

**Town of Garner  
Town Council Meeting Summary  
February 1, 2010**

The Garner Town Council met in regular session at 7:00 P.M. on Monday, February 1, 2010 in the Town Council Meeting Room

**COUNCIL MEMBERS PRESENT:** Mayor Williams, Mayor Pro-Tem Behringer, Council Members Kennedy, Johns, Marshburn and Singleton

**STAFF MEMBERS PRESENT:** Hardin Watkins, Town Manager; Rodney Dickerson, Assistant Town Manager; Bill Anderson, Town Attorney; Brad Bass, Planning Director; Tony Beasley, Economic Development Director and Michelle Howell, Public Information Officer

**CALL MEETING TO ORDER**

**PLEDGE OF ALLEGIANCE** - Boy Scouts

**INVOCATION** - Mayor Ronnie Williams

**PROCLAMATION**

Boy Scouts of America 100<sup>th</sup> Anniversary: Gene Lambert, District Commissioner Hemlock District, said the young men are trained to be good leaders and good stewards of the world we live in. He thanked the Council for this recognition.

Black History Month: Council Member Johns read the Proclamation announcing Black History Month and invited everyone to attend the presentation of this proclamation at the Garner Senior Center on Wednesday February 3 at 10:00 AM.

**PETITIONS AND COMMENTS: NONE**

**ADOPTION OF AGENDA - As Presented**

Motion: Kennedy  
Second: Behringer  
Vote: Unanimous

**CONSENT**

**Minutes from January 19, 2010**

Action: Minutes Approved

**Agreement between the Town of Garner and Davenport & Company for Financial Advisory Services**

This proposal for financial advisory services was discussed by the Town Council at a meeting on January 19, 2010. The consultant proposes to provide a financial review and assessment report, identification of financing methods and recommendations on how to proceed, and assist with securing financing including private placement financing and general obligation bonds.

Action: Execution of Agreement

Motion: Marshburn  
Second: Behringer  
Vote: Unanimous

**END OF CONSENT**

## **Preliminary Public Hearing on the FY 2010-2011 Budget**

Presenter: Rodney Dickerson

This preliminary budget hearing is to receive input from the public on programs or projects they would like to see considered for inclusion in the proposed budget.

Mayor Williams opened the public hearing.

Mr. Dickerson said this is the time of the year when citizens can come forward to make budget requests and advocate for new programs. He announced that another public hearing will be held in June prior to the scheduled adoption of the budget.

After no one came forward, Mayor Williams closed the public hearing.

Action: No Comments Received

### **Unified Development Ordinance Text Amendment Regarding Sign Regulations**

Presenter: Brad Bass

A request has been made from a group of in-tenants in the Gateway Plaza Shopping Center about an additional freestanding monument sign. The businesses are located on the eastern end of the center and are currently limited to only wall signs over their storefronts.

Mr. Bass's staff report follows:

#### **Background**

Staff briefed the Town Council at its December 22, 2009 meeting regarding a request from a group of in-tenants in the **Gateway Plaza Shopping Center** (Lowe's Home Improvement Center) about the possibility of an additional freestanding monument sign for the shopping center. Their businesses are located on the eastern end of the center (opposite end from Lowe's) and they are currently limited to only wall signs over their storefronts. Two existing freestanding signs are currently located on the property (one on US 401 and on Mechanical Blvd. near US 70). Those existing signs have "Lowe's" prominently displayed on them with no room for other signage. We understand from the shopping center owner that the two existing freestanding signs are obligated to Lowe's.

At the December 22<sup>nd</sup> meeting staff advised it could support the request with specific limitations (must front on 3 streets and project must have a minimum size of 100,000 square feet). The Council agreed to set a public hearing for February 1, 2010 to consider this text amendment.

#### **Summary of Text Amendment**

- Amend the US 70/401 Overlay District sign regulations to allow a third freestanding sign for shopping centers with property frontage along 3 public streets.
- Only applies to development with a minimum of 100,000 s.f. which has at least 100 feet of property frontage on 3 public streets.
- The additional sign would have to meet dimensional standards already in place (maximum area of 100 square feet and a maximum height of 12 feet).

Note: The new sign would have to be consistent with the Master Sign

Plan requirements for the shopping center.

### **Action**

Staff believes the proposed amendment is limited in terms of its application, therefore we believe it is a reasonable change. After conducting the public hearing, the Council will need to close the hearing and refer the matter to the Planning Commission which will meet on February 8, 2010 to consider the proposed text amendment. All attachments and graphic material are on file in the Planning Department.

After no one came forward, Mayor Williams closed the public hearing.

Action: Referred to the Planning Commission

Council Member Marshburn said he attended the first meeting of the Wake County Sustainable Growth Committee; the Committee will meet quarterly. He reported they are early in the process and the whole idea is to look at all things we use in our society such as water, sewer and electricity. The Committee will meet quarterly to discuss and look toward developing policies, practices and procedures.

### **Manager Reports**

1. Star Tracker
2. Sign Enforcement
3. Zoning Enforcement
4. Transportation Plan Progress Update. Mr. Bass presented this update and asked the Council to authorize a public open house on March 3, 2010.

### **Attorney Reports**

Closed session under 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 Reports**

Council Member Marshburn

- He commended all the staff involved on how well they handled the clean up during this weather event. The Town is in good shape; he has seen evidence of efforts to clear main roads.

This sentiment was echoed by all Council Members.

Mayor Pro Tem Behringer

- She announced the ribbon cutting on February 1 at the grand opening of the International Civil Rights Center and Museum housed in the original 1929 F.W. Woolworth retail store located in downtown Greensboro. The centerpiece of the Museum is the historic lunch counter and the original stools where four courageous college students sat down in nonviolent protest on February 1, 1960.
- She reported attending the Main Street Conference where the Town received its Main Street designation. She said this conference was one of the best ones yet.

Mayor Williams

- He announced upcoming events: February 3, Proclamation for Black History Month; February 2, Ground Hog Day event at White Deer

Park and the February 4 at 7:00 P.M., Save the Library Community.

Council Member Singleton

- He reported that someone went around the gate at White Deer Park and caused some damage to the landscaping. He asked staff to look into getting some type of barricade.
- He commented on a couple of articles in the News and Observer this weekend regarding the closing of the Southeast Regional Library. One note of interest is that Wake County remodeled one of the libraries in Wake County that was recommended to be closed last year.

Council Member Marshburn

- He reported a meeting with Frank Cope, Wake County Community Services Director, regarding their recommendation to close the Southeast Regional Library. The staff was given the direction to reduce their budget permanently by 7%. They looked at a force matrix containing a lot of criteria. When you hear all of the information, it makes sense on how they made this recommendation. Mr. Cope even suggested the staff doesn't want to see this library closed. He noted that maybe this occasion will bring attention to the fact this is an old library and we need a new, modernized facility.

Council Member Kennedy

- He said he hopes for a good turnout on Thursday at the Community meeting regarding saving the library. He said he hoped the presenters will help send a positive message to the Wake County Commissioners.
- He said he and Mayor Pro Tem Behringer will attend a TCC meeting next Tuesday where there will be representatives of the Wake County Board of Education and Wake County Commissioners.

Closed session under 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

Motion: Marshburn  
Second: Johns  
Vote: Unanimous

**Adjournment: 8:30**

Motion: Kennedy  
Vote: Unanimous

Respectfully Submitted,

Judy Bass, Town Clerk