

**Town of Garner**  
**Town Council Work Session Meeting Minutes**  
**July 30, 2024**

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

**CALL MEETING TO ORDER/ROLL CALL:**

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

Staff Present: Jodi Miller-Town Manager, John Hodges-Assistant Town Manager, Terri Jones-Town Attorney, Erin Gibbs-Assistant Town Attorney, Max Harris-Legal Intern, David Beck-Finance Director, Jeff Triezenberg-Planning Director, Leah Harrison-Engineering Director, Maria Munoz-Blanco-PRCR Director, Rebecca Murray-Deputy Town Clerk.

**ADOPTION OF AGENDA**

Motion: Matthews  
Second: Behringer  
Vote: 5:0

**PRESENTATIONS**

None

**DISCUSSION/REPORTS**

**Downtown Development Project**

Presenters: John Hodges, Assistant Town Manager and Terri Jones, Town Attorney

At the May 23, 2024 Budget Work Session, Council received an update from LMG, the development partner for the downtown development project. Council gave direction for staff to work with LMG to finalize a Master Development Agreement (MDA).

Action: Provided direction to staff to finalize the MDA for approval.

**National Community Survey Results**

Presenter: Jodi Miller, Town Manager

Town Manager Miller presented the results of the Town-wide resident survey. The data and information provided in the report will be used in the Town's strategic plan refresh, in the budget book, and in performance measurement efforts. The 2024 National Community Survey Results report and an interactive Tableau dashboard including demographic comparisons is available on the Town's website.

Action: No action required. For information and discussion.

**UDO Text Amendment Discussion**

Presenter: Jeff Triezenberg, Planning Director and Nate Groover, Economic Development Director

On July 16, 2024, Council approved Ordinance No. (2024) 5286 adopting a number of the items recommended in Zoning Text Amendment ZTA-23-02. Several items were deferred for further discussion. Nate Groover, Economic Development Director and Micheal Haley, Executive Director, Wake

County Economic Development, presented information regarding on site readiness and unique opportunities for proactive planning.

Action: Provided direction to staff for preparation of additional amendments to the UDO.

### **MANAGER REPORTS**

- Pending Agenda
- Development Update
- Pedestrian Plan Oversight Recommendation
- Rick Mercier gave an overview of the Town website, sharing improvements to accessibility to agendas and calendars.
- The first Affordable Housing Taskforce meeting is Thursday, August 1<sup>st</sup> at 3:00 p.m. in the Town Hall Training Room

### **ATTORNEY REPORTS**

- Code of Conduct and Ethics continued discussion is scheduled for August work session. Town Attorney Jones is awaiting feedback from Council Members.
- Assistant Town Attorney Gibbs and Attorney Jones will be at the NC Association of Municipal Attorneys in Beaufort at the end of this week.

### **COUNCIL REPORTS**

Matthews

- Thanked Maria Munoz-Blanco and her staff for working on the update to the Veterans Memorial with a new walking/biking path in an effort to preserve and respect the memorial.

Singleton

- Happy to see the second entrance at the Avenues at White Oak on Garner Road now has a gate with a sign for emergency services.

Behringer

- Thanked staff for the National Community Survey information presented during the Work Session.
- She left a proposal from Dana Dixon of the Miss Garner Pageant Association to put on future agenda.

Dellinger

- Asked about the work being done on Vandora Springs Road between Timber and Buffaloe Road. Assistant Town Manager Hodges will follow-up.
- Asked staff to keep an eye on the traffic signal changes at the intersection of Vandora and Timber to make sure it's not getting too backed up. Assistant Town Manager Hodges will check into this issue.

Vance

- Thanked staff for the survey information and text amendment information.

### **CLOSED SESSION**

Pursuant to N.C. General Statutes Section 143.318.11(a)(3) to consult with the Town Attorney regarding litigation and Section 143.318.11(a)(5) to discuss possible real estate acquisition and the Town's negotiating position regarding such real estate.

Council provided direction to the Town Attorney regarding a possible settlement.

**ADJOURN: 9:55 p.m.**