

TOWN OF GARNER  
**Town Council Regular Meeting Agenda**

**May 05, 2026 | 06:00 PM**

Ronnie S. Williams Council Chambers  
Garner Town Hall | 900 7th Avenue | Garner, NC 27529

**Mayor Buddy Gupton | Mayor Pro Tem Demian Dellinger**  
Council Members Phil Matthews, Gra Singleton, Kelvin Stallings, and Elmo Vance

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A. CALL MEETING TO ORDER

**Proposed Action:**

1. COUNCIL ROLL CALL

2. PLEDGE OF ALLEGIANCE

Council Member Elmo Vance will lead the Pledge of Allegiance.

3. INVOCATION

Police Chaplain Louis Long will deliver the invocation.

B. ADOPTION OF AGENDA

**Proposed Action:**

Motion to adopt the regular meeting agenda.

C. PRESENTATIONS

1. Public Works Week Proclamation 2026

Proclamation recognizing the week of May 17-23, 2026 as National Public Works Week.

2. National Police Week Proclamation 2026

Proclamation in honor of National Peace Officers Memorial Day, May 15 and National Police Week, May 10-16, 2026.

3. Presentation of the FY2027 Budget

Sponsor(s): Jodi Miller, Town Manager and Sara Warren, Budget Director

The Town Manager will present the FY27 Recommended Budget to Town Council and Community.  
Town Council will discuss the FY27 in more detail during the May 15 Budget Work Session.

D. PETITIONS AND COMMENTS

This portion of the meeting is to receive comments from the public on items not included in this agenda regarding matters germane to Town policies or business or subjects within the Town Council's real or

apparent jurisdiction. Individuals or group spokespersons must sign up with the Town Clerk prior to the start of the meeting.

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The Council is interested in hearing your concerns but will 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.

Each speaker is limited to three (3) minutes.

E. CONSENT

**Proposed Action:**

Motion to approve all items on the consent agenda.

1. Emergency Purchase/Repair Authorization – Sewer Lift Pump

Sponsor(s): David Beck, Finance Director and Forrest Jones, Public Works Director

An emergency purchase/repair authorization for replacing a sewer lift pump serving the Garner Police Department and Fire Administration buildings.

**Proposed Action:**

Adopt Resolution (2026) 2694

2. Bid Award – Bryan Road Improvements Project

Sponsor(s): Leah Harrison, Town Engineer

Award the construction bid for Bryan Road Improvements Project.

**Proposed Action:**

Award the bid for the Bryan Road Improvements Project, authorize the Town Manager to execute the contract in the amount of \$1,049,100.00 with Fred Smith Construction, and adopt Ordinance (2025) 5341E approving the budget amendment of \$242,271.00 for Bryan Road Improvements Project.

3. ANX-26-002, Gregory Poole Equipment HQ2

Sponsor(s): Alex Bone, GIS Analyst and Jeff Triezenberg, Planning Director

Voluntary contiguous annexation petition (ANX-26-002) submitted by Rick Baker, Timmons Group, to bring 140.961 +/- acres into the corporate limits of the Town of Garner (127.981-acre parcel along with 12.98 +/- acres of intervening right-of-way). The property is generally located at 5100 Raynor Road; and may be otherwise identified as Wake County PIN #(s) 1730148232.

**Proposed Action:**

Adopt Resolution (2026) 2695 to set public hearing for May 19, 2026.

4. Audit Contract for Fiscal Year 2025-2026

Sponsor(s): David Beck, Finance Director

The FY 2025-2026 audit contract proposal has been received from Mauldin & Jenkins. The proposal includes the basic audit fee, a required federal Single Audit, and financial statement preparation services.

**Proposed Action:**

Award contract to Mauldin & Jenkins to perform the FY 2025-2026 audit and authorize the Town

Manager to execute the contract.

5. Preserving Home Additional Funding

Sponsor(s): Jodi Miller, Town Manager

Provide additional funding to Preserving Home for Garner home rehabilitation.

**Proposed Action:**

Adopt Budget Amendment (2026) 5340M

F. NEW/OLD BUSINESS

1. Tryon Station Conversion to Income Averaging

Sponsor(s): John Hodges, Assistant Town Manager

The Tryon Station affordable housing project, in which the Town holds a funding position, has a unique opportunity to convert the project funding structure to serve a broader range of incomes.

**Proposed Action:**

Approve conversion of the Tryon Station affordable housing project to income averaging methodology and authorize the Town Manager to execute amended closing documents.

G. PUBLIC HEARINGS

H. UPDATES TO COUNCIL

1. COMMITTEE REPORTS

2. MANAGER REPORTS

3. ATTORNEY REPORTS

4. COUNCIL REPORTS

I. CLOSED SESSION

**Proposed Action:**

Pursuant to N.C. General Statutes Section 143.318.11(a)(3), motion to consult with the Town Attorney regarding litigation or settlement of a claim.

J. ADJOURN