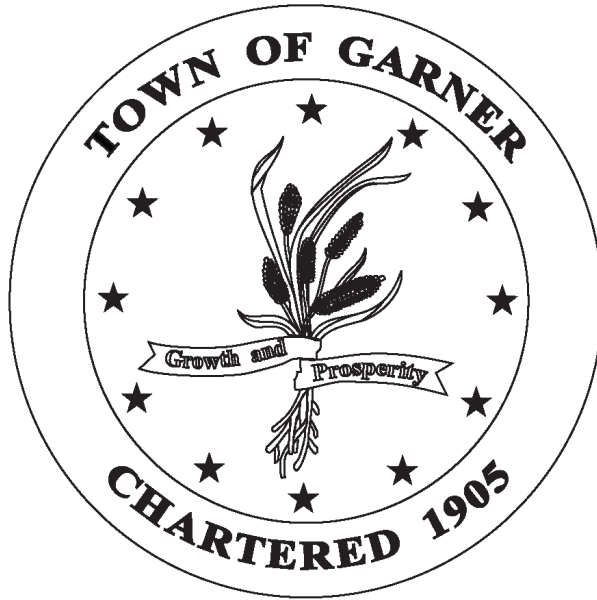


# TOWN OF GARNER



## Town Council Meeting

January 6, 2020  
7:00 P.M.

Garner Town Hall  
900 7th Avenue  
Garner, NC 27529

**Town of Garner  
Town Council Agenda  
January 6, 2020**

The Council will meet in regular session at 7:00 p.m. in the Garner Town Hall located at 900 7<sup>th</sup> Avenue.

- A. CALL MEETING TO ORDER/ROLL CALL: Mayor Ken Marshburn

*The Council will call for a brief recess at 9:00 p.m.*

- B. PLEDGE OF ALLEGIANCE: Council Member Phil Matthews

- C. INVOCATION: Council Member Phil Matthews

- D. PETITIONS AND COMMENTS

*This portion of the meeting is to receive comments from the public on items not included in this agenda. Citizens should sign up with the Town Clerk to speak prior to the start of the meeting. The Board is interested in hearing your concerns but may not take action or deliberate on subject matter brought up during the Petitions and Comments segment. Topics requiring further investigation will be referred to the appropriate town officials or staff and may be scheduled for a future agenda.*

- E. ADOPTION OF AGENDA

- F. PRESENTATIONS

Audit Presentation from Mauldin & Jenkins

- G. CONSENT

1. Budget Amendment - Council Tablets ..... Page 26  
Presenter: David Beck, Finance Director

The Town Manager is moving \$1,650 out of this department's travel line item over to the Town Council budget to complete the purchase of tablets for the new council members.

Action: Consider adopting ordinance (2020) 4036

2. Council Meeting Minutes ..... Page 28  
Presenter: Stella Gibson, Town Clerk

Council meeting minutes from October 7, October 24, October 29, and November 4, 2019, closed session minutes from October 7, October 24, November 4, 2019, and special meeting minutes from October 3, 2019

Action: Consider adopting minutes

- 3. PEG Media Partners Interlocal Agreement ..... Page 55  
Presenter: Rick Mercier, Communications Manager

The document is an update and renewal of PEG Media Partners' Interlocal Agreement among the seven area municipalities--including the Town of Garner--that make up the non-profit video production and broadcast consortium. PEG Media Partners' Board of Directors unanimously approved the updated agreement at its Dec. 5 meeting. Garner's communications manager is the town manager's designee on the board.

Action: Consider approving the proposed agreement

H. PUBLIC HEARINGS

- 1. CUP-SP-19-23, KS Bank ..... Page 68  
Presenter: Stacy Harper, Principal Planner

K&J Garner, LLC is requesting conditional use site plan (CUP-SP-19-23) approval for a bank. The 1.287 +/- acre site is located at 409 US HWY 70 E and can be further identified as Wake County PIN 1721-00-5312.

Action: Consider approving with four conditions

I. NEW/OLD BUSINESS

J. COMMITTEE REPORTS

K. MANAGER REPORTS

- 1. garner info
- 2. Building & Permit Report
- 3. Capital Projects Status Report – FY2020 3<sup>rd</sup> Quarter
- 4. Triangle Commercial Real Estate Conference-January 22nd

L. ATTORNEY REPORTS

M. COUNCIL REPORTS

N. ADJOURNMENT

Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: January 6, 2020		
Subject: FY 2018-19 CAFR Presentation		
Location on Agenda: Presentations		
Department: Finance		
Contact: David C. Beck, Finance Director		
Presenter: David C. Beck and James Bence		
<b>Brief Summary:</b>  James Bence from the audit firm Mauldin & Jenkins will be presenting the audit report for the fiscal year that ended June 30, 2019. The Town received the desired unmodified audit opinion and there were no audit findings to report. The Town continues to be in a strong financial position. The audit report has been received and approved by the Local Government Commission (LGC). The Comprehensive Annual Financial Report (CAFR) has been submitted to the Government Finance Officer's Association (GFOA) for consideration of their award in financial reporting which the Town has received for 30 consecutive years.		
<b>Recommended Motion and/or Requested Action:</b> No action needed		
Detailed Notes:		
Funding Source:		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations:		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	DCB	
Finance Director:	DCB	
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

# *Town of Garner North Carolina*

**Auditor's Discussion & Analysis**  
**Financial & Compliance Audit Summary**  
**June 30, 2019**



**Presented by:**



## PURPOSE OF ANNUAL AUDIT AGENDA

- ◆ Engagement Team and Firm Information.
  
- ◆ Overview of:
  - Independent Auditor's Report;
  - Financial Statements, Footnotes and Supplementary Information; and
  - Compliance Reports.
  
- ◆ Required Communications under Government Auditing Standards.
  
- ◆ Accounting Recommendations and Other Matters.
  
- ◆ Other Items and Closing Thoughts.
  
- ◆ Answer Questions.



## MAULDIN & JENKINS – GOVERNMENTAL PRACTICE

### General Information:

- Founded in 1918.
- Large regional firm serving the Southeastern United States.
- Offices located in Atlanta, Albany, Savannah, Macon, GA; Bradenton, FL; Chattanooga, TN; Columbia, SC; and Birmingham, AL.
- Approximately 260 personnel are employed at Mauldin & Jenkins.

### Governmental Sector:

- Largest specific industry niche served by Firm representing 25% of Firm practice.
- Serve more governmental entities in the Southeast than any other certified public accounting firm requiring over 70,000 hours of service on an annual basis.
- Approximately 90 professional staff persons with current governmental experience.
- In past three (3) years, have served approx. 450 governments in the Southeast, including:
  - ✓ 120 municipalities;
  - ✓ 55 counties;
  - ✓ 55 school systems (8 of the 10 largest in Georgia and 9 of the 30 largest in Georgia and Florida combined) and 35 charter schools;
  - ✓ 40 state entities;
  - ✓ Inclusive of the above, we serve approximately 90 water and sewer enterprise operations; and
  - ✓ Serve 115 governments receiving the GFOA and/or ASBO Certificate of Achievement for Excellence in Financial Reporting.
- Experience performing forensic audit services and information technology consultations.
- Experience performing municipal bond debt issuance attestation services serving clients with over \$11.0 billion in aggregate publicly issued debt instruments.
- 10<sup>th</sup> highest level of Single Audits conducted in U.S.A. approximating \$8.0 billion annually.

### Engagement Team Leaders for the Town of Garner Include:

- James W. Bence - Engagement Lead Partner – 16+ years' experience, 100% governmental
- Doug Moses – Quality Control Partner – 20+ years' experience, 100% governmental

## MAULDIN & JENKINS – ADDITIONAL INFORMATION

### **Other Industries & Services by Mauldin & Jenkins:**

Each of Mauldin & Jenkins' offices provides a wide variety of services to a broad range of clientele. We have partners and managers who are responsible for specialized practice areas of auditing and accounting, taxes and management advisory services. Their purpose, as leaders in the particular practice area, is to establish policies with respect to technical matters in these specific areas and ensure that the quality of the Firm's practice is maintained.

**Industries Served:** Over the years our partners have developed expertise in certain industries representative of a cross section of the Georgia economy, including:

- Governmental Entities (state entities, cities, counties, school systems, business type operations, libraries, and other special purpose entities)
- SEC Registrants
- Wholesale Distribution
- Agri-Businesses
- Manufacturing
- Professional Services
- Employee Benefit Plans
- Financial Institutions (community banks, savings & loans, thrifts, credit unions, mortgage companies, and finance companies)
- Non-Profit Organizations
- Retail Businesses
- Long-term Healthcare
- Construction & Development
- Individuals, Estates and Trusts
- Real Estate Management

**Services Provided:** This diversity of practice enables our personnel to experience a wide variety of business, accounting and tax situations. We provide the traditional and not-so-traditional services such as:

- Financial Audit/Review/Compilation
- Compliance Audits & Single Audits
- Agreed-Upon Procedures
- Forensic Audits
- Bond Issuance Services
- Performance Audits
- State Sales Tax Matters
- International Tax Matters
- Business & Strategic Planning
- Profitability Consulting
- Budgeting
- Buy-Sell Agreements & Business Valuation Issues
- Income Tax Planning & Preparation
- Multi-State Income Tax Issues
- Information Systems Consulting
- Cost Accounting Analysis
- Healthcare Cost Reimbursement
- Outsourced Billing Services
- Fixed Asset Inventories
- Succession & Exit Strategy Consulting
- Estate Planning
- Management Information Systems
- Employee Benefit Plan Administration
- Merger/Acquisition & Expansion Financing



## **INDEPENDENT AUDITOR'S REPORT**

The independent auditor's report has specific significance to readers of the financial report.

### **Management's Responsibility for the Financial Statements**

The financial statements are the responsibility of management.

### **Auditor's Responsibility**

Our responsibility, as external auditors, is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. We planned and performed our audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

### **Opinions**

We have issued an unmodified audit report (i.e., "clean opinions"). The respective financial statements are considered to present fairly the financial position and results of operations as of, and for the year ended June 30, 2019.

### **Emphasis of Matter**

The financial statements reflect the implementation of certain new pronouncements, and our opinions are not modified with respect to them.

### **Other Matters**

Certain required supplementary information and other information is included in the financial report, and as directed by relevant auditing standards, we have not expressed an opinion or provided any assurance on the respective information.

### **Other Reporting**

*Government Auditing Standards* require auditors to issue a report on our consideration of internal control over financial reporting and on our tests of compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. We have issued such a report and reference to this report is included in the independent auditor's report.

## OVERVIEW OF FINANCIAL STATEMENTS

The Town's basic financial statements include three components:

- 1) Government-wide financial statements;
- 2) Fund financial statements; and
- 3) Notes to the financial statements.

The **government-wide financial statements** provide a broad overview of all of the Town's funds. The *Statement of Net Position* presents information on all assets and deferred outflows and liabilities and deferred inflows of the Town, with the resulting difference reported as net position. The *Statement of Activities* presents information showing how the Town's net position changed during the most recent fiscal year. Revenues are categorized as program revenues or general revenues. Expenses are categorized by function.

The **fund financial statements** more closely resemble the financial statements as presented prior to the adoption of GASB Statement No. 34. All of the funds of the Town can be divided into two (2) categories: governmental funds (includes the General Fund) and fiduciary funds.

The Town also includes, as part of the Annual Financial Report, the following information:

- 1) Schedule of Ad Valorem Taxes Receivable
- 2) Analysis of Current Tax Levy

### Government-Wide (Full-Accrual) Financial Statements

As noted above, the financial report of the Government includes two (2) entity-wide financial statements: a *Statement of Net Position*; and a *Statement of Activities*.

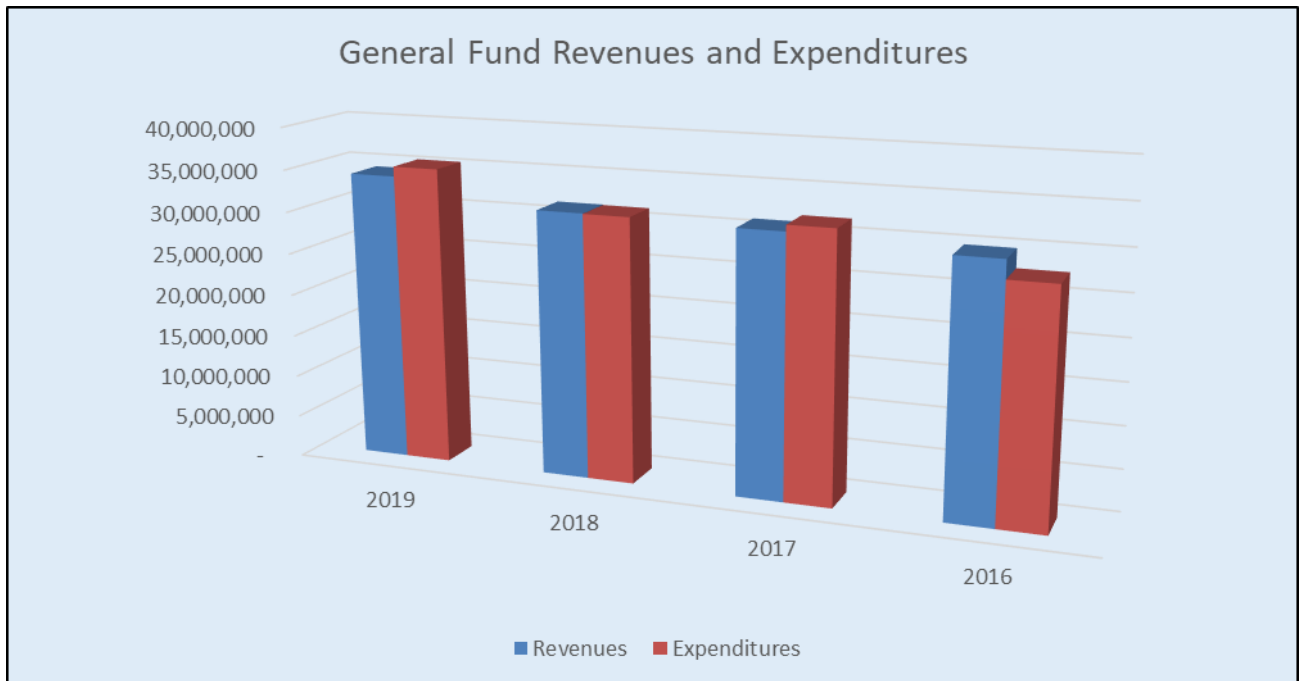
Highlights of the government-wide statements note total assets and deferred outflows of resources of approximately \$136,822,000 offset by liabilities and deferred inflows of resources of approximately \$65,984,000. This results in the Town reported net position (or equity) of approximately \$70,838,000. Also, a substantial element of the net position is composed of a net investment in capital assets in the approximate amount of \$63,714,000. Restricted net position amounts to approximately \$3,853,000 leaving unrestricted net position at \$3,271,000.

The *Statement of Activities* attempts to report expenses in the first column with direct offsetting program revenues to the adjacent columns to arrive a net cost of the functional areas of operation. General revenues (primarily property taxes and sales taxes) come to the rescue of the net cost functional areas resulting in the Town reporting a decrease in net position of approximately \$548,000 for the fiscal year ended June 30, 2019.

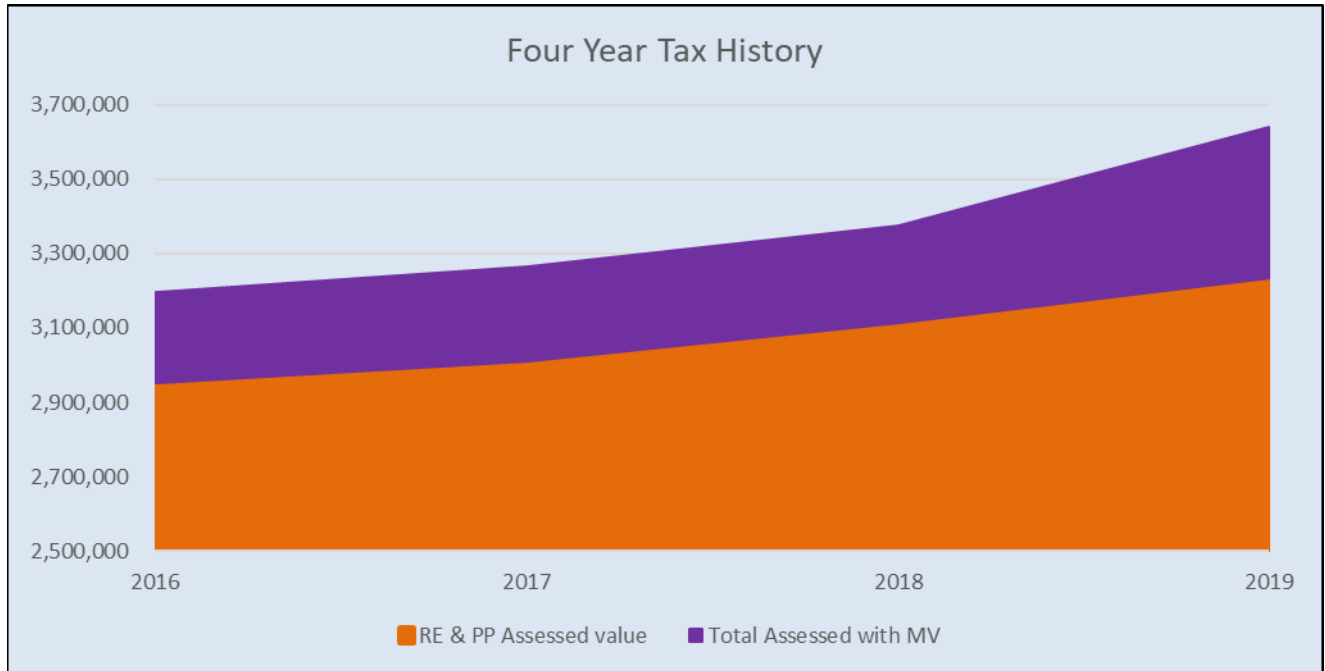
### **General Fund**

Of primary interest to the Town is the **General Fund**, which accounts for the majority of revenues received and funds expended in the operations of the Town, including general government activities, public safety, transportation and development, planning and zoning, libraries, and parks and recreation.

**Net Change in Fund Balance and the Revenues and Expenditures of the General Fund.** The following chart demonstrates General Fund revenues versus expenditures for a four (4) year period.



The primary source of revenue for the Town’s General Fund comes from the ad valorem taxes which are levied each year. Below is a trend of the assessed values of the Town’s real estate and person property taxes and the motor vehicle tax, which with the new changes in state law is no longer in place as an ad valorem tax. The Town has maintained a flat millage rate for the past four years, so the changes in the assessments directly affect the revenues.



One final analysis of the General Fund is to review the relationship of year-end fund balance as compared to each year’s expenditures. The following is the relative percentage of fund balance as compared to annual expenditures for each of the past four (4) fiscal years:

<u>Fiscal Year</u>	<u>Total Fund Balance</u>	<u>Unassigned Fund Balance</u>
2019	80.3%	52.1%
2018	95.3%	57.5%
2017	83.7%	56.3%
2016	85.7%	59.3%

The percentages noted above are indicative of the Town's ability to be proactive with its initiatives and general operations, and also its ability to proceed into the new fiscal year with or without certain seasonal revenue streams. Of course, it is of great importance to further reflect that fund balance does not always equate to cash and investments. Fund balance is simply the difference in all assets (and deferred outflows) and all liabilities (and deferred inflows). Cash and investments are simply a component of this equation.

### Other Governmental Funds

The Town also maintains one (1) *capital project fund*. This fund accounts for revenues and expenditures related to the renovation and/or construction of major capital assets.

### Footnotes

**Note 1 – Accounting Policies:** This footnote discusses the overall organization of the Town and the nature of its operations. This note also discloses pertinent information regarding the governing body of the Town.

This footnote continues by sharing with a reader of the financial statements the significant accounting policies and principles utilized in the preparation of the financial statements.

**Note 2 – Reconciliation of Government-wide Financial Statements and Fund Financial Statements:** This footnote provides additional detailed information that is not already shown within the financial statements themselves, on the differences between the Town's fund level financial statements and its government-wide financial statements.

**Note 3 – Stewardship, Compliance and Accountability:** This footnote discloses the Town's procedures in establishing its annual budget and discloses excesses of actual expenditures over appropriations for the year, if any.

**Note 4 – Deposits and Investments:** The Governmental Accounting Standards Board (GASB) issued Statement No. 40, Deposit and Investment Risk Disclosure, an amendment of GASB Statement No. 3, which significantly changed the disclosure in the financial statements of the Town related to deposits and investments. The disclosure addresses common deposit and investment risks related to credit risk, concentration of credit risk, interest rate risk, and foreign currency risk.

**Note 5 – Receivables:** This footnote discloses the Town's notes receivable activity.

**Note 6 – Capital Assets:** This footnote discloses the Town's capital asset activity and its related accumulated depreciation for the year.

**Note 7 – Long-Term Debt:** This footnote discloses the Town’s long-term debt activity for the year, and other information and maturities for the revenue bonds and installment notes.

**Note 8 – Interfund Receivables, Payables, and Transfers:** This footnote discloses detailed information on the Town’s interfund balances and transfers and the purpose of these balances and transactions.

**Note 9 – Pension Plans:** This footnote discloses the details of the Town’s LGERS Pension Plan and Law Enforcement Officers’ Special Separation Allowance Plan, and the Supplemental Retirement Plans.

**Note 10 – Other Postemployment Benefit Plan:** This footnote discloses information regarding the Town’s Retiree Medical Plan.

**Note 11 – Other Employment Benefits –** This note discloses the death benefits afforded to employees of the Town.

**Note 12 – Risk Management:** This footnote discloses the Town’s various risks of loss.

**Note 13 – Commitments and Contingencies:** This footnote discloses the outstanding commitments and contingencies of the Town. Certain matters disclosed in this footnote include: litigation and grant contingencies.

## COMPLIANCE REPORT

**Yellow Book Report:** The compliance report is a report on our tests of the Town's internal controls and compliance with laws, regulations, etc. The tests of internal controls were those we determined to be required as a basis for designing our financial statement auditing procedures. Such tests also considered the Town's compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. In accordance with the respective standards, the report is **not** intended to provide an opinion, but to provide a form of negative assurance as to the Town's internal controls and compliance with applicable rules and regulations.

**Single Audit Report:** The second compliance report is a report on our tests of the Town's internal controls and compliance with laws, regulations, etc. relative to certain State grant programs and the respective expenditures. Our tests were performed on the Town's major programs (as defined by the relevant State and Federal guidelines), and were not applied to each and every State grant expended by the Town. In accordance with the respective standards, we did provide an unmodified (or positive) opinion on the Town's compliance based on our audit. However, we were not required to provide an opinion on the relevant internal controls, but to provide a form of negative assurance on such controls.



## **REQUIRED COMMUNICATIONS**

### **The Auditor's Responsibility Under *Government Auditing Standards* and Auditing Standards Generally Accepted in the United States of America**

Our audit of the financial statements of the Town of Garner, North Carolina (the "Town") for the year ended June 30, 2019 was conducted in accordance with auditing standards generally accepted in the United States of America and *Government Auditing Standards* issued by the Comptroller General of the United States. Those standards require we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether caused by error, fraudulent financial reporting or misappropriation of assets. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. Accordingly, the audit was designed to obtain reasonable, rather than absolute, assurance about the financial statements. We believe our audit accomplishes that objective.

In accordance with *Government Auditing Standards*, we have also performed tests of controls and compliance with laws and regulations that contribute to the evidence supporting our opinion on the financial statements. However, they do not provide a basis for opining on the Town's internal control or compliance with laws and regulations.

### **Accounting Policies**

Management has the ultimate responsibility for the appropriateness of the accounting policies used by the Town. There are several new accounting standards which will be required to be implemented in the coming years. These are discussed later in this document.

In considering the qualitative aspects of the Town's accounting policies, we did not identify any significant or unusual transactions or significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus. The Town's policies relative to the timing of recording of transactions are consistent with GAAP and typical government organizations.

### **Significant Management Judgments and Accounting Estimates**

Accounting estimates are an integral part of the preparation of financial statements and are based upon management's current judgment. The process used by management encompasses their knowledge and experience about past and current events and certain assumptions about future events. Management has informed us they used all the relevant facts available to them at the



time to make the best judgments about accounting estimates and we considered this information in the scope of our audit. We considered this information and the qualitative aspects of management's calculations in evaluating the Town's significant accounting policies. Estimates significant to the financial statements include such items as: the estimated lives of depreciable assets; actuarial assumptions and concepts relative to the benefit plans; and the estimated allowance for uncollectible accounts.

#### **Financial Statement Disclosures**

The footnote disclosures to the financial statements are also an integral part of the financial statements. The process used by management to accumulate the information included in the disclosures was the same process used in accumulating the financial statements, and the accounting policies described above are included in those disclosures. The overall neutrality, consistency, and clarity of the disclosures was considered as part of our audit and in forming our opinion on the financial statements.

#### **Significant Difficulties Encountered in Performing the Audit**

We encountered no difficulties in dealing with management relating to the performance of the audit.

#### **Disagreements with Management**

We encountered no disagreements with management over the application of significant accounting principles, the basis for management's judgments on significant matters, the scope of the audit or significant disclosures to be included in the financial statements.

#### **Representation from Management**

We requested written representations from management relating to the accuracy of information included in the financial statements and the completeness and accuracy of various information requested by us, during the audit. Management provided those written representations without a problem.

#### **Management's Consultations with Other Accountants**

We are not aware of any consultations management had with other accountants about accounting or auditing matters.

### **Significant Issues Discussed with Management**

There were no significant issues discussed with management related to business conditions, plans, or strategies that may have affected the risk of material misstatement of the financial statements. We are not aware of any consultations management had with us or other accountants about accounting or auditing matters. No major issues were discussed with management prior to our retention to perform the aforementioned audit.

### **Audit Adjustments**

During our audit of the Town's basic financial statements as of and for the year ended June 30, 2019, there were adjustments proposed to the funds of the Town. The detail of all proposed adjustments have been provided to management and discussed with management. Those entries can be made available, if requested by the Council.

### **Uncorrected Misstatements**

There were no uncorrected or passed misstatements.

### **Independence**

We are independent of the Town, and all related organizations, in accordance with auditing standards promulgated by the American Institute of Public Accountants and *Government Auditing Standards*, issued by the Comptroller General of the United States.

### **Other Information in Documents Containing Audited Financial Statements**

We are not aware of any other documents that contain the audited basic financial statements. If such documents were to be published, we would have a responsibility to determine that such financial information was not materially inconsistent with the audited statements of the Town.

## ACCOUNTING RECOMMENDATIONS AND RELATED MATTERS

### Recommendations for Improvement and Other Matters

During our audit of the financial statements as of and for the year ended June 30, 2019, we noted some areas within the accounting and internal control systems that we believe can be improved. We have reported several findings (significant deficiencies and material weaknesses). Additionally, we noted certain items management should consider as part of its decision making process. Further, we noted other matters which we wish to communicate to you in an effort to keep the Town abreast of accounting matters that could present challenges in financial reporting in future periods. Our recommendations and proactive thoughts and communications are presented in the following paragraphs.

### Management Letter Comments

#### General Ledger Maintenance

During our review of the payroll accrual, we noted several immaterial accrual accounts which were not properly cleared out throughout the year. We recommend the Town periodically review all accrued liability accounts to ensure all liabilities are properly supported by a subsidiary ledger, or are timely clearing, and zeroing after the transaction has processed. This will help to catch small accumulations from becoming larger issues in future years.

#### Cybersecurity Recommendation

The Information Technology environment is characterized by rapid change. Thus, any risk assessment and control activities, as they relate to IT, need to be monitored and reviewed on a regular basis. During our review we noted that the Town is utilizing an IT framework in evaluating its cybersecurity risk management. However, we recommend that the framework currently being used by management add a monitoring component as new IT risks can emerge, controls and other mitigations can lose effectiveness, and new procedures can be deployed to address changing risk. A regular review or monitoring component to an IT framework is a key part of an effective internal control framework and risk management process.

## Other Matters for Communication to the Board and Management

During our audit of the financial statements as of and for the year ended June 30, 2019, we noted other matters which we wish to communicate to you in an effort to keep the Town abreast of accounting matters that could present challenges in financial reporting in future periods.

### **1) Looking Forward: New Governmental Accounting Standards Board (GASB) Standards and Pronouncements**



As has been the case for the past 10 years, GASB has issued several other new pronouncements which will be effective in future years. The following is a brief summary of the new standards:

- a) **Statement No. 84, Fiduciary Activities** was issued in January 2017 and is effective for the first reporting period beginning after December 15, 2018. This statement establishes criteria for identifying fiduciary activities with a focus on: 1) whether a government is controlling the assets of the fiduciary activity; and, 2) the beneficiaries with whom a fiduciary relationship exists.

Further, this statement describes four (4) fiduciary funds that should be reported, if applicable: 1) pension and other employee benefit trust funds; 2) investment trust funds; 3) private-purpose trust funds; and, 4) custodial funds. Custodial funds generally should report fiduciary activities that are not held in a trust or equivalent arrangement that meets specific criteria.

- b) **Statement No. 87, Leases** was issued in June 2017 and is effective for the first reporting period beginning after December 15, 2019. This statement increases the usefulness of governments' financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments' leasing activities.

**Definition of a Lease:** A lease is defined as a contract that conveys control of the right to use another entity's nonfinancial asset (the underlying asset) as specified in the contract for a period of time in an exchange or exchange-like transaction. Examples of nonfinancial assets include buildings, land, vehicles, and equipment. Any contract that meets this

definition should be accounted for under the leases guidance, unless specifically excluded in this statement.

**Lease Term:** The lease term is defined as the period during which a lessee has a non-cancelable right to use an underlying asset, plus the following periods, if applicable:

- Periods covered by a lessee's option to extend the lease if it is reasonably certain, based on all relevant factors, that the lessee will exercise that option;
- Periods covered by a lessee's option to terminate the lease if it is reasonably certain, based on all relevant factors, that the lessee will not exercise that option;
- Periods covered by a lessor's option to extend the lease if it is reasonably certain, based on all relevant factors, that the lessor will exercise that option;
- Periods covered by a lessor's option to terminate the lease if it is reasonably certain, based on all relevant factors, that the lessor will not exercise that option.

A fiscal funding or cancellation clause should affect the lease term only when it is reasonably certain that the clause will be exercised. Lessees and lessors should reassess the lease term only if one or more of the following occur:

- The lessee or lessor elects to exercise an option even though it was previously determined that it was reasonably certain that the lessee or lessor would not exercise that option;
- The lessee or lessor elects not to exercise an option even though it was previously determined that it was reasonably certain that the lessee or lessor would exercise that option;
- An event specified in the lease contract that requires an extension or termination of the lease takes place.

**Short-Term Leases:** A short-term lease is defined as a lease that, at the commencement of the lease term, has a maximum possible term under the lease contract of 12 months (or less), including any options to extend, regardless of their probability of being exercised. Lessees and lessors should recognize short-term lease payments as outflows of resources or inflows of resources, respectively, based on the payment provisions of the lease contract.

**Lessee Accounting:** A lessee should recognize a lease liability and a lease asset at the commencement of the lease term, unless the lease is a short-term lease or it transfers ownership of the underlying asset. The lease liability should be measured at the present value of payments expected to be made during the lease term (less any lease incentives). The lease asset should be measured at the amount of the initial measurement of the lease

liability, plus any payments made to the lessor at or before the commencement of the lease term and certain direct costs.

A *lessee* should reduce the lease liability as payments are made and recognize an outflow of resources (for example, expense) for interest on the liability. The lessee should amortize the lease asset in a systematic and rational manner over the shorter of the lease term or the useful life of the underlying asset. The notes to financial statements should include a description of leasing arrangements, the amount of lease assets recognized, and a schedule of future lease payments to be made.

***Lessor Accounting:*** A *lessor* should recognize a lease receivable and a deferred inflow of resources at the commencement of the lease term, with certain exceptions for leases of assets held as investments, certain regulated leases, short-term leases, and leases that transfer ownership of the underlying asset. A lessor should not derecognize the asset underlying the lease. The lease receivable should be measured at the present value of lease payments expected to be received during the lease term. The deferred inflow of resources should be measured at the value of the lease receivable plus any payments received at or before the commencement of the lease term that relate to future periods.

A lessor should recognize interest revenue on the lease receivable and an inflow of resources (for example, revenue) from the deferred inflows of resources in a systematic and rational manner over the term of the lease. The notes to financial statements should include a description of leasing arrangements and the total amount of inflows of resources recognized from leases.

***Contracts with multiple Components and Contract Combinations:*** Generally, a government should account for the lease and non-lease components of a lease as separate contracts. If a lease involves multiple underlying assets, lessees and lessors in certain cases should account for each underlying asset as a separate lease contract. To allocate the contract price to different components, lessees and lessors should use contract prices for individual components as long as they do not appear to be unreasonable based on professional judgment, or use professional judgment to determine their best estimate if there are no stated prices or if stated prices appear to be unreasonable. If determining a best estimate is not practicable, multiple components in a lease contract should be accounted for as a single lease unit. Contracts that are entered into at or near the same time with the same counterparty and that meet certain criteria should be considered part of the same lease contract and should be evaluated in accordance with the guidance for contracts with multiple components.

***Lease Modifications and Terminations:*** An *amendment* to a lease contract should be considered a lease modification, unless the lessee's right to use the underlying asset

decreases, in which case it would be a partial or full lease termination. A lease termination should be accounted for by reducing the carrying values of the lease liability and lease asset by a lessee, or the lease receivable and deferred inflows of resources by the lessor, with any difference being recognized as a gain or loss. A lease modification that does not qualify as a separate lease should be accounted for by re-measuring the lease liability and adjusting the related lease asset by a lessee and re-measuring the lease receivable and adjusting the related deferred inflows of resources by a lessor.

***Subleases and Leaseback Transactions:*** Subleases should be treated as transactions separate from the original lease. The original lessee that becomes the lessor in a sublease should account for the original lease and the sublease as separate transactions, as a lessee and lessor, respectively.

A transaction qualifies for sale-leaseback accounting only if it includes a sale. Otherwise, it is a borrowing. The sale and lease portions of a transaction should be accounted for as separate sale and lease transactions, except that any difference between the carrying value of the capital asset that was sold and the net proceeds from the sale should be reported as a deferred inflow of resources or a deferred outflow of resources and recognized over the term of the lease.

A lease-leaseback transaction should be accounted for as a net transaction. The gross amounts of each portion of the transaction should be disclosed.

- c) ***Statement 89, Accounting for Interest Cost Incurred Before the End of a Construction Period*** was issued in June 2018 and is effective for reporting periods beginning after December 15, 2019. This standard eliminates the requirement/ability to capitalize construction period interest costs as part of the cost of a capital asset in enterprise funds. This standard should be applied prospectively with no restatement. This standard can be early implemented as part of fiscal year 2019.
  
- d) ***Statement 90, Majority Equity Interests – An Amendment of GASB’s No. 14 and 61*** was issued in August 2018, and is effective for reporting periods beginning after December 15, 2018 (meaning June 30, 2020). Under this standard, an equity interest is: a) a financial interest in a legally separate organization by the ownership shares of the organization’s stock; or, b) by otherwise having an explicit, measurable right to the net resources of the organization that is usually based on an investment of financial or capital resources by a government. An equity interest is explicit and measurable if: a) the government has a present or future claim to the net resources of the entity, and b) the method for measuring the government’s share of the entity’s net resources is determinable.

If the interest is deemed to be an investment under GASB No. 72, paragraph 64, then the interest should be reported as an investment and measured using the equity method. If the interest is held by a special-purpose government engaged in fiduciary activities, a fiduciary fund, or an endowment or permanent fund, then amount should be measured at fair value. If interest is 100% of entity, then it is a component unit. We do not expect this new standard to have a significant effect on the Town.

**e) Other Pending or Current GASB Projects.** As noted by the numerous pronouncements issued by GASB over the past decade, the GASB continues to research various projects of interest to governmental units. Subjects of note include:

- **Re-Examination of the Financial Reporting Model.** GASB has added this project to its technical agenda to make improvements to the existing financial reporting model (established via GASB 34). Improvements are meant to enhance the effectiveness of the model in providing information for decision-making and assessing a government's accountability. GASB anticipates a final standard expected in early 2022.
- **Conceptual Framework** is a constant matter being looked at by GASB. Current measurement focus statements (for governmental funds) to change to near-term financial resources measurement. May dictate a period (such as 60 days) for revenue and expenditure recognition. May expense things such as supplies and prepaid assets at acquisition. Will look into which balances (at all statement levels) are measured at acquisition and which need to be re-measured at year-end. Project placed on hold for now.
- **Revenue and Expense Recognition** is another long-term project where the GASB is working to develop a comprehensive application model for recognition of revenues and expenses from non-exchange, exchange, and exchange-like transactions. The final standard is expected in 2023.
- **Conduit Debt.** The GASB is looking at improving the definition of conduit debt and determining whether a liability should be reported for these transactions. Additionally, they are reviewing what information should be disclosed by government issuers.

#### **Summations of Thoughts Noted Above**

We believe the implementation of these suggestions will enhance both the control environment and the financial reporting process, making both more effective. We also believe these recommendations can be easily implemented, and all problems resolved quite timely should management elect to employ the corrective measures.



## FREE QUARTERLY CONTINUING EDUCATION AND NEWSLETTERS FOR GOVERNMENTAL CLIENTS

**Free Continuing Education.** We provide free continuing education (quarterly is the goal and objective) for all of our governmental clients. Each quarter we pick a couple of significant topics tailored to be of interest to governmental entities. In an effort to accommodate our entire governmental client base, we offer the sessions several times per quarter at a variety of client provided locations resulting in greater networking among our governmental clients. We normally see approximately 100 people per quarter. We obtain the input and services of experienced outside speakers along with providing the instruction utilizing our in-house professionals. We hope Town's staff and officials have been able to participate in this opportunity, and that it has been beneficial to you. Examples of subjects addressed in the past few quarters include:

- Accounting for Debt Issuances
- American Recovery & Reinvestment Act (ARRA) Updates
- Best Budgeting Practices, Policies and Processes
- CAFR Preparation (several times including a two (2) day hands-on course)
- Capital Asset Accounting Processes and Controls
- Collateralization of Deposits and Investments
- Evaluating Financial and Non-Financial Health of a Local Government
- GASB No. 51, Intangible Assets
- GASB No. 54, Governmental Fund Balance (subject addressed twice)
- GASB No. 60, Service Concession Arrangements (webcast)
- GASB No. 61, the Financial Reporting Entity (webcast)
- GASB No.'s 63 & 65, Deferred Inflows and Outflows (webcast)
- GASB No.'s 67 & 68, New Pension Stds. (presented several occasions)
- GASB Updates (ongoing and several sessions)
- Grant Accounting Processes and Controls
- Internal Controls Over Accounts Payable, Payroll and Cash Disbursements
- Internal Controls Over Receivables & the Revenue Cycle
- Internal Revenue Service (IRS) Issues, Primarily Payroll Matters
- Legal Considerations for Debt Issuances & Disclosure Requirements
- Policies and Procedures Manuals
- Segregation of Duties
- Single Audits for Auditees
- Special Purpose Local Option Sales Tax (SPLOST) Accounting, Reporting & Compliance
- Uniform Grant Reporting Requirements and the New Single Audit

**Governmental Newsletters.** We periodically produce newsletters tailored to meet the needs of governments. The newsletters have addressed a variety of subjects and are intended to be timely in their subject matter. The newsletters are authored by Mauldin & Jenkins partners and managers, and are not purchased from an outside agency. The newsletters are intended to keep you informed of current developments in the government finance environment.

**Communication.** In an effort to better communicate our free continuing education plans and newsletters, please email Paige Vercoe at [pvercoe@micpa.com](mailto:pvercoe@micpa.com) (send corresponding copy to [jbence@micpa.com](mailto:jbence@micpa.com)), and provide to her individual names, mailing addresses, email addresses and phone numbers of anyone you wish to participate and be included in our database.

### **CLOSING**

This information is intended solely for the use of the Town's management, and others within the Town's organization and is not intended to be and should not be used by anyone other than these specified parties.

We appreciate the opportunity to serve the Town of Garner and look forward to serving the Town in the future. Thank you.



Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: January 6, 2020		
Subject: Budget Amendment - Council Tablets		
Location on Agenda: Consent		
Department: Finance		
Contact: David C. Beck, Finance Director		
Presenter: David C. Beck, Finance Director		
Brief Summary:  The Town Manager is moving \$1,650 out of this department's travel line item over to the Town Council budget to complete the purchase of tablets for the new council members.		
Recommended Motion and/or Requested Action: Consider adopting ordinance (2019) 4036		
Detailed Notes:		
Funding Source: n/a		
Cost: \$1,650	One Time: <input checked="" type="radio"/>	Annual: <input type="radio"/> No Cost: <input type="radio"/>
Manager's Comments and Recommendations:		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	DCB	
Finance Director:	DCB	
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

ORDINANCE NO. (2019) 4036

ORDINANCE AMENDING ORDINANCE NO. (2019) 3982  
WHICH ESTABLISHED THE OPERATING BUDGET

BE IT ORDAINED by the Town Council of the Town of Garner, North Carolina:

Section One. That the GENERAL FUND be amended as follows:

**Increases:**

ACCOUNT NUMBER	DESCRIPTION	PROJECT	CURRENT BUDGET	REVENUE CHANGE	REVISED BUDGET
10411000-523300	Departmental Supplies		\$ 1,800	\$ 1,650	\$ 3,450

TOTAL INCREASES \$ 1,650.00

**Decreases:**

ACCOUNT NUMBER	DESCRIPTION	PROJECT	CURRENT BUDGET	EXPENDITURE CHANGE	REVISED BUDGET
10421000-521400	Travel & Training		\$ 27,545	\$ (1,650)	\$ 25,895

TOTAL (DECREASES) \$ (1,650.00)

Section Two. Copies of this ordinance shall be furnished to the Finance Director and the Town Clerk for their direction in the disbursement of the Town's funds and for public inspection.

Duly adopted this 6th day of January, 2020.

\_\_\_\_\_  
Ken Marshburn, Mayor

ATTEST:

\_\_\_\_\_  
Stella L. Gibson , Town Clerk

Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: January 6, 2020		
Subject: Council Meeting Minutes		
Location on Agenda: Consent		
Department: Administration		
Contact: Stella Gibson, Town Clerk		
Presenter: Stella Gibson, Town Clerk		
Brief Summary:  Council meeting minutes from October 7, October 24, October 29, and November 4, 2019 Closed session minutes from October 7, October 24, November 4, 2019 Special meeting minutes from October 3, 2019		
Recommended Motion and/or Requested Action: Consider approving minutes		
Detailed Notes:		
Funding Source: n/a		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations:		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	SG	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

**Town of Garner  
Town Council Special Meeting Minutes  
October 3, 2019**

The Council met in a special meeting at 9:22 a.m. at the Garner Performing Arts Center located at 742 West Garner Road, Garner, NC. to discuss the Parks, Recreation, and Cultural Resources Comprehensive Plan.

**CALL MEETING TO ORDER/ROLL CALL**

Present: Mayor ProTem Ken Marshburn, Council Member Kathy Behringer, Council Member Elmo Vance

Mayor Ronnie Williams, Council Member Buck Kennedy, and Council Member Gra Singleton were present for a portion of the meeting

Staff Present: Rodney Dickerson, John Hodges, Matt Roylance, Sonya Shaw, Rob Smith, Rick Mercier, Mike Franks

Laura Stroud, from McAdams, reviewed the community engagement summary, the comprehensive plan elements (which included parks, programming, operations and maintenance, finances and budget, and arts and cultural resources) and identified the next steps in the process.

Matt Gross, from McAdams, conducted a preliminary review of the Meadowbrook and Yeargan properties and solicited feedback on how those properties should be developed. He also reviewed the master planning process and timeline for these projects.

**ADJOURNMENT:** 1:52 p.m.

**The Town of Garner  
Town Council Meeting Minutes  
October 7, 2019**

The Council met in regular session at 7:00 p.m. in the Garner Town Hall located at 900 7<sup>th</sup> Avenue.

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

Present: Mayor Ronnie Williams, Mayor ProTem Ken Marshburn, Council Member Kathy Behringer, Council Member Gra Singleton, and Council Member Elmo Vance

Council Member Buck Kennedy was absent

Staff Present: Rodney Dickerson-Town Manager, John Hodges-Asst. Town Manager-Development Services, Matt Royslance-Asst. Town Manager-Operations, David Beck-Finance Director, Chris Johnson-Town Engineer, David Bamford-Planning Services Manager, Rick Mercier-Communications Manager, Jeff Triezenberg-Planning Director, BD Sechler-Human Resources Director, Sonya Shaw-PRCR Director, Rob Smith-Asst. PRCR Director, Thad Anderson-Associate Attorney, Forrest Jones-Public Works Director, William E. Anderson-Town Attorney, and Stella Gibson-Town Clerk

**CALL MEETING TO ORDER/ROLL CALL:** Mayor Ronnie Williams

**PLEDGE OF ALLEGIANCE:** Mayor Ronnie Williams

**INVOCATION:** Mayor Ronnie Williams

**PETITIONS AND COMMENTS**

Johnny Blankenship, 2714 St. Mary's Street Raleigh, reported drainage problems at 109 Village Green Trail which backs up to Georgetown Manor and asked to partner with the town to fix the problem. Council consensus to forward the matter to the Public Works Committee for consideration.

**ADOPTION OF AGENDA**

Motion: Marshburn  
Second Behringer  
Vote: 4:0

**PRESENTATIONS**

Council Member Behringer read a Proclamation recognizing October as Breast Cancer Awareness Month.

**CONSENT**

**2020 Council Meeting Schedule**

Presenter: Rodney Dickerson, Town Manager

Resolution to set the 2020 Council Meeting Schedule

Action: Adopt Resolution (2019) 2390

**ANX-19-07, Avenues at White Oak**

Presenter: David Bamford, Planning Services Manager

Contiguous annexation petition submitted by Garner Road Partnership, LLC for 27.3 +/- acres located on East Garner Road and may be further identified as Wake County PIN# 1721-13-1030.

**ANX 19-09, Town of Garner**

Presenter: David Bamford, Planning Services Manager

Contiguous annexation petition submitted by the Town of Garner for 45.11 +/- acres located on East Garner Road, and may be further identified as Wake County PIN# 1721-03-339

**ANX 19-10, CCAC Building Solutions**

Presenter: David Bamford, Planning Services Manager

Satellite annexation petition submitted by CCAC Investment Properties LLC for 5.78 +/- acres located at 2000 Waterfield Drive and may be further identified as Wake County PIN# 1730-12-8487.

**ANX 19-11, ANX-19-11, The Produce Box**

Presenter: David Bamford, Planning Services Manager

Contiguous annexation petition submitted by TPB Development LLC for 2.63 +/- acres located at 900 Withers Road, further identified as Wake County PIN# 1702-01-6102.

Action for ANX-19-07, Avenues at White Oak, ANX 19-09, Town of Garner, ANX 19-10, CCAC Building Solutions, and ANX 19-11, The Produce Box: Adopt Resolution (2019) 2391 setting public hearings for November 4, 2019

**Budget Amendment-Town Attorney Contract**

Presenter: David Beck, Finance Director

Budget amendment for an increased monthly retainer amount for the Town Attorney. Additional compensation was approved by Council at their 7/30/2019 work session meeting due to the amount of detailed legal work related to ongoing Town projects and development.

Action: Adopt Ordinance (2019) 4001



**Budget Amendment-Audit Contract**

Presenter: David Beck, Finance Director

Budget amendment for additional CAFR preparation assistance from the Town's audit firm. An amended audit contract incorporating the additional work was approved by Council at their 9/3/2019 regular meeting.

Action: Adopt Ordinance (2019) 4002

**Budget Amendment - New Ladder Truck Debt Service**

Presenter: David Beck, Finance Director

Budget amendment for Town share of FY 2019-20 debt service payments due for a recently delivered ladder truck for GVFD. The cost was not included in the FY 2019-20 budget based on guidance from Wake County staff. There will be 10 monthly installment payments due during FY 2019-20. Annual Town cost going forward until debt maturity will be approximately \$62,888.

Action: Adopt Ordinance (2019) 4003

**Budget Amendment-Fund 61 Streets & Sidewalks**

Presenter: Presenter: David Beck, Finance Director

Budget amendment for outside funding sources related to Streets & Sidewalks projects. Revenue is for 50% cost share from Wake County related to Bryan Rd. Elementary project as well as NCDOT LAPP funding for the Timber Dr. sidewalk and Ackerman/Hebron/White Oak roundabout projects.

Action: Adopt Ordinance (2019) 4004

**Budget Amendment-Transit Study**

Presenter: Presenter: David Beck, Finance Director

Budget amendment for Garner Transit Planning Study performed by Kimley-Horn and Associates which was approved by Council at their 8/20/2019 regular meeting. The Town will be reimbursed for 50% of the study cost by GoTriangle.

Action: Adopt Ordinance (2019) 4005

**Council Meeting Minutes**

Presenter: Stella Gibson, Town Clerk

Council meeting minutes from the August 20, September 3, September 17 and August 27, 2019. Closed session minutes from August 27, and September 17, 2019.

Action: Adopt minutes

**New Rand Road Contract Amendment No. 8 - Construction Admin and Materials Testing**

Presenter: Chris Johnson, Town Engineer

Contract amendment with Kimley-Horn and subcontractor (Falcon Engineering) to provide construction administration and materials testing during construction phase of project.

Action: Approve Contract Amendment No. 8 and authorize the Town Manager to execute amendment

**Spring Drive Sidewalks Contract Amendment - Materials Testing**

Presenter: Chris Johnson, Town Engineer

Contract Amendment to cover materials testing services on the Spring Drive Sidewalks construction project.

Action: Approve Contract Amendment and authorize the Town Manager to execute amendment

**Stop Conditions - Oak Park Phase 3A**

Presenter: Chris Johnson, Town Engineer

The Engineering Department is seeking approval of a Stop Condition in Oak Park Subdivision Phase 3A on Edmer Lane at the intersection with Laporte Path to serve as a basic traffic control measure.

Action: Adopt Ordinance (2019) 4008

Motion: Singleton  
Second: Marshburn  
Vote: 4:0

**PUBLIC HEARINGS**

Mr. Anderson explained the procedures to be followed during this hearing and asked Council if there were any reasons that would prevent them from making an impartial decision and to disclose any ex parte communications. Hearing none, the Town Clerk administered the Affirmation of Oath to the following: Keith Roberts, Pam Porter, John Bosch, and Jay Colvin.

Mayor Williams opened the hearing and asked Mr. Bamford to provide the staff report for the zoning portion of the request.

**CUD-Z-19-05 & CUP-SB 19-02, Thompson Business Park**

Presenter: David Bamford, Planning Services Manager

Conditional use rezoning (CUD-Z-19-05) with associated subdivision plan (CUP-SB-19-02) request submitted by TMTLA Associates to rezone 33.7 +/- acres from Service Business (SB) and Single-Family

Residential (R-20) to Service Business Conditional Use (SB C-218) and Single-Family Residential Conditional Use (R-9 C-218). The site is located at 1530, 1502, 1518, & 1506 W. Garner Road and can be further identified as Wake County PIN(s)# 1711-17-7822, 1711-27-1892, 1711-37-1783, & 1711-17-7351.

Mr. Triezenberg confirmed the higher density proposed would be consistent to the adjoining properties.

Mayor Williams asked Mr. Triezenberg to provide the staff report the conditional use portion of the request.

Mayor Williams closed the hearing.

Action: Move the Town Council find that although the rezoning request is partly inconsistent with the Garner Forward Comprehensive Plan as detailed in Section V of the staff report, it is reasonable and in the public interest because it will likely allow appropriate types of business and industry at the described location which will provide opportunities for access to goods and/or services useful to the surrounding area and therefore, I move further the Town Council adopt Ordinance (2019) 4007 approving rezoning request number CUD-Z-19-05 and in doing so also amend the Town's Comprehensive Growth Plan from designating the western 24.51 +/- acres of the subject property identified previously as Medium Density Residential to Light Industrial.

Motion: Singleton  
Second: Marshburn  
Vote: 4:0

Action: Move the Council accept the staff statements regarding plan consistency in Section VII of the report as our own and find the application meets the 10 permit criteria in Section 3.14.D. and therefore approve CUP-SB-19-02, Thompson Business Park, with the three standard conditions and nine site-specific conditions to be listed on the permit that will be prepared by staff.

Motion: Singleton  
Second: Vance  
Vote: 4:0

## **NEW/OLD BUSINESS**

### **Meadowbrook Property Contract Update**

Presenter: Sonya Shaw, PRCR Director and Matt Gross, McAdams

Mr. Gross presented updates to the master planning contract for the Meadowbrook Property. Revised contract fees total \$74,430.

Action: Authorize Manager to sign updated contract

### **Yeargan Property Contract Update**

Presenter: Matt Gross, McAdams

Mr. Gross presented the master planning contract for the Yeargan property. Phase I of the contract (due diligence) was previously approved 8/20/2019. Fees for Phase II of the contract (master planning) are \$37,215.

Mr. Gross explained the cost savings that will be realized from combining portions of both projects.

Action: Authorize Town Manager to sign updated contract for the Meadowbrook and Yeargan properties.

Motion: Marshburn  
Second: Behringer  
Vote 4:0

### **Depot and Caboose Relocation**

Presenter: Forrest Jones, Public Works Director

Public Works received quotes to relocate the Depot and Caboose from their current locations to the vacant lot adjacent to 110 Pearl St. Devooght House Lifters submitted an estimate to relocate only the Depot at a cost of \$50,000.00. Wolfe House & Building Movers submitted quotes to relocate both the Depot (\$34,125.00) and the Caboose (\$32,550.00) for a total of \$66,675.00.

The railroad may contribute to the project and have asked the Town to submit a proposal for consideration during their budget process (which ends at the calendar year).

It is anticipated the project will be completed by end of 2019.

Action: Award contract to Wolfe House & Building Movers to relocate the Depot and Caboose in the amount of \$66,675.00

Motion: Marshburn  
Second: Behringer  
Vote: 4:0

### **Depot Renovation Contract**

Presenter: Forrest Jones, Public Works Director

Public Works received quotes to perform repairs to the exterior of the Depot, as well as digging the footings and installing the foundation. All exterior wood may need to be replaced, however, any wood in good condition will be recycled and used in the renovation process. Quality Design submitted a quote in the amount of \$90,266.57. Total Construction submitted a quote in the amount of \$83,433.28.

Action: Award a contract to Total Construction in the amount of \$83,433.28 to perform work outlined in quote 2624

Motion: Behringer  
Second: Marshburn  
Vote: 4:0

### **Kennedy Ridge Re-Submittal Time Lapse Waiver Request**

Presenter: Jeff Triezenberg, Planning Director

Request submitted by Dan Ryan Builders in accordance with Article 3.12.H.5. regarding Town Council consideration of waiving the one-year time-lapse requirement in Article 3.12.H.4. The request would allow an application similar to CUP-SB-19-01, Kennedy Ridge Subdivision, to be submitted to the Planning Department prior to August 4, 2020. If the time lapse waiver is approved, Kennedy Ridge would be required to go through the Town's review process as a new project which would include notifying neighbors.

Action: Consideration of request

Motion: Behringer  
Second: Vance  
Vote: 3:1

Council Member Singleton voted nay as this project was previously denied.

### **Pay and Class Vendor Selection**

Presenter: BD Sechler, Human Resources Director

Human Resources completed an analysis for a new vendor to conduct the annual pay and class study and the one time compression analysis. The compression analysis will include all positions/departments including the Fire Department. This will not impact the Town's policy of reviewing 1/3 of the current positions every year.

Action: Approve Ordinance (2019) 4009

Motion: Singleton  
Second: Marshburn  
Vote: 4:0

## **COMMITTEE REPORTS**

### **MANAGER REPORTS**

- garner info
- DOT Projects Update – several Town projects will be put on hold due to funding.

- Building & Permit Report
- Food Truck Rodeo – October 20
- Candidates Forum – October 8
- Little Mermaid playing at GPAC – October 18, 19, 25, 26
- Second meeting of October moved to Thursday, October 24
- Current GoTriangle route 102 being substituted for GoRaleigh route 20 beginning Monday, October 14<sup>th</sup>. This will create more of a commuter route and provide a more direct route to the downtown station as well as operating on an all-day cycle with hourly trips during peak times.

## **ATTORNEY REPORTS**

## **COUNCIL REPORTS**

Council expressed appreciation for the work performed by McAdams on the Yeargan and Meadowbrook master plans.

Behringer

- Reported DOT will be starting work tomorrow on the Don Robaugh bridge as well as making improvements to the railroad crossing at White Oak and Jones Sausage Roads.

Marshburn

- Recognized the GVFR for a successful Fireman’s Day event

Singleton

- Recognized the Public Works Department for the great condition of the South Garner park.

Motion: Marshburn

Second: Singleton

Vote: 4:0

## **CLOSED SESSION**

Pursuant to N.C. General Statutes 143.318.11(a)(3) “to consult with the Town Attorney regarding litigation.

Pursuant to N.C. General Statutes 143-318.11(a)(6) “to discuss the qualifications, competence, performance, character, fitness, or conditions of appointment of an individual public officer or employee.”

The Council met in closed session and no action was taken.

**ADJOURNMENT:** 9:40 p.m.

**The Town of Garner  
Town Council Meeting Minutes  
October 24, 2019**

The Council met in regular session at 7:00 p.m. in the Garner Town Hall located at 900 7<sup>th</sup> Avenue.

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

Present: Mayor Ronnie Williams, Mayor ProTem Ken Marshburn, Council Member Kathy Behringer, Council Member Buck Kennedy, Council Member Gra Singleton, and Council Member Elmo Vance

Staff Present: Rodney Dickerson-Town Manager, John Hodges-Asst. Town Manager-Development Services, Matt Royslance-Asst. Town Manager-Operations, Forrest Jones-Public Works Director, Rick Mercier-Communications Manager, Joe Stallings-Economic Development Director, Mari Howe-Downtown Development Manager, BD Sechler-Human Resources Director, David Beck-Finance Director, Chris Johnson-Town Engineer, William E. Anderson-Town Attorney, and Stella Gibson-Town Clerk

**PETITIONS AND COMMENTS**

**ADOPTION OF AGENDA**

Motion: Marshburn  
Second: Behringer  
Vote: 5:0

**PRESENTATIONS**

**Economic Development Annual Report**

Presenter: Joe Stallings, Economic Development Director and Mari Howe, Downtown Development Manager

Mr. Stallings and Ms. Howe presented the Garner Economic Development 2019 Annual Report.

**CONSENT**

**Ordinance Amending the White Oak Creek Sewer Outfall Project**

Presenter: David Beck, Finance Director

This amendment is to budget for the contract with North State Water & Sewer as approved by Town Council at the May 6, 2019 meeting. Construction costs will be budgeted at \$597,536 and a contingency of \$29,877. We propose to utilize a portion of the remaining Acreage Fees (\$313,913) and a reimbursement from the City of Raleigh's sewer oversizing policy, estimated to be \$313,500.

Action: Adopt Ordinance (2019) 4013

### **Nuisance Abatements**

Presenter: David Beck, Finance Director

Resolution declaring certain delinquent nuisance abatements as a lien on property. This resolution authorizes Wake County to add these abatement costs to Wake County property tax bills.

Action: Adopt Resolution (2019) 2393

### **Stop Conditions - Auburn Village Phase 2**

Presenter: Chris Johnson, Town Engineer

The Engineering Department is seeking approval of Stop Conditions in Auburn Village Phase 2. The stop signs are located at the intersection of Ivory Lane and Sea Foam Drive.

Action: Adopt Ordinance (2019) 4010

### **Stop Conditions - Oak Park Phase 3B**

Presenter: Chris Johnson, Town Engineer

The Engineering Department is seeking approval of Stop Conditions in Oak Park Phase 3B. The stop signs are located at the intersection of Laporte Path and Rossell Park Circle, as well as at the intersection of Leclaire Circle and Rossell Park Circle.

Action: Adopt Ordinance (2019) 4011

### **Stop Conditions - Clifford Grove Phase 2B**

Presenter: Chris Johnson, Town Engineer

The Engineering Department is seeking approval of Stop Conditions in Clifford Grove Phase 2B. The stop signs are located at the intersection of Blacktail Deer Lane and Clifford Road, as well as at the intersection of Blacktail Deer Lane and Pronghorn Deer Court.

Action: Adopt Ordinance (2019) 4012

### **Ordinance Amending the Fund 61 Project Budget**

Presenter: David Beck, Finance Director

This amendment is to budget funds for a payment to reimburse the Wake County Public School System (WCPSS) for improvements made to Frederick Road as part of the Vandora Springs Elementary School project. Council previously approved making the payment using fund balance at their August 27th work session meeting.

Action: Adopt Ordinance (2019) 4014



**Town of Garner v Wade Valentino Hankins, 19-CVS-13947**

Presenter: William E. Anderson, Town Attorney

Property owner/manager operates a residential rental housing complex in violation of zoning ordinance and Building Code. Lawsuit seeks injunction and civil penalty. The property owner has contacted the Code Enforcement official and may take care of the problems.

Action: Ratify the filing of the above-referenced lawsuit

Motion: Singleton  
Second: Behringer  
Vote: 5:0

**PUBLIC HEARINGS**

**NEW/OLD BUSINESS**

**Jones Sausage Road Easement Acquisition (intersection improvements at East Garner Road)**

Presenter: William E. Anderson, Town Attorney

Resolution for acquisition of additional utility easements for the Jones Sausage Road improvements, at 5878 and 5880 East Garner Road.

Action: Adopt Resolution (2019) 2394

**Additional New Rand Road Utility Easement Acquisition**

Presenter: William E. Anderson, Town Attorney

Resolution for acquisition of additional utility easements for the New Rand Road project, at 120 and 124 New Rand Road.

Action: Adopt Resolution (2019) 2395

**Fund Balance Update**

Presenter: Mike Franks, Budget and Special Projects Manager

Staff provided an update on fund balance following the close of fiscal year 2018-2019.

Action: No action required

**Personnel Policy**

Presenter: Rodney Dickerson

The objectives of the personnel policy manual are to ensure the Town's policies are up-to-date, clear, consistent, meet legal requirements and reflect the Town's culture as well as identifying actions approved by Council through budget process. A cross functional team of staff reviewed the policy manual and recommend modifications which included the requirement of review on an on-going basis.

Action: Authorize Town Manager to implement recommended changes and advise Council of any significant changes

Motion: Marshburn

Second: Vance

Vote: 5:0

## **COMMITTEE REPORTS**

### **MANAGER REPORTS**

- garner info
- Finance Report
- Capital Projects Status Update - FY2020 1st Quarter
- Early start at the October 29 Work Session to discuss the Capital Improvement Plan

### **ATTORNEY REPORTS**

### **COUNCIL REPORTS**

Kennedy

- Confirmed the numbers presented for the Depot were within the original budget and favorable.

Singleton

- Stated the DOT projects list was helpful
- Public Works Committee meeting next Tuesday at 8:30 a.m.

Marshburn

- Commended Joe Stallings for setting up a tour of the Amazon Fulfillment Center
- Asked if the traffic light at Timber and Aversboro Road could be recalibrated to decrease the amount of waiting on Aversboro Drive. Staff will reach out to DOT.

Kennedy

- Reported lights at Buffalo Road and 50 hanging for a while (the lights are installed but not activated). Staff will reach out to DOT.

Behringer

Asked that the trash be removed from Garner Road

- Asked that Council send a letter to DOT acknowledging delays on scheduled improvements.

Vance

- Reported the playground equipment at Garner Rec Park needs repair.

**CLOSED SESSION**

Pursuant to N.C. General Statutes 143-318.11(a)(3) to consult with the Town Attorney regarding litigation.

Motion: Marshburn  
Second: Kennedy  
Vote: 5:0

**RETURN TO REGULAR SESSION**

Council met in closed session and took no action.

**ADJOURNMENT:** 9:55 p.m.

DRAFT

**Town of Garner  
Work Session Minutes  
October 29, 2019**

The Council met in a Work Session at 6:00 p.m. in the Council Chambers located at 900 7<sup>th</sup> Avenue.

**CALL MEETING TO ORDER/ROLL CALL**

Present: Mayor Ronnie Williams, Mayor ProTem Ken Marshburn, Council Member Kathy Behringer, Council Member Buck Kennedy, Council Member Gra Singleton, Council Member Elmo Vance

Staff Present: Rodney Dickerson-Town Manager, Matt Roylance-Asst. Town Manager-Operations, John Hodges-Asst. Town Manager-Asst. Town Manager-Development Services, Mike McIver-Police Lieutenant, Jeff Triezenberg-Planning Director, Chris Johnson-Engineering Director, Gaby Lontos-Lawler, Joe Binns-Interim Police Chief.

**ADOPTION OF AGENDA**

Motion: Marshburn  
Second: Behringer  
Vote: 5:0

**REPORTS/DISCUSSION**

**Overview of Wake County Room Occupancy and Prepared Food and Beverage Taxes**

Presenter: Matt Roylance, Asst. Town Manager-Operations

Denise Foreman, Asst. County Manager presented the following overview of the Wake County Hospitality Program.

**Wake County Hospitality Taxes**

- State legislation approved in 1991 and amended in 1995 levies 6% on occupancy stays and 1% on prepared food and beverage countywide
- Wake County and City of Raleigh are responsible for oversight and approval for uses of revenues
- Revenues must be used for projects supporting arts, cultural, sports or convention
- Revenues in FY1995 = ~ \$12 million
- Revenues in FY2019 = ~ \$60 million

**Operating Principles**

Operating Principles developed to articulate the values of the community and stakeholders as it relates to the uses and governance of hospitality taxes in Wake County.

**Operating Practices**

- Summarizes the procedures and standards that guide the administration of uses of the Wake County Room Occupancy and Prepared Food and Beverage Taxes in accordance with the enabling legislation, Interlocal Agreements and Amendments and approved Guiding Principles

**Destination Strategic Plan**

- Completed by GRCVB in 2018
- Provides roadmap for increasing overnight visitation with strategies focused on:
  - Meetings & Conventions
  - Sports
  - Events
  - Individual Leisure
  - Key Attractors
  - Destination Development
  - Regional Demand Drivers
  - Quality of Place

#### **Staff Review Team**

- Operating Principles established a staff review team to assist City and County managers to help plan, review model scenarios and advise on the distribution of tax revenues
- Review Team:
  - Centennial Authority
  - City of Raleigh
  - Greater Raleigh Convention and Visitors Bureau
  - Town of Cary
  - Town of Knightdale
  - Town of Morrisville
  - Wake County
  - Wake County Hospitality Alliance

#### **Interlocal Reviews**

- An interlocal agreement between the City of Raleigh and Wake County along with 21 amendments articulate the oversight and uses of the revenues
- 20<sup>th</sup> Amendment called for a public review
  - Review Financial Models
    - Current Projections and Forecast
  - Review PNC Capital Plan
  - Review Convention Center Capital Plan
  - Inclusive of stakeholders
  - Complete by January 1, 2020

#### **Financial Planning Models**

- County serves as fiscal agent
- Financial models jointly maintained
  - Major Facilities Cash Flow Model – Wake County
  - Convention Center Complex Financing Plan - City of Raleigh
  - Consider long-term expenditure commitments within a model sensitivity analysis to minimize project and financing risk with debt repayment the highest priority
  - Maintain fund balance targets that provide adequate margin of error to minimize financing risk should revenue estimates fall short of projections

#### **Update on R-2828 Bicycle and Pedestrian Betterments for Future NC 540**

Presenter: Gaby Lontos-Lawlor, Senior Planner–Transportation

Ms. Lawlor provided an update of the planned bicycle and pedestrian improvements which will be included as part of NCDOT's R-2828 (Future NC 540, east of US 401 to east of I-40).

The Town requested provisions for bicyclists and pedestrians along overpasses over NC 540 Old Stage Road - sidewalk on west side, multi-use path on east side, NC 50 - Sidewalks on west and east side.

A Municipal Agreement is required for the betterments of which the Town would be responsible for 30% of the total - \$155k, funding source options consist of operational budget or fund balance. Funds are needed when the Agreement is executed.

Mayor ProTem Marshburn stated he was okay with moving forward and putting this item in the operational budget in the next fiscal year.

Staff advised these betterments are capital improvements and can be discussed during the Capital Improvement Plan review in November.

#### **UDO Re-Write - Draft Contract Presentation**

Presenter: Jeff Triezenberg, Planning Director

Mr. Triezenberg presented a draft contract with Stewart for a re-write of the Town's Unified Development Ordinance as recommended by the Garner Forward Comprehensive Plan.

Action: Consider placing on November 4 agenda

The Planning Department received four (4) responses to its Request for Qualifications package. Responding firms included Clarion, CodeWright, Stewart and WithersRavenel. A review panel consisting of representatives from Inspections (1), Engineering (1), Planning (3) and Administration (1) scored the responses with Stewart ranking as the top choice with their team being led by Ms. Cindy Szwarcokop, AICP. Planning met with the Stewart team on 10/22 to review and finalize the draft Scope of Work to be included in the contract. A budget amendment will be required.

Action: Place on the November 4 agenda for consideration

#### **MANAGER REPORTS**

- DOT notification that the traffic configuration at I40 & 70, traveling east on 70, north on 40, detour (take greenfield parkway, cross bridge, come back down to exit on 40North). Work should be completed by January 2020.

#### **COUNCIL REPORTS**

Kennedy

- Inquired as to the clearing off of Timber East between 50 and White Oak Road. Staff advised this is clearing only, there are no plans to develop at the present time.

Singleton

- Reported the Public Works Committee met this morning and made recommendations for two much needed stormwater projects; Staunton Meadows and Cloverdale.

Marshburn

- Asked if the resurfacing project for this year is complete. Staff advised it is complete and are working on the list for next year.

Behringer

- Asked Council to send a letter to DOT to express our concerns about Garner transportation projects being delayed and request reinstatement.
- Asked that new staff members come to a meeting and meet the Council.

Vance

- Asked when the sidewalk project on New Rand Road will start. Mr. Johnson advised staff is working on some easements as well as finalizing some insurance requirements with the contractor. Survey work should be complete in the next week or two; Duke Energy will start clearing operations first, then pole relocations, pre-con with contractor, with a start date mid to late November.
- Barbershop Rap Session on November 6 at 6:30 at Diamond Cutz.

Joe Binns named as Interim Police Chief

**ADJOURNMENT** – 7:57 p.m.

Motion: Kennedy  
Second: Behringer  
Vote: 5:0

**The Town of Garner  
Town Council Meeting Minutes  
November 4, 2019**

The Council met in regular session at 7:00 p.m. in the Garner Town Hall located at 900 7<sup>th</sup> Avenue.

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

Present: Present: Mayor Ronnie Williams, Mayor ProTem Ken Marshburn, Council Member Kathy Behringer, Council Member Buck Kennedy, Council Member Gra Singleton, Council Member Elmo Vance

Staff Present: Rodney Dickerson-Town Manager, Matt Roylance-Asst. Town Manager-Operations, John Hodges-Asst. Town Manager-Asst. Town Manager-Development Services, Jeff Triezenberg-Planning Director, David Beck-Finance Director, David Bamford-Planning Services Manager, Gaby Lontos-Lawler-Senior Planner-Transportation, Joe Binns-Interim Police Chief, Allison Jones-Planner, Rick Mercier-Communications Manager, Chris Johnson-Town Engineer, William E. Anderson-Town Attorney, and Stella Gibson-Town Clerk

**PLEDGE OF ALLEGIANCE:** Council Member Elmo Vance

**INVOCATION:** Council Member Elmo Vance

**PETITIONS AND COMMENTS**

**ADOPTION OF AGENDA**

Motion: Kennedy  
Second: Marshburn  
Vote: 5:0

**PRESENTATIONS**

**CONSENT**

**Re-appointment of Nancy Anderson to the Garner Volunteer Fire Rescue Board of Directors**

Presenter: Ken Marshburn and Kathy Behringer, Human Resources Committee

The Human Resources Committee recommended re-appointing Nancy Anderson as the Town's appointee to the Garner Volunteer Fire Rescue Board of Directors for an additional two year term, expiring November 18, 2021.

Action : Re-appoint Nancy Anderson to the Garner Volunteer Fire Rescue Board of Directors

**Council Meeting Minutes**

Presenter: Stella Gibson, Town Clerk

Council meeting minutes from October 3 and October 7, 2019 and closed session minutes from October 7, 2019.

Action: Adopt minutes

**Ordinance Amending the Operating Budget-Auto Maintenance Budget**

Presenter: David C. Beck, Finance Director



The Police Department had 2 vehicles that were damaged by hail in FY 2018-19. The insurance claim proceeds were received in FY 2018-19 but the vehicle repairs were not completed until FY 2019-20, therefore the revenue rolled into fund balance at fiscal year-end. This amendment appropriates funds out of fund balance to cover the cost of the repairs.

Action: Adopt Ordinance (2019) 4015

**Ordinance Amending the Operating Budget-Neighborhood Improvement**

Presenter: David C. Beck, Finance Director

This amendment moves all budgeted funds from the Neighborhood Improvement department over to the Planning department. The reorganization of the Neighborhood Improvement department was approved by Council at their July 1, 2019 meeting

Action: Adopt Ordinance (2019) 4016

**Ordinance Amending the Operating Budget-Paving Contract Changes**

Presenter: David C. Beck, Finance Director

This Ordinance budgets funds for FY 2019-20 additional paving projects previously authorized by Council. The Trade Street project will be a partial cost share with a business owner. The net cost to the Town will be \$12,180. The Lakeside Drive striping and bicycle lanes work will be an additional cost of \$80,094. These projects will be paid for out of General fund balance since Powell Bill funds have been depleted.

Action: Adopt Ordinance (2019) 4017

**Ordinance Amending the Operating Budget-Yeargan Property**

Presenter: David C. Beck, Finance Director

This Ordinance appropriates funds in FY 2019-20 for contracted mowing of the Yeargan property. Council authorized the contract during their 8/20/2019 regular meeting. Also, appropriates funds to pay the 2019 property taxes per the purchase agreement.

Action: Adopt Ordinance (2019) 4018

**Bee City USA Affiliation**

Presenter: Katie Lockhart, Outdoor Education and Parks Manager

Designation of the Town of Garner as a Bee City USA affiliate.

Action: Adopt Resolution (2019) 2396

**Stop Conditions - Johnson Place Subdivision**

Presenter: Chris Johnson, Town Engineer

The Engineering Department is seeking approval of a Stop Condition in Johnson Place Subdivision on Volunteer Street at the intersection with Johnson Street to serve as a basic traffic control measure.

Action: Adopt Ordinance (2019) 4024

**Public Works Committee Recommendation – Changes to Adopted Fee Schedule**

Presenter: John Hodges, Assistant Town Manager - Development Services

The Public Works Committee recommends adoption Construction Drawing Review Fees as proposed by the Town Engineer. The Committee also recommends increasing several subdivision Development Review Fees. The changes are proposed to take effect on January 1, 2020.

Action: Approve changes to the 2019-2020 Adopted Fee Schedule effective January 1, 2020

Motion: Marshburn  
Second: Vance  
Vote: 4:0

**PUBLIC HEARINGS**

**ANX 19-07, Avenues at White Oak**

Presenter: David Bamford, Planning Services Manager

Contiguous annexation petition submitted by Garner Road Partnership, LLC for 27.3 +/- acres located on E Garner Road and may be further identified as Wake County PIN# 1721-13-1030.

Action: Adopt Ordinance (2019) 4019

Action: Kennedy  
Second: Vance  
Vote: 5:0

**ANX 19-09, Town of Garner**

Presenter: David Bamford, Planning Services Manager

Contiguous annexation petition submitted by Town of Garner Planning for 45.11 +/- acres located on E Garner Road and may be further identified as Wake County PIN# 1721-03-3394.

Action: Adopt Ordinance (2019) 4020

Action: Marshburn  
Second: Kennedy  
Vote: 4:0

**ANX 19-10, CCAC Building Solutions**

Presenter: David Bamford, Planning Services Manager

Satellite annexation petition submitted by CCAC Investment Properties LLC for 5.78 +/- acres located at 2000 Waterfield Drive, and may be further identified as Wake County PIN# 1730-12-8487.

Action: Adopt Ordinance (2019) 4021

Action: Marshburn  
Second: Vance  
Vote: 4:0

**ANX-19-11, The Produce Box**

Presenter: David Bamford, Planning Services Manager

Contiguous annexation petition submitted by TPB Development LLC for 2.63 +/- acres located at 900 Withers Road, further identified as Wake County PIN# 1702-01-6102. The annexation also includes +/- 0.86 acres within the Withers Road right-of-way for a total of +/- 3.49 acres.

Action: Adopt Ordinance (2019) 4022

Motion: Marshburn  
Second: Behringer  
Vote: 4:0

**General Use Rezoning, Z-19-05 - 2201 E Garner Road**

Presenter: David Bamford, Planning Services Manager

Mayor Williams opened the public hearing and asked Mr. Bamford to provide the staff report.

General Use Rezoning application submitted by Crystal Buehler to rezone 0.78 +/- acres from Single-Family Residential (R-20) to Neighborhood Office (NO). The property is located at the northeast corner of E Garner Road and Auburn-Knightdale Road and may be further identified as Wake County PIN(s)# 1730-37-7432 and 1730-37-6391.

Ms. Buehler stated plans for this location include an open air seasonal produce market as well as flowers and other nursery items (such as trees, shrubs, and outdoor décor). Space will also be leased to food trucks.

Hearing no further comments, Mayor Williams closed the public hearing and called for a motion.

Action: Forward to the Planning Commission for consideration at their November 18, 2019, meeting

Motion: Marshburn  
Second: Vance  
Vote: 4:0

Mr. Anderson explained the procedures to be followed during the following hearings and asked Council if there were any reasons that would prevent them from making an impartial decision and to disclose any exparte communications. Hearing none, the Town Clerk administered the Affirmation of Oath to the following: David Bamford, Lauren Long, , Alison Jones, Chris Johnson, Pam Porter, Brian Leonard, Luis Ceron.

**CUD-Z-19-02 & CUP-SP-19-05, Centro Christiano Church**

Presenter: David Bamford, Planning Services Manager and Allison Jones, Planner

Mayor Williams opened the hearing and asked Mr. Bamford and Ms. Jones to provide the staff report.

The rezoning (CUD-Z-19-02) and associated site plan (CUP-SP-19-05) have been submitted to allow use of the existing site improvements as a religious institution. This site had previously been used as a child daycare operation (Ridoutts Nursery/Kindergarten). 600 Saint Mary’s Street was the location of the office and main daycare building, while the other lots, 602 and 604, were also part of the daycare campus. The site is currently zoned Single-Family Residential (R-12) and may be further identified as Wake County PIN(s)# 1711-41-4397, 1711-41-4289, and 1711-41-4252.

Mayor Williams closed the public hearing and called for a motion.

Action: Move the Town Council accept staff's statements regarding zoning consistency with the Garner Forward Comprehensive Plan, detailed in Section V of the staff report, as our own and in doing so also amend the Future Land Use Map from Medium-Density Residential to Civic & Institutional; and I therefore move further that the Town Council adopt Ordinance (2019) 4023 approving rezoning request CUD-Z-19-02 as it is reasonable and in the public interest because it will likely be compatible with the surrounding zoning, provide adequate buffering to adjoining residential uses per the conditions, and encourage redevelopment and reuse of existing sites and buildings that are complementary to the surrounding area.

Motion: Vance  
Second: Singleton  
Vote: 5:0

Action: Move the Town Council accept staff's statements regarding plan consistency in Section VII of the report as our own and find the application meets the 10 permit criteria in Section 3.14.D. and therefore approve CUP-SP-19-05, Centro Cristiano Church with the Town's standard conditions and two (2) site-specific conditions to be listed on the permit that will be prepared by staff.

Motion: Vance  
Second: Singleton  
Vote: 5:0

#### **SUP-SP-19-16 R&S Mechanical**

Presenter: Lauren Long, Planner I

Mayor Williams opened the public hearing and asked Ms. Long to provide the staff report.

Conditional Use Site Plan (CUP-SP-19-16) application submitted by Spaulding & Norris, PA on behalf of R&S Mechanical for light industrial/flex space. The site is located at the southwest corner of Garner Station and Junction Boulevards and may be further identified as Wake County PIN# 1701-18-2781. The predominate zoning of this area is multi-family (MF-2) and Service Business (SB).

Mayor Williams closed the public hearing and called for a motion.

Action: Move the Town Council accept the staff statements regarding plan consistency in Section V of this report as our own and find the application meets the 10 permit criteria in Section 3.14.D. and therefore approve CUP-SP-19-16, R&S Mechanical with the Town's standard conditions and five (5) site-specific conditions.

#### **NEW/OLD BUSINESS**

##### **Jones Sausage Road Widening Bid Award, NCDOT TIP#U-6099 (Amazon)**

Presenter: Chris Johnson, Town Engineer

Mr. Johnson explained this request is to authorize the bid award for Jones Sausage Road (TIP# U-6099) along the frontage of Amazon just south of the I-40 interchange.

Action: Authorize bid to ST Wooten Company pending concurrency by the NC Department of Transportation

Motion: Kennedy  
Second: Vance

Vote: 5:0

**UDO Re-Write - Contract Authorization**

Presenter: Jeff Triezenberg

Mr. Triezenberg presented the final draft contract with Stewart for a re-write of the Town's Unified Development Ordinance as recommended by the Garner Forward Comprehensive Plan.

Action: Authorize Town Manager to execute contract and approve budget amendment for \$25,000.00

Motion Marshburn  
Second Singleton  
Vote: 5:0

**COMMITTEE REPORTS**

**MANAGER REPORTS**

- garner info
- Woodland Road Resurfacing Update
- NCDOT Project Delay Letter
- Woodland Road is part of the active road resurfacing plan and should be complete mid-to-late Spring 2020. Council Member Vance added there are 400 NC DOT projects back on-line next year.
- Vandora Springs sidewalk project – City of Raleigh wants to replace the water line and will reimburse the Town for design as well as installation. A contract revision will need to be prepared. Council Consensus to add Timber Drive to Tiffany Circle to the project.

**ATTORNEY REPORTS**

**COUNCIL REPORTS**

Vance

- Commended PRCR for moving the Trick-or-Treat the Trails event to the GPAC and Avery Street Rec Center.

Behringer

- Several fire hydrants need to be cleaned and/or repainted. Mr. Dickerson will speak to the Fire Chief. Would like for new employees to be introduced to Council at a meeting.

Singleton

- Advised since approval of a portion of the Jones Sausage Road project, the Town has hired a firm to design
- Since the approved portion of Jones Sausage Road project, the Town has hired a design firm for preliminary design of the realignment of Jones Sausage Road from the end of the project south to the intersection to Garner Road. The design will match up to and through the project. Estimated project costs are \$1.3M, of which the Town will seek grant funding.

Council Member Kennedy had nothing to report

**CLOSED SESSION**

Pursuant to N.C. General Statutes 143.318.11(a)(3) to consult with the Town Attorney regarding litigation.

**RETURN TO REGULAR SESSION: 10:25 p.m.**

The Council met in closed session and took no action.

Motion: Singleton  
Second: Marshburn  
Vote: 5:0

**ADJOURNMENT:** 10:27 p.m.

DRAFT

Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: January 6, 2020		
Subject: PEG Media Partners Interlocal Agreement		
Location on Agenda: Consent		
Department: Administration		
Contact: Rick Mercier		
Presenter: Rick Mercier		
<b>Brief Summary:</b>  The document is an update and renewal of PEG Media Partners' Interlocal Agreement among the seven area municipalities--including the Town of Garner--that make up the non-profit video production and broadcast consortium. PEG Media Partners' Board of Directors unanimously approved the updated agreement at its Dec. 5 meeting. Garner's communications manager is the town manager's designee on the board.		
<b>Recommended Motion and/or Requested Action:</b> Approve the proposed agreement		
<b>Detailed Notes:</b> The updated interlocal agreement spells out in more detail how PEG Media Partners' assets would be distributed to member municipalities if the nonprofit were to dissolve. BACKGROUND: PEG Media Partners provides critical equipment, studio space and technical assistance to the Town in exchange for the Town allocating one of its PEG shares from the state to the nonprofit. Our involvement in PEG Media Partners enables the Town to produce quality video content for GTV11 and for the Town of Garner YouTube channel and other Town social media properties. The Town first entered into this partnership in 2011.		
<b>Funding Source:</b> No town operating funds; annual pass-through from state enables Town participation in PEG Media Partners		
Cost:	One Time: <input type="radio"/>	Annual: <input checked="" type="radio"/> No Cost: <input type="radio"/>
<b>Manager's Comments and Recommendations:</b>          		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	RKM	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		

## INTERLOCAL AGREEMENT

THIS INTERLOCAL AGREEMENT (the "Agreement") is made and entered into by, between, and among the TOWN OF ARCHER LODGE, a North Carolina municipal corporation ("Archer Lodge"); the TOWN OF CLAYTON, a North Carolina municipal corporation ("Clayton"); the TOWN OF GARNER, a North Carolina municipal corporation ("Garner"); the TOWN OF KNIGHTDALE, a North Carolina municipal corporation ("Knightdale"); the TOWN OF ROLESVILLE, a North Carolina municipal corporation ("Rolesville"); the TOWN OF WENDELL, a North Carolina municipal corporation ("Wendell") and the TOWN OF ZEBULON, a North Carolina municipal corporation ("Zebulon"). Each of Archer Lodge, Clayton, Garner, Knightdale, Rolesville, Wendell and Zebulon shall be referred to herein as a "Member" and collectively shall be known as the "Members."

### WITNESSETH

WHEREAS, North Carolina General Statutes § 66-350 *et. seq.*, commonly known as the State Cable Franchise law, requires cable service providers with a State-issued franchise to provide for and transmit public, educational, or governmental access channels ("PEG Channels"); and

WHEREAS, East Wake Television, a North Carolina non-profit corporation, and PEG Media Partnership, a North Carolina non-profit corporation (collectively, "PEG Media") are owned and operated by the Members for the purpose of providing community access television programming on four (4) certified PEG Channels; and

WHEREAS, the Members, through PEG Media, are committed to the delivery of the highest possible level of community access television programming to the citizens of the Members; and

WHEREAS, the Members desire to continue their existing relationship for the joint funding and operations of their PEG Channels; and,

WHEREAS, North Carolina General Statutes § 160A-460 *et. seq.*, commonly known as the Interlocal Cooperation Act, permits the Members to enter into an interlocal agreement to execute any power, function, public enterprise, right, privilege or immunity of local government on behalf of one another.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained in this Agreement, the sufficiency of which is hereby acknowledged, the Members agree as follows:

### ARTICLE 1. Definitions

For all purposes of this Agreement, unless the context requires otherwise, the following capitalized and underlined terms shall have the following meanings:

"ACT" shall mean Session Law 2006-151 of the State of North Carolina titled "An Act to Promote Consumer Choice in Video Service Providers and to Establish Uniform Taxes for Video Programming Services" as signed into law by Governor Michael F. Easley on or about July 20, 2006 and as subsequently codified at North Carolina General Statutes § 66-350 *et. seq.*, as amended.



"EFFECTIVE DATE" shall mean the latest date of execution by any one of the Members as evidenced from the signature pages of this Agreement.

"EXPIRATION DATE" shall mean 11:59 p.m. Eastern Time on that date marking the end of the Term.

"PEG CHANNELS" shall mean any public, educational, or governmental access channel provided to any or all Members by Spectrum Cable, AT&T, Google, its successors in interest, or other Cable system ( as defined by the Act) providing Cable service (as defined by the Act) within the jurisdictions of the Members.

"PEG FUNDS" means the funds received from distributions made pursuant to N.C .G.S . 105-164.44I(a) and supplemental P E G channel support funds distributed pursuant to N.C .G.S. § 105-164.44I(b).

"PERMANENTLY INSTALLED EQUIPMENT" shall mean equipment and cabling fastened to real property where removal would damage the real property.

"STATE" shall mean the State of North Carolina along with any agency of the State of North Carolina charged with administering the provisions of the Act.

"TERM" shall mean collectively the Initial Term plus any Subsequent Term created pursuant to this Agreement.

## ARTICLE 2. Joint Operations Agreement

Agreement. The Members hereby agree and covenant that they shall jointly fund and operate PEG Media pursuant to the terms of this Agreement.

Term. The initial term of this Agreement shall be for a period of three (3) years commencing on the Effective Date. Unless otherwise terminated as provided for in Article 7, this Agreement shall automatically renew for an additional three (3) year term upon the same terms and conditions provided for herein (the "Subsequent Term").

2.1. Governance. The Board of Directors ("Board") of PEG Media shall consist of the six (6) Town Managers of Clayton, Garner, Knightdale, Rolesville, Wendell and Zebulon, or their designee, and the Town Administrator of Archer Lodge, or its designee (the "Directors"). The Board shall be responsible for establishing the By-laws and policies and procedures for PEG Media. The Board shall:

2.1.1. Insure compliance with the provisions of Article 3 of Chapter 159 of the North Carolina General Statutes, commonly known as The Local Government Budget and Fiscal Control Act, as it relates to Public Authorities; and

2.1.2. Conform programming to the requirements set forth by Article 3 of this Agreement; and

2.1.3. Adopt a budget and monitor the status of receipts from PEG Funds; and

2.1.4. Expend PEG Funds in accordance with restrictions imposed by North Carolina Law; and

2.1.5. Contract with other towns, organizations or companies, for the operation of the PEG Channels; and

2.1.6. Employ appropriate staff, including a Studio Director, who shall manage the daily operations of the PEG Channels, sign documents on behalf of PEG Media, purchase supplies and equipment provided for in the budget, set the programming schedules, hire staff, utilize professional consultants and serve as chief liaison between PEG Media, the Members, the appropriate State agencies charged with administering the provisions of the Act and the cable providers.

Paid employees of PEG Media, if any, shall be considered employees of PEG Media and shall not be considered employees of the individual Members and shall not be eligible for town benefits, including but not limited to, the Local Government Employees Retirement System.

#### Meetings of PEG Media.

2.2.1. Quarterly Meetings. The Directors shall meet at least quarterly to adopt a budget and to discuss and adopt rules or policies governing the management, operations, programming, maintenance, or funding of PEG Media.

2.2.2. Other Meetings. For any of the purposes expressed by this Agreement and in recognition of the mutual benefits accruing to the Members from the active coordination and cooperation of the Members, in supplement to the quarterly meetings, the Directors agree to meet from time to time (in person or online), as is reasonable and necessary, to coordinate, discuss, decide, adopt, or amend By-laws, rules or policies governing the management, operations, programming, or maintenance of PEG Media.

2.2.3. Voting. The Members hereby designate the Directors as the proper representatives at meetings described by this Section 2.4. The adoption or amendment of the By-laws or any budget, rule, or policy of PEG Media shall require a 4/7 vote of the-Directors. Online voting is authorized with a fixed time period of at least 48 hours to respond.

2.2.4. Ad Hoc Committees. The Board may appoint temporary Ad Hoc Committees, made up of at least three (3) Directors, to study issues and make recommendations to the full Board.

### ARTICLE 3. Programming

All programming provided on PEG Channels shall be non-commercial in nature as required by the FCC and N.C .G.S. § 66-357(f).

Video programming shall be provided on the PEG Channels to meet requirements of North Carolina State statutes.

It is anticipated by the Members that the Members may wish to acquire additional PEG Channels during the Term or broadcast additional Cable services. The Members intend that any future-acquired PEG Channels be governed pursuant to this Agreement.

#### ARTICLE 4. PEG Media Funding

4.1. Source of Funds. For the purpose of ensuring that adequate financial resources are available to accomplish the goals of the Members, hereto, each of the Members hereby commits individually and severally to making all best efforts reasonably necessary to financially support-PEG Media. Without limiting the foregoing, the Members explicitly commit as follows:

4.1.1. Certified PEG Channels. Each of the Members individually shall certify to the State on or before the due date established by the North Carolina Department Revenue each year of the Term the number of qualifying PEG Channels operated by the Member, currently two each.

4.1.2. Grants. At the request of the Studio Director, the Members shall apply, either individually or collectively, as determined by the Studio Director, for any grant monies available to PEG Channels-

4.1.3. PEG Channel Supplemental Support. Funds distributed quarterly to the Members from the North Carolina Department of Revenue for Supplemental PEG Channel Support pursuant to N.C .G.S. §§ 105-164.44I and 105-164.44J shall be transferred immediately to and expended only for the operation and support of the PEG Channels.

4.2. Loss of Funding. If N.C.G.S. § 105-164.44I is repealed or changed such that PEG Media loses all or a significant portion of its State funding (fifty-one percent or more), each Member shall have the right to immediately withdraw from this Agreement. Members withdrawing based on loss of funding shall have the right to keep assets assigned to them for their use (audio and video recording equipment installed in Board room) and shall retain their interest in the equipment, furnishings and other assets of PEG Media.

#### ARTICLE 5. Title to Property

Title to any Permanently Installed equipment or fixtures acquired during the Term shall be with the fee owner Member of the real property to which the installed equipment or fixtures are affixed.

Title to any real property constructed on previously owned property shall remain with the Member holding title to such property.

#### ARTICLE 6. Assets

6.1 Sale of Assets. The Studio Director may sell surplus assets of PEG Media as necessary in the reasonable discretion of the Studio Director. Funds received from the sale of surplus-assets shall be used for the operation of PEG Media.

6.2 Termination Right. Should any Member exercise its Termination Right (as defined in Article 7 herein), and the remaining Members agree to continue the operation of PEG Media through a new agreement, all real property, personal property, equipment, and inventories shall remain with PEG Media; the terminating Member shall lose their right to any furniture, equipment or other assets, including proceeds in the event of a future dissolution.

6.3 Planning For Dissolution. The distribution of PEG Media's assets before dissolution shall be made in accordance with the Policy for the Distribution of the Corporation's Assets Before Dissolution, as approved by the Board and as amended from time to time (the "Planning For Dissolution Policy"), which is attached hereto as Exhibit A and incorporated herein by this reference. Notwithstanding anything herein to the contrary, in the event a Member withdraws from this Agreement pursuant to Section 7.2 herein, such Member shall be deemed to be a member of PEG Media on the last day of operation, solely for the purpose of distributing assets in accordance with the Policy on the Distribution of the Corporation's Assets Before Dissolution.

6.4 Dissolution. Upon the dissolution of the organization, assets shall be distributed for one or more exempt purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose. Any such assets not disposed of shall be disposed of by a court of competent jurisdiction in the county in which the principal office of the organization is then located, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

## ARTICLE 7. Termination or Withdrawal

7.1 Termination. This Agreement shall not otherwise be terminated prior to the end of its Term except as follows:

7.1.1 Unanimous Vote. This Agreement may be terminated at any time upon the unanimous vote of all the Directors at a duly called meeting. In which event, PEG Media shall be dissolved and the assets shall be distributed in accordance with the policy for the Distribution of the Corporation's Assets Upon Dissolution, as approved by the Board.

7.1.2 90 Days' Notice. This Agreement may be terminated by any Member through written notice to the other Members made no less than ninety (90) days prior to the proposed termination date (the "Termination Right"). Should any Member exercise its Termination Right this Agreement shall terminate upon the Expiration Date. If the remaining Members agree to continue the operation of PEG Media through a new agreement, then the terminating Member shall lose their right to any furniture, equipment or other assets, including proceeds in the event of a future dissolution.

## 7.2. Withdrawal.

Loss of Funding. In accordance with Section 4.2, each Member shall have the right to immediately withdraw from this Agreement if PEG Media loses all or substantially all its State funding. Members withdrawing from this Agreement based on loss of funding shall have the right to keep assets assigned to them for their use (audio and video recording equipment installed in Board room) and shall retain their interest in the equipment, furnishings and other assets of PEG Media.

Super Majority Vote. This Agreement may be modified by allowing a Member to voluntarily withdraw from this Agreement on an affirmative vote of at least five (5) Directors. In the event a Member withdraws in accordance with this Section, such Member shall have the right to keep assets assigned to them for their use. The Board may allow the Member to retain their interest in the equipment, furnishings and other assets of PEG Media.

## ARTICLE 8. Miscellaneous Provisions

Notices. Any notice, demand, consent, agreement, request or other communication required to be given, served, sent or obtained hereunder (a "Notice") must be in writing, and must be either (i) mailed by first-class mail, registered or certified, return-receipt requested, postage prepaid, (ii) hand delivered personally or by nationally recognized courier service, fees prepaid or (iii) transmitted by telecopy, addressed as follows:

If to Archer Lodge:

Town of Archer Lodge c/o Town Administrator  
Archer Lodge Town Hall  
Archer Lodge Town Hall  
14094 Buffalo Road  
Archer Lodge, NC 27527

If to Clayton:

Town of Clayton c/o Town Manager  
Clayton Town Hall  
P.O. Box 879  
Clayton, NC 27528

If to Garner:

Town of Garner c/o Town Manager  
Garner Town Hall  
900 Seventh Ave,  
Garner, NC 27529

If to Knightdale:

Town of Knightdale c/o Town Manager  
950 Steeple Square Court  
Knightdale, NC 27545

If to Rolesville:

Town of Rolesville c/o Town Manager  
Rolesville Town Hall  
PO Box 250  
Rolesville, NC 27571

If to Wendell:

Town of Wendell c/o Town Manager  
15 E Fourth St  
Wendell, NC 27591

If to Zebulon:

Town of Zebulon c/o Town Manager  
Zebulon Town Hall  
1003 N. Arendell Avenue  
Zebulon, NC 27597

Each party may designate by notice a new address to which any notice thereafter may be given, served, or sent. Each notice that is delivered in the manner described above will be deemed given and received for all purposes at the earlier of such time as it is delivered to the addressee (with the return-receipt, courier delivery receipt or telecopy answer-back confirmation being deemed conclusive evidence of such delivery) or such time as delivery is refused by the addressee upon presentation.

Amendments. No modification or amendment of this Agreement, including the Dissolution Policy attached hereto as Exhibit A, will be valid or binding upon any Member(s) unless in writing and signed by the Member(s) against whom such modification or amendment is asserted.

Entire Agreement. This Agreement constitutes the entire agreement between the Members with respect to an interlocal agreement for the joint funding and operations of PEG Media. All previous undertakings or agreements between the Members with respect to these matters are merged herein and superseded hereby. No representation, promise, or inducement not included herein shall be binding on any Member hereto.

**Transferability.** No additional Members shall be allowed to participate during the Term. This Agreement shall not be transferred or assigned, either voluntarily or involuntarily. Any purported transfer or assignment of a Member's rights under this Agreement shall be null and void, and shall not transfer any rights, interest or title to the purported transferee.

**Interpretation.** If there arises any issue regarding the intent of the Members to this Agreement or the interpretation of any provision of this Agreement or any ambiguity arising from this Agreement, no presumption or burden of proof shall arise favoring or disfavoring any Member, and this Agreement shall not be strictly construed against any Member. When the context in which a word is used in this Agreement indicates that such is the intent, a word in the singular number shall include the plural and vice-versa, and a word in the masculine gender shall include the feminine and neuter and vice-versa. Any use in this Agreement of any form of the verb "to include" means the word stated but not limited to. The paragraph headings or titles used in this Agreement are for convenience only, and shall not define, limit, extend or interpret the scope of this Agreement or any particular section, paragraph or provision of this agreement. Any reference in this Agreement to any statute, code, rule or law (collectively or individually, a "Law") shall include any amendments to the Law referred to, any comparable successor Law that replaces the Law referred to, as well as any amendments to any such successor Law.

**Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of North Carolina without giving effect to any conflict of law rule or provision thereof that would cause the application of the laws of any other jurisdiction.

**Faxed Signatures.** Any party to this Agreement transmitting its signature on this Agreement by telecopy shall be deemed to have accepted and adopted such telescoped signature as that party's original signature, and to have accepted that the same is sufficient to bind that party to this Agreement as if that party's original handwritten signature were attached hereto, it being the intention of the Members that a telescoped signature on this Agreement is binding from the time a copy of this Agreement with a party's signature is telescoped to another party hereto, and that any person may rely on the authority thereof for implementing the provisions of this Agreement.

**Severability.** The Members intend that this Agreement be enforced to the fullest extent permissible under the Law and public policy applied by any jurisdiction in which enforcement is sought. Accordingly, if any provision, sentence, phrase or word of this Agreement, or the application thereof to any person or circumstance, or the enforceability thereof in any jurisdiction, is held invalid, the remainder of this Agreement, or the application of such provision, sentence, phrase or word to persons or circumstances other than those as to which it is held invalid, or the enforceability thereof in other jurisdictions, shall not be affected thereby.

**Agreement in Counterparts.** This Agreement may be executed in several counterparts, each of which shall be deemed an original, and all of which shall constitute one and the same instrument. In addition, this Agreement may contain more than one counterpart of the signature pages, and this Agreement may be executed by the affixing of the signatures of each of the Members to one of such counterpart signature pages. All of such signature pages shall be read as though one and they shall have the same force and effect as though all of the signers had signed a single signature page.

Other Documents. The Members agree to execute such other documents as may be necessary for the implementation and consummation of this Agreement and the covenants contained herein.

Force Majeure. If either party is delayed or hindered in or prevented from the performance of any act required under this Agreement by reason of strike, lockouts, labor troubles, power failure, riots, insurrection, war, fire, earthquake, flood, explosion, governmental sanctioned embargo, acts of God, inclement weather or other reason beyond such party's control of like or unlike nature or cause, then performance of such act shall be excused for the period of the delay, and the period for the performance of any such act shall be extended for a period equivalent to the period of such delay.

Third-party Beneficiaries. Except as may be otherwise expressly provided herein, this Agreement shall not confer any rights or remedies upon any person or entity other than the Members hereto, and their respective successors and permitted assigns.

Injunctive Relief. The Members acknowledge that any breach or violation of this Agreement will cause irreparable harm to the non-breaching Members for which there is no adequate remedy at Law. Accordingly, in addition to any other remedies available at law or equity, any Party hereto that is aggrieved by a breach or threatened breach of any of the provisions of this Agreement shall be entitled to seek from any court of competent jurisdiction an order for specific performance and/or for temporary and/or permanent injunctive relief to enforce the provisions of this Agreement without the necessity of proving actual damages or posting bond or other security.

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IN WITNESS WHEREOF, the Members have caused this Agreement to be ratified by resolution of their governing boards or councils as evidenced by the minutes of their governing boards or councils, and executed by their duly authorized officers as of the date noted below each signature.

**THE TOWN OF ARCHER LODGE,**  
a North Carolina municipal corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Title: \_\_\_\_\_

**THE TOWN OF CLAYTON,**  
a North Carolina municipal corporation

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Title: \_\_\_\_\_

**THE TOWN OF GARNER,**  
a North Carolina municipal corporation

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Title: \_\_\_\_\_

**THE TOWN OF KNIGHTDALE,**  
a North Carolina municipal corporation

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Title: \_\_\_\_\_

**THE TOWN OF ROLESVILLE,**  
a North Carolina municipal corporation

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Title: \_\_\_\_\_

**THE TOWN OF WENDELL,**  
a North Carolina municipal corporation

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Title: \_\_\_\_\_

**THE TOWN OF ZEBULON,**  
a North Carolina municipal corporation

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Title: \_\_\_\_\_

## **Policy on the Distribution of the Corporation's Assets Before Dissolution**

The Board, on a positive vote of five (5) Members at a regularly called meeting, shall set a future date for dissolution.

Employees of PEG Media shall immediately be notified of the dissolution date and the last date of their employment.

All personal property, equipment and inventories located in the various town halls and used by the Members to record board meetings or to generate content shall remain there and become property of that Member.

The exclusive use of the Studio building shall revert to the Town of Knightdale the day after dissolution.

Certain equipment located in the Studio and used to broadcast a cable TV signal or generate content may be given to one or more of the Members for their use with approval of the Board. An estimate of the value shall be made for such equipment and the value deducted from the proceed split if any.

All other personal property, equipment and inventories of PEG Media shall be sold online, at auction or any method approved by the Board and consistent with state law. After all payroll, leave, taxes, bills, accounts payable and obligations are paid in full the proceeds shall be split equally among the Members, as it exist on the last day of operation, of PEG Media. These proceeds may only be used by the Members as allowed by state law.

The current Members are currently the towns of Archer Lodge, Clayton, Garner, Knightdale, Rolesville, Wendell and Zebulon.

All other assets shall be distributed according to IRS provisions (Section 6.4).

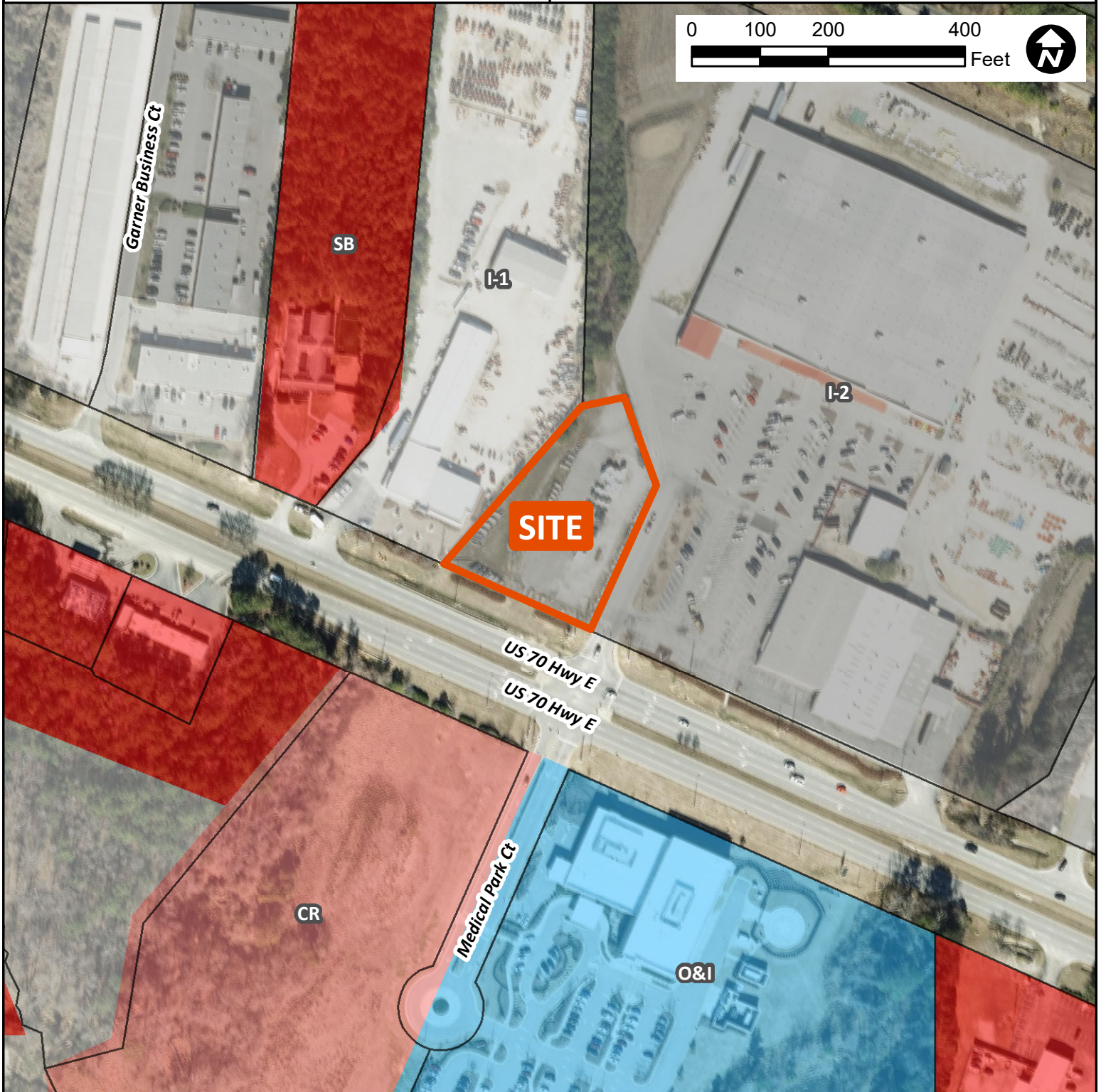
Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date: January 6, 2020		
Subject: CUP-SP-19-23, KS Bank		
Location on Agenda: Public Hearings		
Department: Planning		
Contact: Stacy Harper, AICP; Principal Planner		
Presenter: Stacy Harper, AICP; Principal Planner		
Brief Summary:  K&J Garner, LLC is requesting conditional use site plan (CUP-SP-19-23) approval for a bank. The 1.287 +/- acre site is located at 409 US HWY 70 E and can be further identified as Wake County PIN 1721-00-5312.		
Recommended Motion and/or Requested Action: Approve with four conditions		
Detailed Notes: The request is for a 2,196 square foot financial institution, KS Bank. The proposed parcel is currently part of the tract containing Agri-Supply. A minor subdivision plat will be required prior to building permit approval. A neighborhood meeting was held October 24, 2019.		
Funding Source: n/a		
Cost:	One Time: <input type="radio"/>	Annual: <input type="radio"/> No Cost: <input checked="" type="radio"/>
Manager's Comments and Recommendations:		
Attachments Yes: <input checked="" type="radio"/> No: <input type="radio"/>		
Agenda Form Reviewed by:	Initials:	Comments:
Department Head:	JST	
Finance Director:		
Town Attorney:		
Town Manager:	RD	
Town Clerk:		



# Town of Garner Planning Department

## Conditional Use Applications CUP-SP-19-23



**Project:** *KS Bank*  
**Applicant:** *Thompson & Associates*  
**Owner:** *K&J Garner, LLC*  
**Location:** *409 U.S. HWY 70 E.*  
**Pin #:** *1721-00-5312*

**Proposed Use:** *Bank*  
**Current Zoning:** *Heavy Industrial District (I-2)*  
**Acreage:** *1.29*  
**Overlay:** *I-40/US 70 Special Highway Overlay*

## Planning Department Staff Report

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**TO:** Honorable Mayor and Town Council

**FROM:** Stacy Harper, Principal Planner

**SUBJECT:** *Conditional Use Permit # CUP-SP-19-23, KS Bank*

**DATE:** January 6, 2019

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### I. PROJECT AT A GLANCE

**Project Number:** CUP-SP-19-23, KS Bank

**Applicant:** K&J Garner, LLC

**Owner:** K&J Garner, LLC

**Plan Prepared by:** Thompson & Associates, PA

**General Description -**

**Proposed Use:** Financial Institution

**Project Location:** 409 US Hwy 70 East

**Wake Count PIN(s):** 1721-00-5312

**Zoning Classification:** Industrial-2 (I-2)

#### **Key Meeting Dates –**

**Neighborhood Meeting:** October 24, 2019

**Planning Commission:** December 16, 2019

**Town Council Public Hearing:** January 6, 2020

## II. BACKGROUND / REQUEST SUMMARY



The proposed use of the property is bank/financial institution. The request is for a 2,196 square foot bank with drive-thru.

The site is currently part of the Agri-Supply tract but will be subdivided as a condition if approved.

The site is zoned Industrial-2 (I-2) and is part of Conditional Use District I-2C59. Banks/Financial Institutions are allowed within the conditional use district but the district regulations state that all uses allowed within the district shall require a conditional use permit.

## III. COMMUNITY INFORMATION

**Overall Neighborhood Character:** This project is located along US Hwy 70 East. The predominant uses in this area are commercial, industrial and office. The Garner Forward Plan designates this area as Corridor Commercial and Light Industrial Center.

**Traffic:** NCDOT reported average daily trips of 28,000 per day in this area in 2017.

**Neighborhood Meeting:** A neighborhood meeting was held on October 24, 2019 at 5 p.m. in the tractor museum/ "old store" adjacent to the proposed outparcel. Two people who were biking in the area stopped in to look at the tractors but were not interested in the proposed development. The meeting was closed at 6 p.m.

**IV. SITE PLAN PROJECT DATA**

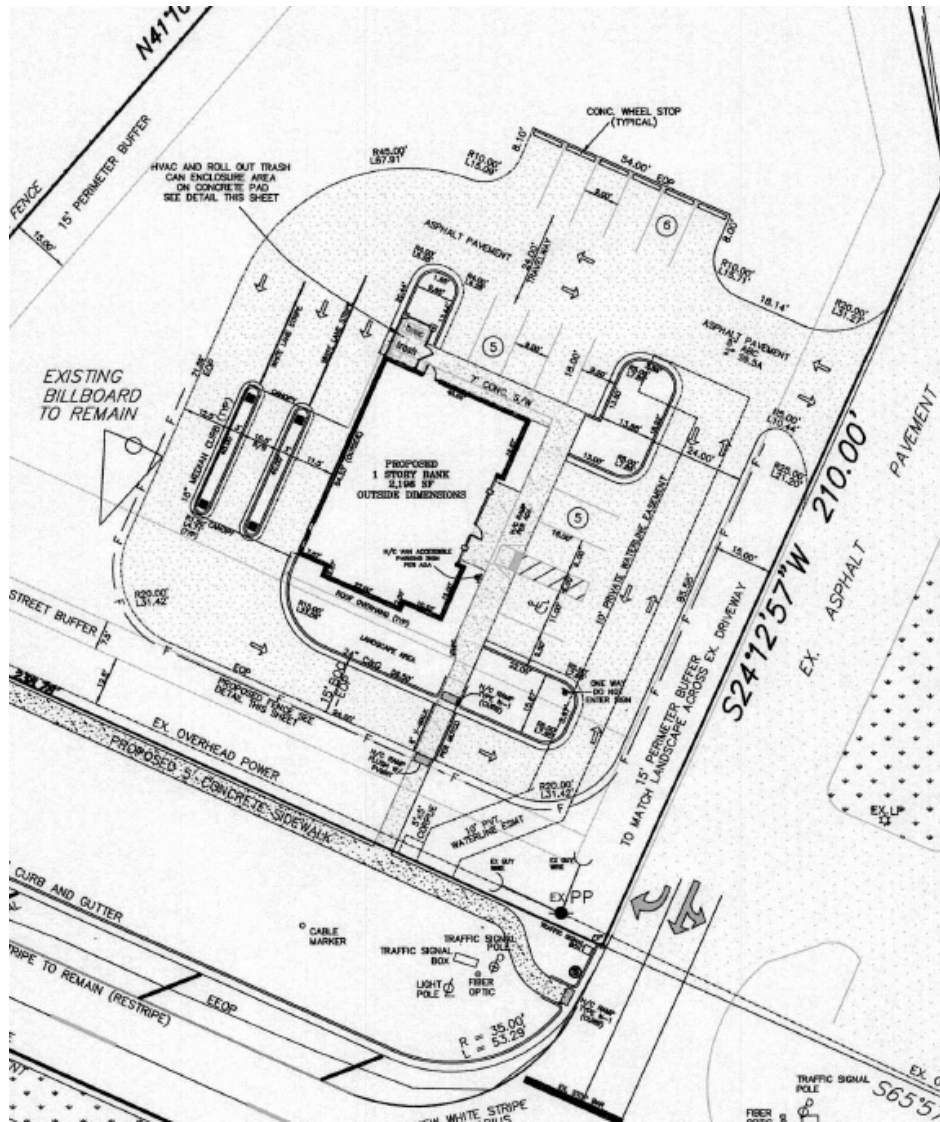
**Acreage:** 1.287 acres

**Minimum Lot Size:** N/A

**Setbacks:** Front – 50'  
Rear – 0'/25'\*  
Side – 0'/25'\*  
Corner Side – 35'

\*0' when it abuts non-residential/25' when it abuts residential

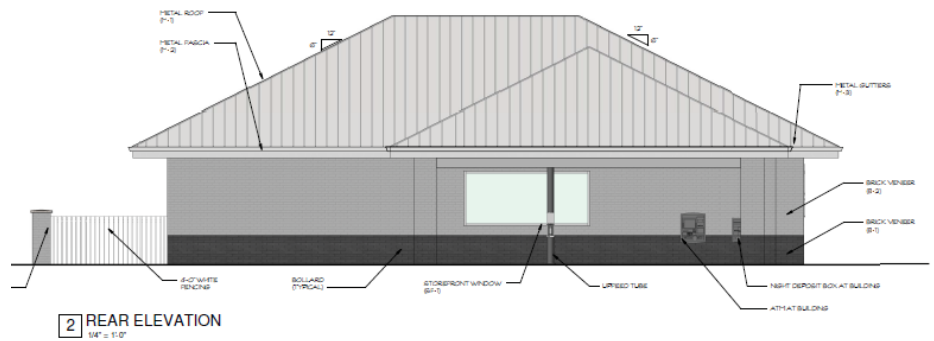
**Building Size:** 2,196 square feet





**Building Material and Color:**

The building will be constructed of both dark and light gray brick veneer with a standing seam metal roof.



**Landscape and Buffer Requirements:**

**Tree Cover:** 12% requirement met with 2% existing trees and 10% replacement trees.

**Street Buffer:** There is a 7.5-foot buffer (horizontal distance separation only) adjacent to US 70 East per the requirements of the US 70/401 Overlay.

**Perimeter Buffers:** A 15-foot perimeter buffer is provided on three sides of the property.

**Vehicular Service Area:** VSA plantings are provided as screening in the form of shrubs as well as canopy trees in planted islands.

**Environmental Features:**

This site does not contain FEMA designated floodplain.



**Fire Protection:**

The Inspections Department has reviewed the plan for fire protection and given their approval.

**Parking:**

Parking is based on the square footage (2,196) of retail sales and service which is 1 space for every 200 square feet.

- Required: 11
- Proposed: 16

**Lighting:**

Proposed lighting meets the requirements of the Lighting Ordinance as well as meeting staff recommendations for LED fixtures. All fixtures have zero uplight, low glare and a warm white light exhibiting a color temperature of no more than 4,000 K (Kelvin).

**Infrastructure:** **Water/Sewer** - Connection to the City of Raleigh public sanitary sewer and water system will occur through existing infrastructure.



**Stormwater Management:** KS Bank commercial site that is not located within the watershed protection area. Since this is a redeveloped site with a decrease in impervious surface, no stormwater management devices or payments are required for this redevelopment.

**Frontage Improvements:** The KS Bank site contains approximately 240 linear feet of frontage on US 70. Within the existing 200' right-of-way, the development will add an additional lane of pavement to conform to the future US 70 section, along with curb and gutter and sidewalk. Sidewalk will be located just inside the right-of-way to allow ample separation between pedestrian and vehicular traffic. Traffic entering the site will do so by an existing private driveway on the east edge of the development.

**Site Access:** There is a single point of access will be from US 70 East via an existing internal driveway.

**Traffic Impact Analysis:** Not required.

## **V. SITE PLAN CONFORMITY WITH APPLICABLE ADOPTED TOWN PLANS AND POLICIES**

### **2018 Garner Forward Transportation Plan:**

The 2018 Garner Forward Transportation calls for US 70 to be a six-lane divided section in this area; therefore, with the addition of a lane of pavement, along with curb, gutter and sidewalk these plans may be considered consistent with the recommendations of the 2018 Garner Forward Transportation Plan.

### **Parks & Recreation, Open Space & Greenways Master Plan:**

A review of the Parks and Recreation, Open Space and Greenways Master Plan revealed no plan recommendations in the project area; therefore, this project, as proposed, may be considered consistent with the Parks & Recreation, Open Space & Greenways Master Plan.

### **Unified Development Ordinance Regulations:**

After sufficient review and plan revisions, staff finds that this project, as now proposed, may be considered consistent with the regulations of the Unified Development Ordinance so long as the following project specific conditions are met:

1. Prior to obtaining a building permit, the lot must be a lot of record.
2. Prior to receipt of approved plans, Engineering Department inspection fees must be paid to the Town of Garner; and
3. Prior to issuance of the first building permit, all applicable water and sewer fees must be paid to the City of Raleigh Public Utilities Department; and
4. Prior to issuance of the first building permit, an approved NCDOT encroachment agreement for widening of US 70 must be received by the Engineering Department.

## **VI. PLANNING COMMISSION NOTES AND RECOMMENDATION**

The Planning Commission reviewed this request at their December 16, 2019. The Planning Commission unanimously confirmed staff's findings in Section V that CUP-SP-19-23, KS Bank, is in conformity with adopted town plans and policies.

**CUP-SP-19-23 – KS Bank**

*Conditional Use Permit Motion Worksheet*

**Choose one (1) of the following two (2) options:** *(staff recommendation is highlighted below) If not accepting staff recommendation, please select your own finding from below options.*

**1. Find Consistent with Town plans and ordinances and Approve:**

2. Find Inconsistent with Town plans and ordinances and Deny:

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**Please find the correlating motion option below to make your motion (number 1 or 2):**

**1. Find Consistent with Town plans and ordinances and Approve:**

“I move that the Council accept the staff statements regarding plan consistency in Section V of this report as our own and find the application meets the 10 permit criteria in Section 3.14.D. and therefore approve CUP-SP-19-23, KS Bank.”

**Optional (conditions – mark, fill in and read all that applies):** ...and including the following reasonable conditions necessary to address the impacts of the proposed development on:

\_\_\_ adjoining property,

\_\_\_ the existing natural and man-made features of the site,

\_\_\_ off-site and on-site traffic flow,

\_\_\_ public utilities,

\_\_\_ such other public services or goals of the Comprehensive Growth Plan or the Transportation Plan that may be negatively impacted by the proposed development *(enumerate plan services/goals):*

\_\_\_\_\_  
\_\_\_\_\_

**Condition #1:**

\_\_\_\_\_  
**Condition #2, etc.:**

2. Find Inconsistent with Town plans and ordinances and Deny:

"I move that the Council find the application does not meet one or more of the criteria in Section 3.14.D. for granting a special use permit,

***(Check and read all that apply – include stated reason/evidence)***

1. The proposed use will endanger the public health or safety  
*because/as evidenced by* \_\_\_\_\_;
2. The proposed use will substantially injure the value of adjoining or abutting property;  
*because/as evidenced by* \_\_\_\_\_;
3. The proposed use does not comply with all applicable provisions of this UDO;  
*because/as evidenced by* \_\_\_\_\_;
4. If completed as proposed, the development will not comply with all requirements of this section;  
*because/as evidenced by* \_\_\_\_\_;
5. The proposed use will not be compatible with the proximate area in which it is to be located;  
*because/as evidenced by* \_\_\_\_\_;
6. The proposed use is inconsistent with the Transportation Plan, other relevant adopted plans and policies, and the stated purpose and intent of this UDO (the fact that the use is permitted under certain circumstances in the zoning district creates a rebuttable presumption that the proposed use is in harmony with the intent of the UDO as relates to the general zoning plan);  
*because/as evidenced by* \_\_\_\_\_;
7. The proposed use is incompatible with adjacent uses in terms of building scale, site design, buffering and screening, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);  
*because/as evidenced by* \_\_\_\_\_;
8. Any significant adverse impacts resulting from the use will not be mitigated or offset, including impacts on the natural environment;  
*because/as evidenced by* \_\_\_\_\_;
9. The public safety, transportation and utility facilities and services will not be available to serve the subject property while maintaining sufficient levels of service for existing development;  
*because/as evidenced by* \_\_\_\_\_;
10. Adequate assurances of continuing maintenance have not been provided;  
*because/as evidenced by* \_\_\_\_\_;

and therefore, deny Conditional Use Permit for KS Bank – CUP-SP-19-23.

New Garner KS Bank Branch  
Neighborhood Meeting Minutes  
October 24th, 2019; 5-6 PM EST

Notices for the neighborhood meeting were mailed out on Monday October 14th to the neighboring property holders designated during the permitting process. Notices gave the place, time, location, and purpose of the meeting. Notices were sent locally via first class mail. No mailers were returned as undeliverable.

The meeting area was set up in the "old store" building as indicated in the notice, utilizing the tractor museum to provide an inviting area which was immediately adjacent to the proposed outparcel with a full view of that area.

Doors were opened and the meeting was staffed early in the event that interested property holders arrived ahead of the meeting. A digital copy of the proposed site plan and building plans were available for review and questions.

Erik Keener, Vice President of Direct Distributors, represented K&J Garner and formally opened the meeting at 5 PM, as scheduled. An employee of Agri Supply briefly stopped by the meeting at approximately 5:30 PM to inquire about securing the premises later in the evening. At 5:45 PM, two gentlemen from the neighborhood that were out on a bike ride poked their heads in to look at the tractors, but were not interested in the proposed development.

The meeting was closed at 6 PM.



# Reports

### Garner Info

Id	Title	Description	Current Status	Address	Date Created
5909573	Pipe and Storm Drain Maintenance	gutter drain is clogged with leaves	In Progress	Towne View Trail	4/18/2019
6401179	Streetlight Problem	Streetlight is turned into the tree and the tree has overgrown the light, making a dark spot in the street.	In Progress	253 Timber Dr	7/11/2019
6535279	Misc. - Streets	Abandoned Ram truck / Alabama plates right past grocery boy jr on Meadowbrook	Received	902 Meadowbrook Dr	8/3/2019
6606045	Playground Problem	Rope climbing structure is breaking and there's exposed metal	In Progress	Lake Benson Park, 921 Buffaloe Rd	8/15/2019
6697999	Trim Vegetation	The dead tree is adjacent/behind our townhomes subdivision and has started to drop large limbs. The tree is over 100 ft tall and with the upcoming hurricane winds, we are all anxious. The tree is on Town of Garner's property, not a resident's property so we can't remove it.	In Progress		9/1/2019
6746886	Yard Waste/ Loose Leaves	For months limbs have been piled 4 feet high at back side corner of property by the fence adjacent to 513 Hilltop Ave. As they have settled and animals have crawled and nested in them the limb pile is probably down to 3 plus feet. They piled these limbs here immediately prior to the Fall 2018 Unprepared Yard Waste Pick-up. They may think this is okay because they have seen the adjacent property at 513 Hilltop Ave. doing this. But we are having a problem with foxes, coyotes and now a groundhog. I would like the limbs to be disposed of as I feel they are a danger to the community by drawing dangerous animals here. I mentioned this property in prior complaints #6746552 and 6746686.	In Progress	608 Hilltop Ave	9/10/2019
7093460	Misc. - Streets	please work with DOT to find a resolution to drivers continuously using the crossedhatched area as a right turn lane	Submitted	Garner Rd at Vandora Springs Rd	11/19/2019
7140891	Sign Violation	Timber Dr and Woodland Rd, there are 2 of these signs at the intersection. Thank you.	Submitted	Timber Dr	12/1/2019
7142480	Neighborhood Speeding	Constant speeding on Buffaloe Rd between Aversboro and 50. This is all residential. Would be great if we could get some speed bumps.	Submitted	2711 Buffaloe Rd	12/2/2019

### Garner Info

Id	Title	Description	Current Status	Address	Date Created
7177523	Junk Vehicle (Private Property)	old lincoln car, been there for years	In Progress	201 Chillingham Rd	12/8/2019
7177528	Junk Vehicle (Private Property)	black chevy, hasn't moved in years	In Progress	2402 Buffaloe Rd	12/8/2019
7177531	Junk Vehicle (Private Property)	2 red miatas	In Progress	2602 Tanfield Pl	12/8/2019
7177628	Junk Vehicle (Private Property)	Two junk vehicles - green ford ranger, and datsun 240z	In Progress	2701 Dunhaven Dr	12/8/2019
7193619	Sign Violation	5th Ave and Aversboro Rd	Submitted	904-C 5th Ave	12/11/2019
7236616	Junk Vehicle (Private Property)	blue food sedan	Submitted	1000 Lakeside Dr	12/21/2019
7236956	Sign Violation	Timber Dr at the entrance to Garner Towne Square	Submitted		12/21/2019
7236962	Sign Violation	Timber Dr across from entrance to Garner Towne Square.	Submitted	2626 Timber Dr	12/21/2019
7238155	Junk Vehicle (Private Property)	3 junk cars	Submitted	1804 Spring Dr	12/22/2019
7238159	Junk Vehicle (Private Property)	junk car - white mitsubishi sedan	Submitted	1802 Spring Dr	12/22/2019
7238161	Junk Vehicle (Private Property)	junk car - green dodge caravan	Submitted	1703 Spring Dr	12/22/2019
7238167	Junk Vehicle (Private Property)	junk car - silver mercedes	Submitted	1111 Park Ave	12/22/2019
7238169	Junk Vehicle (Private Property)	junk car - bronze suzuki	Submitted	1109 Park Ave	12/22/2019
7238173	Junk Vehicle (Private Property)	junk car - maroon ford mustang	Submitted	1000 Springview Trail	12/22/2019

### Garner Info

Id	Title	Description	Current Status	Address	Date Created
7238178	Junk Vehicle (Private Property)	junk car - green saturn	Submitted	911 Park Ave	12/22/2019
7238181	Junk Vehicle (Private Property)	junk car - white cadillac	Submitted	803 Springview Trail	12/22/2019
7238199	Junk Vehicle (Private Property)	junk cars - 3+ cars	Submitted	109 Rolling Ridge Cir	12/22/2019
7238238	Junk Vehicle (Private Property)	junk car - white chevrolet suburban	Submitted	1319 Sycamore Dr,	12/22/2019
7238303	Junk Vehicle (Private Property)	junk car - brown camaro	Submitted	1102 Park Ave	12/22/2019

**Building Activity by Type and Proposed Use for  
Report Beginning: 12/01/2019 to Report Ending: 12/31/2019**

**Addition**

<b>Proposed Use</b>	<b>Number of Units</b>	<b>Construction Value</b>	<b>Intown Value</b>
BUSINESS/OFFICE	1	\$1,000.00	\$1,000.00
DECK	1	\$8,000.00	\$8,000.00
GARAGE ATTACHED	1	\$57,855.00	\$0.00
SINGLE FAMILY DWELLING	1	\$29,000.00	\$29,000.00
<b>Total</b>	<b>4</b>	<b>\$95,855.00</b>	<b>\$38,000.00</b>

**Alteration**

<b>Proposed Use</b>	<b>Number of Units</b>	<b>Construction Value</b>	<b>Intown Value</b>
BUSINESS/OFFICE	5	\$383,950.00	\$383,950.00
EDUCATIONAL/SCHOOL	1	\$100.00	\$100.00
FACTORY INDUSTRIAL	2	\$3,013,383.00	\$3,013,383.00
RESTAURANT	1	\$100.00	\$100.00
SINGLE FAMILY DWELLING	10	\$129,770.00	\$117,270.00
SOLAR SYSTEM (RES)	4	\$106,012.00	\$106,012.00
STORAGE/WAREHOUSE	2	\$606,851.00	\$606,851.00
SUNROOM	1	\$5,500.00	\$5,500.00
<b>Total</b>	<b>26</b>	<b>\$4,245,666.00</b>	<b>\$4,233,166.00</b>

**Electrical**

<b>Proposed Use</b>	<b>Number of Units</b>	<b>Construction Value</b>	<b>Intown Value</b>
CHANGE OF SERVICE	1	\$1,300.00	\$1,300.00
COMMERCIAL SIGN	1	\$2,000.00	\$2,000.00
GENERATOR	1	\$10,443.00	\$10,443.00
HOTEL/MOTEL	1	\$300.00	\$300.00
SINGLE FAMILY DWELLING	5	\$5,610.00	\$4,810.00
SOLAR SYSTEM (RES)	1	\$900.00	\$900.00
<b>Total</b>	<b>10</b>	<b>\$20,553.00</b>	<b>\$19,753.00</b>

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## Mechanical

<b>Proposed Use</b>	<b>Number of Units</b>	<b>Construction Value</b>	<b>Intown Value</b>
GAS FUEL LINE	5	\$14,993.00	\$11,393.00
GAS LOGS	1	\$1,000.00	\$1,000.00
MECHANICAL REPLACEME	34	\$290,861.00	\$262,268.00
<b>Total</b>	<b>40</b>	<b>\$306,854.00</b>	<b>\$274,661.00</b>

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## New Building

<b>Proposed Use</b>	<b>Number of Units</b>	<b>Construction Value</b>	<b>Intown Value</b>
FACTORY INDUSTRIAL	1	\$5,625,000.00	\$5,625,000.00
MANUFACTURED HOME	1	\$126,500.00	\$0.00
SINGLE FAMILY DWELLING	35	\$6,045,739.00	\$5,733,469.00
STORAGE/WAREHOUSE	1	\$56,000.00	\$56,000.00
<b>Total</b>	<b>38</b>	<b>\$11,853,239.00</b>	<b>\$11,414,469.00</b>

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## New Structure

<b>Proposed Use</b>	<b>Number of Units</b>	<b>Construction Value</b>	<b>Intown Value</b>
SIGN	1	\$15,000.00	\$15,000.00
<b>Total</b>	<b>1</b>	<b>\$15,000.00</b>	<b>\$15,000.00</b>

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## Plumbing

<b>Proposed Use</b>	<b>Number of Units</b>	<b>Construction Value</b>	<b>Intown Value</b>
ELECTRIC HOT WATER HE	2	\$3,517.00	\$3,517.00
GAS FUEL LINE	1	\$600.00	\$600.00
GAS HOT WATER HEATER	1	\$2,398.75	\$2,398.75
PLUMBING	5	\$12,540.00	\$12,540.00
SINGLE FAMILY DWELLING	1	\$1,500.00	\$1,500.00
TANKLESS HOT WATER HE	2	\$9,280.00	\$9,280.00
WATER SERVICE	2	\$98,000.00	\$98,000.00
<b>Total</b>	<b>14</b>	<b>\$127,835.75</b>	<b>\$127,835.75</b>

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## Repair

<b>Proposed Use</b>	<b>Number of Units</b>	<b>Construction Value</b>	<b>Intown Value</b>
SINGLE FAMILY DWELLING	1	\$6,380.00	\$6,380.00

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<b>Total</b>	1	\$6,380.00	\$6,380.00
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<b>Sum</b>	<b>Total Number of Permits</b>	<b>134</b>
	<b>Total Construction Value</b>	<b>\$16,671,382.75</b>
	<b>Total Intown Value</b>	<b>\$16,129,264.75</b>

<b>Permit #:</b>	2191286	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	12/4/2019	<b>Census tract:</b>	<b>PIN#:</b>
<b>Lot#:</b>		<b>Subdivision:</b> N/A	<b>Total cost:</b> \$236,450.00
<b>PropAddress:</b>	1235 US HIGHWAY 70 WEST		
<b>Owner's</b>	TARHEEL PERIODONTICS	<b>Owner's Phone:</b>	919-923-6312
<b>Contractor</b>	LANDMARK CONSTRUCTION & DEVELO	<b>Contractor's Phone:</b>	919-556-5155
<b>Type of Improvement:</b>	Alteration	<b>Proposed Use</b>	BUSINESS/OFFICE
<b>Permit #:</b>	2191405	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	12/4/2019	<b>Census tract:</b>	<b>PIN#:</b> 1619-90-2844
<b>Lot#:</b>	55	<b>Subdivision:</b> OAK PARK	<b>Total cost:</b> \$190,703.00
<b>PropAddress:</b>	180 ROSSELL PARK CIRCLE		
<b>Owner's</b>	ROYAL OAKS BUILDING GROUP LLC	<b>Owner's Phone:</b>	919-233-3886
<b>Contractor</b>	ROYAL OAKS BUILDING GROUP, LLC	<b>Contractor's Phone:</b>	919-233-3886
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN
<b>Permit #:</b>	2191447	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	12/4/2019	<b>Census tract:</b>	<b>PIN#:</b> 1619-91-5077
<b>Lot#:</b>	45	<b>Subdivision:</b> OAK PARK	<b>Total cost:</b> \$148,966.00
<b>PropAddress:</b>	104 LECLAIRE CIRCLE		
<b>Owner's</b>	ROYAL OAKS BUILDING GROUP, LLC	<b>Owner's Phone:</b>	919-233-3886
<b>Contractor</b>	ROYAL OAKS BUILDING GROUP, LLC	<b>Contractor's Phone:</b>	919-233-3886
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN
<b>Permit #:</b>	2191450	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	12/4/2019	<b>Census tract:</b>	<b>PIN#:</b> 1619-91-4157
<b>Lot#:</b>	47	<b>Subdivision:</b> OAK PARK	<b>Total cost:</b> \$178,937.00
<b>PropAddress:</b>	112 LECLAIRE CIRCLE		
<b>Owner's</b>	ROYAL OAKS BUILDING GROUP, LLC	<b>Owner's Phone:</b>	919-233-3886
<b>Contractor</b>	ROYAL OAKS BUILDING GROUP, LLC	<b>Contractor's Phone:</b>	919-233-3886
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN
<b>Permit #:</b>	2191452	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	12/4/2019	<b>Census tract:</b>	<b>PIN#:</b> 1619-91-3179
<b>Lot#:</b>	48	<b>Subdivision:</b> OAK PARK	<b>Total cost:</b> \$162,860.00
<b>PropAddress:</b>	116 LECLAIRE CIRCLE		
<b>Owner's</b>	ROYAL OAKS BUILDING GROUP, LLC	<b>Owner's Phone:</b>	919-233-3886
<b>Contractor</b>	ROYAL OAKS BUILDING GROUP, LLC	<b>Contractor's Phone:</b>	919-233-3886
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN



<b>Permit #:</b>	2191453	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	12/4/2019	<b>Census tract:</b>	<b>PIN#:</b> 1619-90-3863
<b>Lot#:</b>	54	<b>Subdivision:</b> OAK PARK	<b>Total cost:</b> \$190,703.00
<b>PropAddress:</b>	176 ROSSELL PARK CIRCLE		
<b>Owner's</b>	ROYAL OAKS BUILDING GROUP, LLC	<b>Owner's Phone:</b>	919-233-3886
<b>Contractor</b>	ROYAL OAKS BUILDING GROUP, LLC	<b>Contractor's Phone:</b>	919-233-3886
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN
<b>Permit #:</b>	2191454	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	12/11/2019	<b>Census tract:</b>	<b>PIN#:</b>
<b>Lot#:</b>		<b>Subdivision:</b> N/A	<b>Total cost:</b> \$600,000.00
<b>PropAddress:</b>	1100 NORTH GREENFIELD PARKWAY		
<b>Owner's</b>	DUKE REALTY	<b>Owner's Phone:</b>	954-453-5681
<b>Contractor</b>	CLINE CONTRACTING	<b>Contractor's Phone:</b>	910-616-0414
<b>Type of Improvement:</b>	Alteration	<b>Proposed Use</b>	STORAGE/WAREHOUSE
<b>Permit #:</b>	2191477	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	12/4/2019	<b>Census tract:</b>	<b>PIN#:</b> 1619-91-6013
<b>Lot#:</b>	44	<b>Subdivision:</b> OAK PARK	<b>Total cost:</b> \$176,736.00
<b>PropAddress:</b>	100 LECLAIRE CIRCLE		
<b>Owner's</b>	ROYAL OAKS BUILDING GROUP LLC	<b>Owner's Phone:</b>	919-233-3886
<b>Contractor</b>	ROYAL OAKS BUILDING GROUP, LLC	<b>Contractor's Phone:</b>	919-233-3886
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN
<b>Permit #:</b>	2191478	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	12/4/2019	<b>Census tract:</b>	<b>PIN#:</b> 1619-91-5122
<b>Lot#:</b>	46	<b>Subdivision:</b> OAK PARK	<b>Total cost:</b> \$129,554.00
<b>PropAddress:</b>	108 LECLAIRE CIRCLE		
<b>Owner's</b>	ROYAL OAKS BUILDING GROUP LLC	<b>Owner's Phone:</b>	919-233-3886
<b>Contractor</b>	ROYAL OAKS BUILDING GROUP, LLC	<b>Contractor's Phone:</b>	919-233-3886
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN
<b>Permit #:</b>	2191479	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	12/4/2019	<b>Census tract:</b>	<b>PIN#:</b> 1619-91-3201
<b>Lot#:</b>	49	<b>Subdivision:</b> OAK PARK	<b>Total cost:</b> \$176,736.00
<b>PropAddress:</b>	120 LECLAIRE CIRCLE		
<b>Owner's</b>	ROYAL OAKS BUILDING GROUP LLC	<b>Owner's Phone:</b>	919-233-3886
<b>Contractor</b>	ROYAL OAKS BUILDING GROUP, LLC	<b>Contractor's Phone:</b>	919-233-3886
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2191512	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	12/5/2019	<b>Census tract:</b>	<b>PIN#:</b> 1721-25-6323
<b>Lot#:</b>		<b>Subdivision:</b> N/A	<b>Total cost:</b> \$3,013,283.00
<b>PropAddress:</b>	4851 JONES SAUSAGE ROAD		
<b>Owner's</b>	4851 JS PROJECT LLC	<b>Owner's Phone:</b>	770-407-4763
<b>Contractor</b>	GEBHARDT USA, INC	<b>Contractor's Phone:</b>	216-650-1000
<b>Type of Improvement:</b>	Alteration	<b>Proposed Use</b>	FACTORY INDUSTRIAL
<b>Permit #:</b>	2191524	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	12/10/2019	<b>Census tract:</b>	<b>PIN#:</b> 0699-16-0042
<b>Lot#:</b>	79	<b>Subdivision:</b> MCCULLERS WALK	<b>Total cost:</b> \$168,195.00
<b>PropAddress:</b>	161 AMBER ACORN AVENUE		
<b>Owner's</b>	RYAN HOMES	<b>Owner's Phone:</b>	919-387-1885
<b>Contractor</b>	RYAN HOMES	<b>Contractor's Phone:</b>	703-956-4000
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN
<b>Permit #:</b>	2191529	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	12/9/2019	<b>Census tract:</b>	<b>PIN#:</b> 1720-69-9840
<b>Lot#:</b>		<b>Subdivision:</b> N/A	<b>Total cost:</b> \$5,625,000.00
<b>PropAddress:</b>	1100 NORTH GREENFIELD PKWY		
<b>Owner's</b>	DUKE REALTY LIMITED PARTNERSHIP	<b>Owner's Phone:</b>	954-453-5264
<b>Contractor</b>	DUKE CONSTRUCTION LTD PARTNERSHI	<b>Contractor's Phone:</b>	919-461-8000
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	FACTORY INDUSTRIAL
<b>Permit #:</b>	2191530	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	12/10/2019	<b>Census tract:</b>	<b>PIN#:</b> 0699-16-4208
<b>Lot#:</b>	132	<b>Subdivision:</b> MCCULLERS WALK	<b>Total cost:</b> \$142,211.00
<b>PropAddress:</b>	244 MISTY PIKE DRIVE		
<b>Owner's</b>	HALLE	<b>Owner's Phone:</b>	919-387-1885
<b>Contractor</b>	RYAN HOMES	<b>Contractor's Phone:</b>	703-956-4000
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN
<b>Permit #:</b>	2191534	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	12/6/2019	<b>Census tract:</b>	<b>PIN#:</b> 1721-36-1407
<b>Lot#:</b>		<b>Subdivision:</b> N/A	<b>Total cost:</b> \$135,000.00
<b>PropAddress:</b>	4545 JONES SAUSAGE ROAD		
<b>Owner's</b>	4851 JS PROJECT LLC	<b>Owner's Phone:</b>	770-407-4763
<b>Contractor</b>	CONLAN COMPANY (THE)	<b>Contractor's Phone:</b>	770-423-8000
<b>Type of Improvement:</b>	Alteration	<b>Proposed Use</b>	BUSINESS/OFFICE

<b>Permit #:</b>	2191535	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	12/11/2019	<b>Census tract:</b>	<b>PIN#:</b> 1711-73-6781
<b>Lot#:</b>		<b>Subdivision:</b> N/A	<b>Total cost:</b> \$250,000.00
<b>PropAddress:</b>	136 CREECH ROAD		
<b>Owner's</b>	HUGO PEREZ VARGAS	<b>Owner's Phone:</b>	919-594-7310
<b>Contractor</b>	OWNER	<b>Contractor's Phone:</b>	
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2191537	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	12/10/2019	<b>Census tract:</b>	<b>PIN#:</b> 0699-16-3390
<b>Lot#:</b>	133	<b>Subdivision:</b> MCCULLERS WALK	<b>Total cost:</b> \$141,670.00
<b>PropAddress:</b>	240 MISTY PIKE DRIVE		
<b>Owner's</b>	HALLE	<b>Owner's Phone:</b>	919-387-1885
<b>Contractor</b>	RYAN HOMES	<b>Contractor's Phone:</b>	703-956-4000
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2191538	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	12/10/2019	<b>Census tract:</b>	<b>PIN#:</b> 0699-16-4217
<b>Lot#:</b>	131	<b>Subdivision:</b> MCCULLERS WALK	<b>Total cost:</b> \$142,971.00
<b>PropAddress:</b>	248 MISTY PIKE DRIVE		
<b>Owner's</b>	HALLE	<b>Owner's Phone:</b>	919-387-1885
<b>Contractor</b>	RYAN HOMES	<b>Contractor's Phone:</b>	703-956-4000
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2191539	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	12/10/2019	<b>Census tract:</b>	<b>PIN#:</b> 0699-16-4225
<b>Lot#:</b>	130	<b>Subdivision:</b> MCCULLERS WALK	<b>Total cost:</b> \$135,349.00
<b>PropAddress:</b>	252 MISTY PIKE DRIVE		
<b>Owner's</b>	HALLE	<b>Owner's Phone:</b>	919-387-1885
<b>Contractor</b>	RYAN HOMES	<b>Contractor's Phone:</b>	703-956-4000
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2191541	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	12/10/2019	<b>Census tract:</b>	<b>PIN#:</b> 0699-16-4243
<b>Lot#:</b>	129	<b>Subdivision:</b> MCCULLERS WALK	<b>Total cost:</b> \$145,114.00
<b>PropAddress:</b>	256 MISTY PIKE DRIVE		
<b>Owner's</b>	HALLE	<b>Owner's Phone:</b>	919-387-1885
<b>Contractor</b>	RYAN HOMES	<b>Contractor's Phone:</b>	703-956-4000
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2191552	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	12/13/2019	<b>Census tract:</b>	<b>PIN#:</b> 1730-49-8516
<b>Lot#:</b>	21	<b>Subdivision:</b> AUBURN VILLAGE	<b>Total cost:</b> \$166,935.00
<b>PropAddress:</b>	107 SEA FOAM DRIVE		
<b>Owner's</b>	CALATLANTIC GROUP INC	<b>Owner's Phone:</b>	919-465-5900
<b>Contractor</b>	LENNAR CAROLINAS, LLC	<b>Contractor's Phone:</b>	919-466-3314
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2191553	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	12/13/2019	<b>Census tract:</b>	<b>PIN#:</b> 1730-49-6912
<b>Lot#:</b>	54	<b>Subdivision:</b> AUBURN VILLAGE	<b>Total cost:</b> \$147,000.00
<b>PropAddress:</b>	125 IVORY LANE		
<b>Owner's</b>	CALATLANTIC GROUP INC	<b>Owner's Phone:</b>	919-465-5900
<b>Contractor</b>	LENNAR CAROLINAS, LLC	<b>Contractor's Phone:</b>	919-466-3314
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2191555	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	12/13/2019	<b>Census tract:</b>	<b>PIN#:</b> 1730-49-7881
<b>Lot#:</b>	93	<b>Subdivision:</b> AUBURN VILLAGE	<b>Total cost:</b> \$147,000.00
<b>PropAddress:</b>	112 IVORY LANE		
<b>Owner's</b>	CALATLANTIC GROUP INC	<b>Owner's Phone:</b>	919-465-5900
<b>Contractor</b>	LENNAR CAROLINAS, LLC	<b>Contractor's Phone:</b>	919-466-3314
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2191556	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	12/13/2019	<b>Census tract:</b>	<b>PIN#:</b> 1730-49-7887
<b>Lot#:</b>	94	<b>Subdivision:</b> AUBURN VILLAGE	<b>Total cost:</b> \$147,000.00
<b>PropAddress:</b>	106 IVORY LANE		
<b>Owner's</b>	CALATLANTIC GROUP INC	<b>Owner's Phone:</b>	919-465-5900
<b>Contractor</b>	LENNAR CAROLINAS, LLC	<b>Contractor's Phone:</b>	919-466-3314
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2191558	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	12/13/2019	<b>Census tract:</b>	<b>PIN#:</b> 1730-49-7781
<b>Lot#:</b>	95	<b>Subdivision:</b> AUBURN VILLAGE	<b>Total cost:</b> \$136,500.00
<b>PropAddress:</b>	100 IVORY LANE		
<b>Owner's</b>	CALATLANTIC GROUP INC	<b>Owner's Phone:</b>	919-465-5900
<b>Contractor</b>	LENNAR CAROLINAS, LLC	<b>Contractor's Phone:</b>	919-466-3314
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2191568	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	12/17/2019	<b>Census tract:</b>	<b>PIN#:</b> 0699-15-2830
<b>Lot#:</b>	66	<b>Subdivision:</b> MCCULLERS WALK	<b>Total cost:</b> \$171,103.00
<b>PropAddress:</b>	180 AMBER ACORN AVENUE		
<b>Owner's</b>	HALLE	<b>Owner's Phone:</b>	919-387-1885
<b>Contractor</b>	RYAN HOMES	<b>Contractor's Phone:</b>	703-956-4000
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN
<b>Permit #:</b>	2191573	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	12/18/2019	<b>Census tract:</b>	<b>PIN#:</b> 1619-90-4869
<b>Lot#:</b>	53	<b>Subdivision:</b> OAK PARK	<b>Total cost:</b> \$162,860.00
<b>PropAddress:</b>	101 LECLAIRE CIRCLE		
<b>Owner's</b>	ROYAL OAKS BUILDING GROUP	<b>Owner's Phone:</b>	919-233-3886
<b>Contractor</b>	ROYAL OAKS BUILDING GROUP, LLC	<b>Contractor's Phone:</b>	919-233-3886
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN
<b>Permit #:</b>	2191574	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	12/18/2019	<b>Census tract:</b>	<b>PIN#:</b> 1619-90-1790
<b>Lot#:</b>	56	<b>Subdivision:</b> OAK PARK	<b>Total cost:</b> \$190,703.00
<b>PropAddress:</b>	184 ROSSELL PARK CIRCLE		
<b>Owner's</b>	ROYAL OAKS BUILDING GROUP	<b>Owner's Phone:</b>	919-233-3886
<b>Contractor</b>	ROYAL OAKS BUILDING GROUP, LLC	<b>Contractor's Phone:</b>	919-233-3886
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN
<b>Permit #:</b>	2191576	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	12/17/2019	<b>Census tract:</b>	<b>PIN#:</b> 1700-40-9467
<b>Lot#:</b>		<b>Subdivision:</b> N/A	<b>Total cost:</b> \$383,118.00
<b>PropAddress:</b>	145 CEDARCROFT DRIVE		
<b>Owner's</b>	TONY CAPAFORTE	<b>Owner's Phone:</b>	
<b>Contractor</b>	RAYNOR BUILDERS, INC.	<b>Contractor's Phone:</b>	919-639-3012
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN
<b>Permit #:</b>	2191577	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	12/17/2019	<b>Census tract:</b>	<b>PIN#:</b> 1730-49-6711
<b>Lot#:</b>	50	<b>Subdivision:</b> AUBURN VILLAGE	<b>Total cost:</b> \$147,000.00
<b>PropAddress:</b>	101 IVORY LANE		
<b>Owner's</b>	CALATLANTIC GROUP INC	<b>Owner's Phone:</b>	919-465-5900
<b>Contractor</b>	LENNAR CAROLINAS, LLC	<b>Contractor's Phone:</b>	919-466-3314
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2191578	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	12/17/2019	<b>Census tract:</b>	<b>PIN#:</b> 1730-49-7886
<b>Lot#:</b>	92	<b>Subdivision:</b> AUBURN VILLAGE	<b>Total cost:</b> \$147,000.00
<b>PropAddress:</b>	118 IVORY LANE		
<b>Owner's</b>	CALATLANTIC GROUP INC	<b>Owner's Phone:</b>	919-465-5900
<b>Contractor</b>	LENNAR CAROLINAS, LLC	<b>Contractor's Phone:</b>	919-466-3314
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN
<b>Permit #:</b>	2191579	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	12/17/2019	<b>Census tract:</b>	<b>PIN#:</b> 1730-49-1680
<b>Lot#:</b>	31	<b>Subdivision:</b> AUBURN VILLAGE	<b>Total cost:</b> \$166,935.00
<b>PropAddress:</b>	167 SEA FOAM DRIVE		
<b>Owner's</b>	CALATALNTIC GROUP INC	<b>Owner's Phone:</b>	919-465-5900
<b>Contractor</b>	LENNAR CAROLINAS, LLC	<b>Contractor's Phone:</b>	919-466-3314
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN
<b>Permit #:</b>	2191580	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	12/17/2019	<b>Census tract:</b>	<b>PIN#:</b> 1730-49-2556
<b>Lot#:</b>	30	<b>Subdivision:</b> AUBURN VILLAGE	<b>Total cost:</b> \$166,935.00
<b>PropAddress:</b>	161 SEA FOAM DR		
<b>Owner's</b>	CALATLANTIC GROUP INC	<b>Owner's Phone:</b>	919-465-5900
<b>Contractor</b>	LENNAR CAROLINAS, LLC	<b>Contractor's Phone:</b>	919-466-3314
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN
<b>Permit #:</b>	2191581	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	12/17/2019	<b>Census tract:</b>	<b>PIN#:</b> 1730-49-6536
<b>Lot#:</b>	24	<b>Subdivision:</b> AUBURN VILLAGE	<b>Total cost:</b> \$166,935.00
<b>PropAddress:</b>	125 SEA FOAM DRIVE		
<b>Owner's</b>	CALATLANTIC GROUP INC	<b>Owner's Phone:</b>	919-465-5900
<b>Contractor</b>	LENNAR CAROLINAS, LLC	<b>Contractor's Phone:</b>	919-466-3314
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN
<b>Permit #:</b>	2191582	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	12/17/2019	<b>Census tract:</b>	<b>PIN#:</b> 1730-49-5576
<b>Lot#:</b>	25	<b>Subdivision:</b> AUBURN VILLAGE	<b>Total cost:</b> \$166,935.00
<b>PropAddress:</b>	131 SEA FOAM DRIVE		
<b>Owner's</b>	CALATLANTIC GROUP INC	<b>Owner's Phone:</b>	919-465-5900
<b>Contractor</b>	LENNAR CAROLINAS, LLC	<b>Contractor's Phone:</b>	919-466-3314
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN

<b>Permit #:</b>	2191583	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	12/17/2019	<b>Census tract:</b>	<b>PIN#:</b> 1730-49-5576
<b>Lot#:</b>	44	<b>Subdivision:</b> AUBURN VILLAGE	<b>Total cost:</b> \$166,935.00
<b>PropAddress:</b>	178 SEA FOAM DRIVE		
<b>Owner's</b>	CALATLANTIC GROUP INC	<b>Owner's Phone:</b>	919-465-5900
<b>Contractor</b>	LENNAR CAROLINAS, LLC	<b>Contractor's Phone:</b>	919-466-3314
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN
<b>Permit #:</b>	2191584	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	12/17/2019	<b>Census tract:</b>	<b>PIN#:</b> 1730-49-5506
<b>Lot#:</b>	26	<b>Subdivision:</b> AUBURN VILLAGE	<b>Total cost:</b> \$166,935.00
<b>PropAddress:</b>	137 SEA FOAM DRIVE		
<b>Owner's</b>	CALATLANTIC GROUP INC	<b>Owner's Phone:</b>	919-465-5900
<b>Contractor</b>	LENNAR CAROLINAS, LLC	<b>Contractor's Phone:</b>	919-466-3314
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN
<b>Permit #:</b>	2191585	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	12/17/2019	<b>Census tract:</b>	<b>PIN#:</b> 1730-49-7556
<b>Lot#:</b>	22	<b>Subdivision:</b> AUBURN VILLAGE	<b>Total cost:</b> \$166,935.00
<b>PropAddress:</b>	113 SEA FOAM DRIVE		
<b>Owner's</b>	CALATLANTIC GROUP	<b>Owner's Phone:</b>	919-465-5900
<b>Contractor</b>	LENNAR CAROLINAS, LLC	<b>Contractor's Phone:</b>	919-466-3314
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN
<b>Permit #:</b>	2191586	<b>Inside Town Limits</b> Yes	
<b>Issue date:</b>	12/17/2019	<b>Census tract:</b>	<b>PIN#:</b> 1730-49-6596
<b>Lot#:</b>	23	<b>Subdivision:</b> AUBURN VILLAGE	<b>Total cost:</b> \$138,000.00
<b>PropAddress:</b>	119 SEA FOAM DRIVE		
<b>Owner's</b>	CALATLANTIC GROUP INC	<b>Owner's Phone:</b>	919-465-5900
<b>Contractor</b>	LENNAR CAROLINAS, LLC	<b>Contractor's Phone:</b>	919-466-3314
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN
<b>Permit #:</b>	2191616	<b>Inside Town Limits</b> No	
<b>Issue date:</b>	12/20/2019	<b>Census tract:</b>	<b>PIN#:</b> 1730-55-9802
<b>Lot#:</b>		<b>Subdivision:</b> N/A	<b>Total cost:</b> \$126,500.00
<b>PropAddress:</b>	133 BUFFALOE ACRES LANE		
<b>Owner's</b>	70 EAST ASSOCIATES LLC	<b>Owner's Phone:</b>	919-779-9191
<b>Contractor</b>	KARL CARTER	<b>Contractor's Phone:</b>	919-422-0428
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	MANUFACTURED HOME

<b>Permit #:</b>	2191635	<b>Inside Town Limits</b>	No
<b>Issue date:</b>	12/31/2019	<b>Census tract:</b>	<b>PIN#:</b> 1628-17-4744
<b>Lot#:</b>	58	<b>Subdivision:</b>	GLEN CREEK <b>Total cost:</b> \$312,270.00
<b>PropAddress:</b>	5151 GLEN CREEK TRAIL		
<b>Owner's</b>	BUFFALOE RESERVE LLC	<b>Owner's Phone:</b>	919-363-4111
<b>Contractor</b>	ROBUCK HOMES TRIANGLE, LLC	<b>Contractor's Phone:</b>	919-876-9200
<b>Type of Improvement:</b>	New Building	<b>Proposed Use</b>	SINGLE FAMILY DWELLIN



Town of Garner  
Town Council Meeting  
Agenda Form

Meeting Date:			
Subject:			
Location on Agenda:			
Department:			
Contact:			
Presenter:			
Brief Summary:			
Recommended Motion and/or Requested Action:			
Detailed Notes:			
Funding Source:			
Cost:	One Time:	Annual:	No Cost:
Manager's Comments and Recommendations:			
Attachments Yes:		No:	
Agenda Form Reviewed by:	Initials:	Comments:	
Department Head:			
Finance Director:			
Town Attorney:			
Town Manager:			
Town Clerk:			



**Capital Projects Status Report  
(for Period Ending FY20 - 2Q)**

Date: 1/6/20

Note: Items shown in red have been updated since the previous quarterly report.  
Text shown in red denotes changes from last monthly report.

PROJ. NO.	PROJECT NAME	FROM	TO	PROJECT DESCRIPTION	PROJECT LENGTH (MILES)	PERCENT COMPLETE (BY DESIGN/CONST.)	STUDY (S) / DESIGN (D) / CONST. (C)	PUBLIC MEETING DATES	RIGHT OF WAY ACQUISITION	ADVERTISE FOR BIDS	CONTRACT AWARD	CONTRACT COMPLETION	TOTAL BUDGET	FUNDING SOURCE	CONSULTANT/CONTRACTOR	CONTACT
<b>CAPITAL STREET PROJECTS</b>																
1	NEW HAWK ROAD IMPROVEMENTS	40 FEET SOUTH OF US 70	GARDNER ROAD	PARTIAL WIDENING AT US 70 INTERSECTION AND INSTALLATION OF SIDEWALK ALONG WEST SIDE OF NEW HAWK ROAD	0.16	0%	(C)	TBD	SPRING 2019	AUGUST 2019	SEPTEMBER 2019	JANUARY 2021	\$1,500,000	2011 BOND	MARK PATRICE	CHRIS JOHNSON (919) 771-4429
2	GARDNER ROAD SIDEWALKS	NEW HAWK ROAD	SEVEN CENTER	INSTALL SIDEWALKS ALONG NORTH SIDE OF ROAD AND ADD PEDESTRIAN PATH/ROAD CROSSING	0.11	0%	(C)	TBD	SUMMER 2019	AUGUST 2019	SEPTEMBER 2019	JANUARY 2021		CRS GRANT	MARK PATRICE	CHRIS JOHNSON (919) 771-4429
3	WHITE OAK ROUNDABOUT (TPM#423)	IRYAN ROAD WHITE OAK ROAD IRYAN CHURCH ROAD	BATTLEFIELD DRIVE CLIFFORD ROAD BRYANT ROAD	CONVERT EXISTING INTERSECTION TO PARTIAL DUAL LANE ROUNDABOUT	0.36	65%	(D)	05/04/18 09/18/19	SUMMER 2020	SPRING 2021	SUMMER 2021	LATE 2021	\$170,000	DESIGN - TDD P&A & CONST. - LAYFORD SPLIT (1/2020)	ARCADIS	CHRIS JOHNSON (919) 771-4429
4	LAKE DRIVE WIDENING	NC 50 (BERSON ROAD)	DALLAS CIRCLE	WIDEN LOCAL STREET WITH CURB AND OUTER BOTH SIDES AND INSTALL SIDEWALKS ALONG NORTH SIDE	0.13	60%	(D)	SPRING 2020	SPRING 2020	SPRING 2020	SPRING 2021	SPRING 2021	\$250,000	2011 BOND	ARCADIS	CHRIS JOHNSON (919) 771-4429
5	PORES SAUSAGE ROAD - NORTH	AMAZON (GARDNER BOUNDARY)	GARDNER ROAD	WIDEN FROM 3 LANE TO 4 LANE WITH SIDEWALKS AND RAISED GRASS MEDIAN AND SIDEWALK ALONG BOTH SIDES - GRADE SEPARATION	0.63	90%	(S)	11/25/19 12/04/19	TBD	TBD	TBD	TBD	\$1,000,000	DA-C-UNFINISHED	ROE ENGINEERING	GARY LONTOS/LAWLER (919) 771-4444
6	PORES SAUSAGE ROAD - SOUTH	GARDNER ROAD	US 70	WIDEN FROM 3 LANE TO 4 LANE WITH SIDEWALKS AND RAISED GRASS MEDIAN AND SIDEWALK ALONG BOTH SIDES - GRADE SEPARATION	0.39	90%	(S)	12/04/19	TBD	TBD	TBD	TBD	\$2,500,000	DA-C-UNFINISHED	ROE ENGINEERING	GARY LONTOS/LAWLER (919) 771-4444
<b>CAPITAL SIDEWALK PROJECTS</b>																
6	SPRING DRIVE SIDEWALKS	VANDORA SPRINGS ROAD	VANDORA SPRINGS ROAD	INSTALL SIDEWALK ALONG SOUTHWEST SIDE OF SPRING DRIVE	0.72	25%	(C)	TBD	WINTER 2018	JULY 2019	SEPTEMBER 2019	RISE 2020	\$1,171,000	2011 BOND	BOWNE CONSTRUCTION	CHRIS JOHNSON (919) 771-4429
7	VANDORA SPRINGS ROAD IMPROVEMENTS	SPRING DRIVE	50 FEET SOUTH OF 7TH AVENUE	INSTALL SIDEWALK ALONG WEST SIDE OF VANDORA SPRINGS ROAD	0.24	90%	(D)	TBD	SPRING 2020	AUGUST 2020	FALL 2020	SUMMER 2021	\$1,326,000	2011 BOND	RAJEEV KEDIA & ASSOCIATES	CHRIS JOHNSON (919) 771-4429
8	TIMBER DRIVE CONNECTORS (TP# C-608A)	TIFFANY CIRCLE BLAZON STREET HART DRIVE	TIMBER DRIVE STONE PLACE 400 FT WEST OF CHAPWORTH ROAD	INSTALL SIDEWALK ALONG SOUTH SIDE OF TIMBER DRIVE INSTALL SIDEWALK ALONG SOUTH SIDE OF TIMBER DRIVE	0.69	0%	(C)	TBD	SPRING 2019	FALL 2019	EARLY 2020	LATE 2020	\$18,500	LAYFORD SPLIT (8/2020)	PERKINS PARK ASSOCIATES SUBMITTED QUOTE 8/26/19	CHRIS JOHNSON (919) 771-4429
9	AVENUE ROAD HIGH VISIBILITY CROSSWALK AT TRUCK	100 FT SOUTH OF INTERSECTION	NORTH NORTH OF INTERSECTION	INSTALL HIGH VISIBILITY CROSSWALK WITH FLASHING SIGNAGE AT TRUCKCROSS AVENUE/ROAD INTERSECTION	0.10	75%	(D)	NA	NA	TO BE DETERMINED	TO BE DETERMINED	TO BE DETERMINED	\$50,000	UNFINISHED	TOWN OF GARDNER ENGINEERING	CHRIS JOHNSON (919) 771-4429
10	GARDNER ROAD	VANDORA WEST SUBDIVISION	WESTERN ROAD	INSTALL SIDEWALK ALONG NORTH SIDE OF GARDNER ROAD	0.17	0%	(D)		TO BE DETERMINED				TBD	TBD		TBD
11	AVENUE ROAD	TRUCK ENTRANCE	STAMMERS WALK SUBDIVISION	INSTALL SIDEWALK ALONG WEST SIDE OF AVENUE ROAD. INSTALL PEDESTRIAN PATH ALONG EAST SIDE OF AVENUE ROAD INTERSECTION WITH FLASHING LED AND ADVANCED SIGNAGE	0.03	0%	(D)		TO BE DETERMINED				TBD	TBD		TBD
12	IRYAN ROAD	WCPB SITE	ACERMAN ROAD	INSTALL SIDEWALK ALONG EAST SIDE OF IRYAN ROAD	0.07	0%	(D)		TO BE DETERMINED				TBD	TBD		TBD
<b>CAPITAL WATER/SEWER PROJECTS</b>																
13	US 70 TO WHITE OAK CREEK SEWER	CAMELOT SUBDIVISION	US 70	EXTEND 1724" GRAVITY SEWER MAIN	0.76	100%	(C)	NA	EARLY 2019	01/22/19	05/01/19	DECEMBER 2019	\$750,000	UTILITY RESERVE AND COR REIMBURSEMENT	NORTH STATE WATER AND SEWER	CHRIS JOHNSON (919) 771-4429
<b>CAPITAL FACILITY PROJECTS</b>																
14	GARDNER RECREATION CENTER	NA	NA	INSTALLATION OF PARKS AND RECREATION FACILITY INCLUDING PARKING LOT, MULTI-USE PLAYFIELD, AND LANDSCAPE/ILLUSTRATING	N/A	50%	(C)	NA	NA	WINTER 2016	STAGER 2016	SPRING 2020	\$16,000,000	2011 BOND	PRO CONSTRUCTION	CHRIS JOHNSON (919) 771-4429
15	SPONTON ENHANCEMENT CENTER/ HILL ROAD AND MAIN STREET STREETSCAPE	EAST MAIN STREET	NA	INSTALL SIGNAGE, LIGHT FIXTURES, LANDSCAPE, SIDEWALK WITH SIDEWALK INTERSECTION AND STREET SCAPE IMPROVEMENT AT EAST MAIN STREET	0.10	90%	(D)	NA	NA	PROJECT PLACED ON HOLD PENDING FUNDING			UNFINISHED		KIMLEY HORN AND ASSOCIATES	CHRIS JOHNSON (919) 771-4429
16	TRUCK WALL UNDERPASS (UTILITIES UNDERPASS ROAD AND TRUCK WALLS)	TRUCK WALL AVENUE	7TH AVENUE	UNDERGROUND ALL OVERHEAD DISTRIBUTION POWER AND TELECOMMUNICATION LINES	0.18	100%	(C)	NA	NA	NA	NA	OCTOBER 2011	\$300,000	GENERAL FUNDING	DOSE ENGINEERING/ARTER	CHRIS JOHNSON (919) 771-4429



**Capital Projects Status Report  
(for Period Ending FY20 - 20)**

Date: 1/6/20

Note: Items shown in red have been updated since the previous quarterly report.  
Ten shows in red denote change from last monthly report.

PROJ. NO.	PROJECT NAME	FROM	TO	PROJECT DESCRIPTION	PROJECT LENGTH (MILES)	PERCENT COMPLETE	STUDY (S) DESIGN (D) CONST (C)	PHASE MEETING DATES	RIGHT OF WAY ACQUISITION	ADVERTISE FOR BIDS	CONTRACT AWARD	CONTRACT COMPLETION	TOTAL BUDGET	FUNDING SOURCE	CONSULTANT/CONTRACTOR	CONTACT
17	GARNER POLICE DEPARTMENT MAINTENANCE (PUMP STEPS AND BUREAU FLOOR)	N/A	N/A	REPAIR/REPLACE DAMAGING OF FRONT STEPS AND BUREAU REPAIRS. REPAIR BUREAU FLOOR WITH REPAIRS TO INTERSECTION AREAS	N/A	15%	(D)	N/A	N/A	TO BE DETERMINED (PENDING FUNDING)			\$60,000	UNFINISHED	TOWN OF GARNER ENGINEERING	LEATH HARRISON (919-771-4431)
18	US 40 LIGHTING	SOUTH OF OLD STAGE ROAD	MECHANICAL BOULEVARD	INSTALLATION OF FIBERGLASS POLES WITH LED LIGHTS ALONG BOTH SIDES OF THE ROADWAY	0.60	25%	(D)	N/A	N/A	N/A	N/A	TBD	TBD	GENERAL FUNDING	DUKE ENERGY	CHRIS JENSEN (919-771-4430)
19	HIGHWAY LIGHTING	YORKAN ROAD	146	INSTALLATION OF FIBERGLASS POLES WITH LED LIGHTS ALONG BOTH SIDES OF THE ROADWAY	3.13	25%	(D)	N/A	N/A	N/A	N/A	TBD	TBD	GENERAL FUNDING	DUKE ENERGY	CHRIS JENSEN (919-771-4430)
<b>TOWN MAINTENANCE PROJECTS</b>																
20	2019 STORMWATER PROJECTS	N/A	N/A	STORMWATER IMPROVEMENTS (JUNCTION RD. TO BRUCE BRANCH CREEK, ASBURN ROAD, CHURCH AND JUNCTION (HEADWAYS))	N/A	70%	(D)		TO BE DETERMINED FOR EACH PROJECT BASED ON FUNDING				\$1,200,000	UNFINISHED	MCADAMS	LEATH HARRISON (919-771-4431)
	MOUNTAINVIEW ST. CASHION ST.	N/A	N/A	MAINTENANCE/REPAIRS TO STORM SYSTEM AT INTERSECTION		50%							\$12,500			
	STANTON/ACADAMS	TAPELAW WAY	CHAPWILL RD	MAINTENANCE/REPAIRS TO STORM SYSTEM		50%							\$5,000			
	JUNCTION RD. TO	N/A	N/A	CULVERT 36" PIPE LINE INST. AT JUNCTION (TAPELAW/ACADAMS) STABILIZATION		75%							\$50,000			
	BRUCE BRANCH CREEK	FOREST RIDGE RD	WOODLAND RD	FLOOD STUDY ALONG BRUCE BRANCH AT FOREST RIDGE RD. SPRING DR. AND WOODLAND RD. INTERSECTION		25%							\$50,000			
21	2019 BUREAU CONTRACT	VARIOUS	VARIOUS	STREET SELECTION LIST CURRENTLY BEING FINALIZED	TBD	0%	(C)	N/A	N/A	JANUARY 2020	SPRING 2020	FALL 2020	\$84,000	GENERAL FUND	TO BE DETERMINED	CHRIS JENSEN (919-771-4430)
<b>NC DOT STIP PROJECTS</b>																
22	US 40 WIDENING (0-111)	140	NC 42	WIDEN FROM 4 LANE TO 6 LANE FREEWAY WITH INTERCHANGE IMPROVEMENTS AT JONES STORAGE ROAD AND US 31	12.00	20%	DESIGN-BUILD	JUNE 2014 OCTOBER 2017	2019/2020	SUMMER 2018	APRIL 2019	LATE 2021		NC DOT	ST. WOOTEN CORPORATION	BREDAY WARDEN (919-707-7720)
23	NC 440 (R-271A)	NC 35	EAST OF PIERCE OLIVE ROAD	6 LANE FREEWAY ON NEW LOCATION	4.36	14%	DESIGN-BUILD	TBD	2019/2020	2018	APRIL 2019	2021		NC DOT	BLYTHELANE WSP & LOGGERS	DENISE BENOIGNI (919-707-7700)
24	NC 440 (R-271B)	EAST OF PIERCE OLIVE ROAD	US 401	6 LANE FREEWAY ON NEW LOCATION	4.92	14%	DESIGN-BUILD	TBD	2019/2020	2018	FEBRUARY 2019	2021		NC DOT	FLATIRON-BRACHI & IER	DENISE BENOIGNI (919-707-7700)
25	NC 440 (R-271C)	US 401	140	6 LANE FREEWAY ON NEW LOCATION	8.62	14%	DESIGN-BUILD	TBD	2019/2020	2018	NOVEMBER 2018	2021		NC DOT	BLYTHELANE	DENISE BENOIGNI (919-707-7700)
26	NC 440 (R-271D)	140	US 44	6 LANE FREEWAY ON NEW LOCATION	10.00	0%	DESIGN-BUILD	TBD	PROJECT SUSPENDED BY NC DOT (ROW IN FY18 CONST IN FY19)					NC DOT	TBD	DENISE BENOIGNI (919-707-7700)
27	JONES SAWYER ROAD (0-499)	EAST GARNER ROAD	140	WIDEN TO 4 LANE DIVIDED WITH SIDEWALK ON BOTH SIDES	1.00	0%	(C)	N/A	EARLY 2019	JULY 2019	NOVEMBER 2019	SUBJECT 2020	\$600,000	NC DOT	ST. WOOTEN CORPORATION	BEN UPSAW (919-230-6600)
28	US 401 WIDENING (0-160)	SOUTH OF OLD STAGE ROAD	SOUTH OF MECHANICAL BOULEVARD	WIDEN FROM 4 LANE TO 6 LANE DIVIDED SECTION WITH RAISED GRASS MEDIAN AND SIDEWALK ALONG BOTH SIDES	1.15	50%	(D)	06/16/18	SUMMER 2019	FEBRUARY 2020	MARCH 2020	2021		NC DOT	ALCON	BEN UPSAW (919-230-6600)
29	US 70 NC 99 BRIDGE REPLACEMENT (0-465A)	WEST OF CIRCLE DRIVE	MAIN STREET	REPLACE BRIDGE WITH 80 FT SPAN (LIGHTING, B&E, MEDIAN LANS, AND SIDEWALKS ON BOTH SIDES. MAKE MODIFICATIONS WITH NEW SIGNALS AND SIDEWALKS TO BOTH SIDES. MAKE MODIFICATIONS WITH NEW SIGNALS AND SIDEWALKS TO BOTH SIDES.	0.41	100%	(D)	07/17/18	DESIGN AND ROW COMPLETE, BUT LETTING POSTPONED TO JAN 2021				\$300,000	NC DOT/TOWNSHIP	ALCON	TERESE PETERSON (919-707-4488)
30	US 70/NUMBER DRIVE/MAHARD RD (0-574A)	MECHANICAL BOULEVARD	TANGER CROSSING MAIN ENTRANCE	CONVERSION OF US 70/NUMBER DRIVE INTERSECTION TO A CONTINUOUS FLOW INTERSECTION	1.10	25%	(D)	07/17/18	PROJECT SUSPENDED BY NC DOT (ROW IN FY18 CONST IN FY19)					NC DOT	IDK ENGINEERING	BEN UPSAW (919-230-6600)
31	US 401 WIDENING (0-174A)	TEN TEN ROAD (OR 1010)	WAKE TECHNICAL COMMUNITY COLLEGE	WIDEN FROM 4 LANE TO 6 LANE DIVIDED SECTION WITH RAISED GRASS MEDIAN AND SIDEWALK ALONG BOTH SIDES	0.83	35%	(D)	TBD	EARLY 2020	MAY 2020	6/30/2020	2021		NC DOT	IDK ENGINEERING	BEN UPSAW (919-230-6600)
32	NEW BETHLEHEM CHURCH ROAD BRIDGE REPLACEMENT (0-537)	N/A	N/A	REPLACE BRIDGE OVER MAHER'S CREEK	N/A	0%	(C)	N/A	SUMMER 2019	JUNE 2018	JULY 2018	SPRING 2021		NC DOT	DANE CONSTRUCTION	BRETT LARKEY (919-707-7700)
33	AYWOR ROAD (OR 255) BRIDGE REPLACEMENT (0-539)	N/A	N/A	REPLACE BRIDGE OVER WHEE OAK CREEK	0.29	100%	(D)	N/A	DESIGN AND ROW COMPLETE, BUT LETTING POSTPONED TO FEB 2021					NC DOT	DANE CONSTRUCTION	BRETT LARKEY (919-707-7700)
34	US 70/NUMBER DRIVE BRIDGE REPLACEMENT (0-541)	N/A	N/A	REPLACE BRIDGE OVER US 70	N/A	0%	(D)	N/A	PROJECT SUSPENDED BY NC DOT (ROW IN FY18 CONST IN FY19)					NC DOT	WSP (ROADWAY), NC DOT (BRIDGE)	TERESE PETERSON (919-707-4488)
35	VANDORA SPRING/CREEK RAILROAD GRADE SEPARATION (0-571)	N/A	N/A	CONSTRUCT GRADE SEPARATION AND CLOSE CROSSING	N/A	0%	(D)	N/A	PROJECT SUSPENDED BY NC DOT (LETTING RESCHEDULED APRIL 2021)					NC DOT	DENVERBY (ROADWAY), TID (BRIDGE)	TERESE PETERSON (919-707-4488)
36	US 401 WIDENING (0-411)	TEN TEN ROAD INTERSECTION	N/A	CONVERT EXISTING SIGNALIZED INTERSECTION TO UNCONTROLLED SECTION WITH RAISED GRASS MEDIAN AND SIDEWALK ALONG BOTH SIDES	N/A	0%	(D)	N/A	PROJECT SUSPENDED BY NC DOT (ROW IN FY18 CONST IN FY19)					NC DOT	TID	MATTHEW SWANSON (919-207-1172)
37	US 401 WIDENING (0-411)	SIMPSONS ROAD	MECHANICAL BOULEVARD	WIDEN FROM 4 LANE TO 6 LANE DIVIDED SECTION WITH RAISED GRASS MEDIAN AND SIDEWALK ALONG BOTH SIDES	2.00	0%	(D)	TBD	PROJECT SUSPENDED BY NC DOT (ROW IN FY19)					NC DOT	MCAD & JUNT	BEN UPSAW (919-230-6600)



**Capital Projects Status Report  
(for Period Ending FY20 - 2Q)**

Date: 1/6/20

Note: Items shown in red have been updated since the previous quarterly report.  
Text shown in red denote change from last monthly report.

PROJ. NO.	PROJECT NAME	FROM	TO	PROJECT DESCRIPTION	PROJECT LENGTH (MILES)	PERCENT COMPLETE (%)	STUDY (S) / DESIGN (D) / CONST. (C)	PUBLIC HEARING DATES	RIGHT OF WAY ACQUISITION	ADVERTISE FOR BIDS	CONTRACT AWARD	CONTRACT COMPLETION	TOTAL PROJECT BUDGET	FINDING SOURCE	CONSULTANT/CONTRACTOR	CONTACT
<b>NCDOT RESURFACING PROJECTS</b>																
38	GARNER ROAD	GROVE CREEK LANE	VANDORA SPRINGS ROAD	MILL 1.5" AND INSTALL 1.5" ASPHALT OVERLAY	1.92	100%	(C)	NA	NA	EARLY 2019	EARLY 2019	LATE 2019		NCDOT	NA	NCDOT MAINTENANCE UNIT
39	WESTON ROAD	MEADOWBROOK DRIVE	GARNER ROAD	MILL 1.5" AND INSTALL 1.5" ASPHALT OVERLAY	0.94	100%	(C)	NA	NA	EARLY 2019	EARLY 2019	LATE 2019		NCDOT	NA	NCDOT MAINTENANCE UNIT
40	CLIFFORD ROAD	NEW BETHEL CHURCH ROAD	HERON CHURCH ROAD	1.5" ASPHALT OVERLAY	1.06	100%	(C)	NA	NA	EARLY 2019	EARLY 2019	LATE 2019		NCDOT	NA	NCDOT MAINTENANCE UNIT
41	NEW BETHEL CHURCH ROAD	BENSON ROAD	ROBINSON COUNTY LINE	1.5" ASPHALT OVERLAY	3.75	100%	(C)	NA	NA	EARLY 2019	EARLY 2019	LATE 2019		NCDOT	NA	NCDOT MAINTENANCE UNIT
42	RAYNOR ROAD	WHITE OAK ROAD	US 70	1.5" ASPHALT OVERLAY	1.75	100%	(C)	NA	NA	EARLY 2019	EARLY 2019	LATE 2019		NCDOT	NA	NCDOT MAINTENANCE UNIT
43	WOODLAND ROAD	TIGER DRIVE	VANDORA SPRINGS ROAD	1.5" ASPHALT OVERLAY	0.65	0%	(C)	NA	NA	EARLY 2019	EARLY 2019	LATE 2019		NCDOT	FRED SMITH COMPANY	NCDOT MAINTENANCE UNIT
44	AUBURN KENNESALE ROAD	US 70	BATTLE BRIDGE ROAD	1.5" ASPHALT OVERLAY	2.86	100%	(C)	NA	NA	EARLY 2019	EARLY 2019	LATE 2019		NCDOT	NA	NCDOT MAINTENANCE UNIT
45	CROWDER ROAD/SALE'S ROAD	ROAD ROAD	NC 42	REEL DEPTH PATCHING AND 1.5" ASPHALT OVERLAY	4.77	100%	(C)	NA	NA	EARLY 2019	EARLY 2019	LATE 2019		NCDOT	NA	NCDOT MAINTENANCE UNIT
46	GIPSONYARD	HERON DRIVE	ANDREA STREET	REEL DEPTH PATCHING AND 1.5" ASPHALT OVERLAY	0.25	100%	(C)	NA	NA	EARLY 2019	EARLY 2019	LATE 2019		NCDOT	NA	NCDOT MAINTENANCE UNIT
47	MECHANICAL BOULEVARD	US 401	US 70	MILL 1.5" AND INSTALL 1.5" ASPHALT OVERLAY	0.15	100%	(C)	NA	NA	EARLY 2019	EARLY 2019	LATE 2019		NCDOT	NA	NCDOT MAINTENANCE UNIT
48	MECHANICAL BOULEVARD	US 70	EAST OF MCCORMACK STREET	MILL 1.5" AND INSTALL 1.5" ASPHALT OVERLAY	0.38	0%	(C)	NA	NA	EARLY 2020	EARLY 2020	LATE 2020		NCDOT	NA	NCDOT MAINTENANCE UNIT
49	GREENFIELD DRIVE	NORTH OF WATERFIELD BRIDGE PLACE	JUST NORTH OF US 70W OR HAMPTON ROAD	MILL 1.5" AND INSTALL 1.5" ASPHALT OVERLAY	0.48	0%	(C)	NA	NA	EARLY 2020	EARLY 2020	LATE 2020		NCDOT	FRED SMITH COMPANY	NCDOT MAINTENANCE UNIT
50	NOTTINGHAM FOREST SUBDIVISION	FERDY ROAD	US 401	1" ASPHALT OVERLAY	2.97	0%	(C)	NA	NA	EARLY 2020	SPRING 2020	2021		NCDOT	TBD	NCDOT MAINTENANCE UNIT
51	TRIVON ROAD	US 401	GARNER ROAD	MILL 1.5" AND INSTALL 1.5" ASPHALT OVERLAY	1.36	0%	(C)	NA	NA	EARLY 2021	SPRING 2021	2021		NCDOT	TBD	NCDOT MAINTENANCE UNIT
52	STARBUCKET SUBDIVISION	STARBUCKET DRIVE		1" ASPHALT OVERLAY	1.00	0%	(C)	NA	NA	EARLY 2020	SPRING 2020	2021		NCDOT	TBD	NCDOT MAINTENANCE UNIT
													<b>\$54,763,500</b>			