units.

2. Developer request is to proceed with residential development as planned with fee-in-lieu.
 3. Council Member Singleton noted the plan doesn't feature enough space for residents to play, particularly flat open space.
 4. Council Member Dellinger pointed out the value of fee-in-lieu has changed significantly.
 5. Developer representatives shared they'd pass along feedback on needing flat open space for the site.
 6. Council Member Dellinger inquired about timeline for project. Jeff noted it was still with the technical review committee and there have been two official submittals. Council Member Dellinger also shared insight into long-term considerations and setting precedent for process.
 7. Scott made a motion that the Town accept fee-in-lieu for Homestead at Bryan Farm, seconded by Mon Peng. Motion carried unanimously.
 8. Maria and Terri clarified that moving forward, the committee's feedback will be incorporated when staff present recommendations to developers. Staff also clarified these discussions will be presented to the committee at the earlier stages of the review process moving forward.
- v. Katie presented on newly installed park counters:
1. Need for accurate counts: workload indicators, NRPA metrics, CAPRA Accreditation, grants, sponsorship, marketing opportunities, direct impact to parks, understand movement of parks.
 2. The company utilized was See Insights, a local company used by NC State Parks and Wake County Parks, Recreation and Open Space.
 3. Installed five counters at White Deer Park.
 4. Installed one vehicle counter and three pedestrian counters at Lake Benson Park.
 5. Reporting and dashboard overview.
 6. For the month of October, the vehicle entrance counters captured 4,782 vehicles at Lake Benson Park and 3,427 vehicles at White Deer Park.
- b. Council Updates:
1. Council Member Dellinger shared this was his last committee meeting as liaison. The committee's liaison is now Council Member Singleton.
 2. Council Member Singleton reiterated the difference in the two properties discussed and the impacts based on the number of residential units and increased population.
- c. Announcements:
1. None.

8. Other Business

- i. Tim noted the total participation and waitlist for winter youth basketball and volleyball as indicated in the Director's written report. Staff shared being restricted by space and staff and potential needs to rent gyms moving forward.

b. Adjournment

- i. With no further business, Vice Chair Davis asked for a motion to adjourn the meeting. Motion by Tim, seconded by Mark. Motion carried unanimously.
- ii. The meeting was adjourned at 7:44pm.