

**Town of Garner**  
**Town Council Work Session Meeting Minutes**  
**August 27, 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, David Beck-Finance Director, Nate Groover-Economic Development Director, Shayla Douglas-Downtown and Economic Development Administrator, Paul Padgett-Inspections Director, Rebecca Murray-Deputy Town Clerk.

**ADOPTION OF AGENDA**

Motion: Vance  
Second: Singleton  
Vote: 5:0

**PRESENTATIONS**

The 2024 James R. Stevens Service to Garner Award was presented to Mr. Joseph Sample. Mayor Gupton, Council Member Singleton, Fire Chief Matt Poole, Mr. Buck Kennedy and Mr. Tim Stevens shared their fond memories of Mr. Sample and highlighted the service that he provided to our community for over 50 years.

Mr. Sample thanked the Stevens Family along with the selection committee and the Town for presenting him with this prestigious award.

**DISCUSSION/REPORTS**

**Wake County 2024 Library Bonds Overview and Introduction of New Wake County Library Director**  
Presenters: Tammy Baggett, Wake County Library Director, Katrina C. Vernon, Wake County Assistant Library Director & Matt Roylance, Wake County Deputy Community Services Director

Wake County staff introduced the new Wake County Library Director, Tammy Baggett and presented an overview of the 2024 Library Bonds.

Action: Received as information.

**Economic Development Annual Update**

Presenters: Nate Groover, Economic Development Director and Shayla Douglas, Downtown and Small Business Administrator

The Economic Development Department provided a recap of the FY24 activity and information about Opportunity Zones.

Council Member Matthews asked about the possibility of having more entertainment downtown such as live bands and something other than food trucks.

Council Member Dellinger commented that he is very excited about the affordable housing coming to the area to further our economic development. He also stated that Garner has to be more proactive in getting commercial activity here and asked if there was a list of developers who have taken advantage of Opportunity Zones.

Action: Received as information.

### **Council Code of Conduct and Ethics**

Presenter: Terri Jones, Town Attorney

This is a follow up discussion of the proposed Garner Town Council Code of Conduct and Ethics drafted by the Legal Department and presented to Town Council at the June 25, 2024 Work Session. The proposed Code addresses interactions between and among Council members, interactions with the public including use of personal and Town social media accounts, and interactions with Town employees.

Action: Provided direction to staff to consider placing on a future agenda for adoption.

### **MANAGER REPORTS**

- Pending Agenda Report
- Development Map Update

### **ATTORNEY REPORTS**

None

### **COUNCIL REPORTS**

Vance

- The Senior Citizen for Meals on Wheels 50-year celebration was held on August 21, 2024.
- The Affordable Housing Taskforce meeting was held August 26, 2024. It was another helpful session and a timeline is being built for this process.

Dellinger

- Echoed Council Member Vance's comments regarding the Affordable Housing Taskforce and thanked him for his leadership.
- Hats off to Parks and Recreation in obtaining the funding for Yeargan Park.
- Asked if there was any precedent for people coming before Council and their Code of Conduct and asking applicants to speak kindly and share factual information.

Behringer

- Asked about the request for a scholarship in honor of Harold Garner. Town Manager Miller shared that they would address this in the FY26 budget.

Singleton

- Thanked Mr. Mercier for sharing information on Facebook about the event at the Yeargan Park site visit.

Matthews

- Echoed Council Member Singleton's sentiments.
- Shared that he was excited about the affordable housing opportunities and looked forward to what comes of the Affordable Housing Taskforce.

Council Member Matthews made a motion to go into Closed Session pursuant to N.C. General Statutes Section 143.318.11(a)(5) to discuss the possible real estate acquisition and the Town's negotiating position regarding such real estate.

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| Motion | Matthews  |
| Second | Singleton |
| Vote   | 5:0       |

#### **CLOSED SESSION**

Town Attorney Jones reported that Council met in Closed Session to instruct staff on the Town's position in negotiating price or other material terms of an agreement for the acquisition of several different real properties.

**ADJOURN:** 9:20 p.m.