

Regular Meeting of the Town Council

May 16, 2017

6:30 pm

Minutes & General Account

Council Members Present: Mayor Volz, Council Members Montgomery, Ragsdale, Nixon, & Straughn

Staff Present: Matthew Johnson, Judy Gallman, Paul Blanchard, Katie McBride, Sharen Apple, & Beth Koonce, Town Attorney.

Visitors Present: Vernon Queen, Connie Queen, Cliff Paddock, Emily Ragsdale, Kyle Pichan, Larry Lain, Robert Waugh, Rich Glover, John Dixon, Marty Dixon, Joyce Volz, Martha Wolfe, Dick Franks, Jackie Boylan, Cheryl McDaniel, Becky Morton, Louise Miller, Rebeca Mann Rayborn, Tracy Flori, James Flori, Fred Allen, Denise Allen, Mitchell Johnson, Cherie Dunphy, Steve York, Dilva Guy, Carol Brooks, Jamestown News.

1. **Call to Order-** Mayor Volz Called meeting to order.
2. **Administer Oath of Office for the Town Clerk-**Mayor Volz called McBride forward and administered the Oath of Office to her.
3. **Community Reflections-**
Mayor Volz began his update of current Town events by introducing Kenny Cole, the new Town Manager. Mayor Volz stated that Cole was a graduate of NC State University and that he was the previous manager of the Town of Coats, North Carolina.

Kenny Cole stated that he was looking forward to being a part of the community in Jamestown. He had lived in Adam's Farm for about ten years during the 80's and 90's and had always loved Jamestown. Cole stated that he had met the Town staff and was looking forward to working with them and the citizens. He encouraged citizens to come in and speak with him anytime.

Mayor Volz continued with the community reflections:

- May 13th- the Spring Fling was very successful
 - May 21st- Memorial Day Parade held by the Jamestown Veteran's Committee
 - May 29th- Memorial Day celebration will be held in Wrenn Miller Park. Town Hall will be closed that day, but recycling will be picked up as usual
 - June 3rd- Town of Jamestown Community Yard Sale will be held at Wrenn Miller Park
 - Mayor Volz called for a moment of silence
4. **Approval of minutes from the April 18, 2017 Regular and Closed Session Town Council meetings and the April 20, 2017 Special Town Council Meeting-** Council Member Nixon made a motion to approve the minutes from the April 18, 2017 Regular and Closed Session Town Council meetings and the April 20, 2017 Special Meeting. Council Member Straughn made a second to the motion. The motion passed by unanimous vote.

Council Member Nixon made a motion to seal the Closed Session minutes from the April 18, 2017 meeting. Council Member Straughn made a second to the motion. The motion passed by unanimous vote.

5. **Public Hearing to consider annexation pursuant G.S. 160A-31-** Matthew Johnson gave an overview of the annexation case. He gave a description of the location of the property, noted that the annexation was being requested by Koury Corporation, and directed the Council to reference maps of the property within their packets if needed. Johnson asked Council if they had any questions. There were none.

Dick Franks, Koury Corporation- Franks stated that Koury Corporation was looking forward to developing the land that they were requesting be annexed. They believed that it would be beneficial for the tax base of Jamestown. He also said that he really appreciated the Town staff that he had been working with during this project. He noted that he had worked with several municipalities, but it had been a pleasure for him to work with the Town staff of Jamestown. He said that he hoped Council would vote in favor of the annexation.

Mayor Volz opened the public hearing to anyone that would like to speak in favor of the annexation.

Martha Wolfe, 108 Woodland Drive- Wolfe stated that she was in favor of the annexation. She noted that this annexation was a part of a larger Master Plan that had been created years ago. Wolfe noted that the annexation would increase the revenue taken in by the Town of Jamestown. The increased revenue would help keep taxes low and she was very much in favor of that.

Mayor Volz asked if there was anyone else that would like to speak in favor of the annexation. There was no one. He closed that portion of the public hearing.

Mayor Volz opened the public hearing to anyone that would like to speak against the annexation. There was no one. He closed that section of the public hearing.

Council Member Nixon made a motion to approve the annexation and adopt the annexation ordinance. Council Member Straughn made a second to the motion.

McBride took a roll call vote as follows:

Billy Ragsdale- Aye
Lynn Montgomery- Aye
Georgia Nixon- Aye
Lawrence Straughn- Aye

The motion passed by unanimous vote.

6. **Consider ordinance to extend the corporate limits of the Town of Jamestown-** Johnson stated that this had already been addressed under item number five.
7. **Public Hearing to consider initial zoning for portions of right-of-way (ROW) of High Point Rd. located near 6115 Jamestown Parkway-** Johnson gave the background of the rezoning case. The

property in question had resulted from the closing of High Point Road. The piece of land would be divided equally along the centerline between the two adjacent properties. Johnson asked the Council if there were any questions. There were none.

Mayor Volz opened the public hearing to anyone that would like to speak in favor of the initial zoning. There was no one. He closed that portion of the public hearing.

Mayor Volz opened the public hearing to anyone that would like to speak against the initial zoning. There was no one. He closed that portion of the public hearing.

Council Member Nixon asked if there were any issues between the property owners regarding the initial zoning. Johnson stated that there had been a minor issue, but it had been resolved. He also noted that the Planning Board had voted unanimously to approve the initial zoning at their May 8th meeting.

Council Member Montgomery made a motion to approve the initial zoning request as presented. Council Member Ragsdale made a second to the motion.

McBride took a roll call vote as follows:

Billy Ragsdale- Aye
Lynn Montgomery- Aye
Georgia Nixon- Aye
Lawrence Straughn- Aye

The motion passed by unanimous vote

8. **Consideration of approval of Consistency/Inconsistency Statement-** Council Member Nixon made a motion that the initial zoning was consistent with public interest because it was in harmony with the Land Development Plan of the Town. Council Member Montgomery made a second to the motion. The motion passed by unanimous vote.
9. **Public Hearing to consider a rezoning request from Riverwalk I, LLC for the property located at 3511 RI and 3511 Z Dillon Rd. from Single Family Residential (SFR) to Conditional Zoning Multi-Family Residential (CZ-MFR)-** Johnson stated that the Riverwalk Home Owners Association (HOA) had requested that the rezoning be continued to the June 20th Regular Town Council meeting. The HOA would like to have the thirty additional days to prepare for the meeting.

Mayor Volz opened the public hearing. Council Member Montgomery made a motion to recess the public hearing to the June 20th Regular Town Council meeting at 6:30 pm in the Civic Center. Council Member Straughn made a second to the motion. The motion passed by unanimous vote.

Johnson reiterated that the public hearing would be held on June 20th at 6:30 pm.

10. **Consideration of approval of Consistency/Inconsistency Statement-** The consideration of the consistency/inconsistency statement was also recessed to the June 20th meeting at 6:30 pm.
11. **Public Comment-**

Rebecca Mann Rayborn, 801 Ragsdale Rd. - She stated that she knew Council would be considering the new budget for the next fiscal year shortly. She suggested that some money be reserved to install changing tables in the public bathrooms at the Jamestown Park & Golf Course. She emphasized the need for the tables in the restrooms near the children's play area.

12. **Consider Special Event Request for Christmas Parade-** Cliff Paddock spoke on behalf of the Rotary Club. They were requesting for the continued support of the Town of their annual Christmas Parade. It would be held on December 3rd 2017. He noted that the Rotary Club had been conducting the parade for several years and that the special event request was very similar to the ones they had submitted in the past. They were requesting that the Town help them with street closures, fund the sheriff deputies that were required, and provide the crew for cleanup. Paddock stated that the Town staff had been very helpful with the application process. Martha Wolfe, retired Town Clerk, had played a large role in organizing the event in previous years. Paddock noted that this was the first year that they did not have her help with the process. Paddock stated that the Rotary members were working hard to fill the void created by Martha's absence. He also said that they were requesting that the Town pay for postage and mailings regarding the event. He noted that the Town had paid for these expenses in the past. He stated that Town staff had advised him against this, but he would like to request that Council pay for these fees for at least one more year.

Council discussed the specifics of paying for the postage for the Christmas Parade correspondence with Paddock and Johnson. There was discussion about the Town's previous payment for the expenses and the idea that the Rotary Club was in a transitional phase because of Martha's departure. Council Member Montgomery stated that she did not have an issue with paying for postage as long as the mailings were prepared by the members of the Rotary Club before they were delivered to Town Hall. Paddock stated that they could arrange for the mailings to be ready.

Council Member Nixon made a motion to approve the special event request with the condition that the Town would pay for the postage expenses. Council Member Ragsdale made a second to the motion. The motion passed by unanimous vote.

13. **Presentation of Preliminary Budget for fiscal year 2017/2018-** Gallman gave an overview of the budget. She highlighted the important points of ad valorem taxes and water/sewer operating revenues. She also gave a summary of the Town's expenditures by category.

Gallman asked Council if they had any questions. There was a brief discussion about the decreasing funds received from the Powell Bill Grant. There were no other questions. Gallman stated that the budget would be posted on the website and there would be a copy available for public inspection at Town Hall.

14. **Set Public Hearing date for Preliminary Budget for fiscal year 2017/2018-** Gallman requested that a public hearing date for the preliminary budget for fiscal year 2017/2018 be set for June 20th.

Council Member Nixon made a motion to set a public hearing date for June 20th at 6:30 pm in the Civic Center. Council Member Straughn made a second to the motion. The motion passed by unanimous vote.

15. **Set Public Hearing date for amendments to Land Development Ordinance-** Johnson requested that Council set a public hearing date for amendments to the land development ordinance for the June 20th Regular Town Council meeting.

Council Member Montgomery made a motion to set the public hearing for the amendments to the land development ordinance for June 20th at 6:30pm in the Civic Center. Council Member Ragsdale made a second to the motion. The motion passed by unanimous vote.

16. **Proclamation declaring National Public Works Week-**Mayor Volz called Paul Blanchard forward. Mayor Volz presented a proclamation to Blanchard declaring it National Public Works Week in the Town of Jamestown.

17. **Budget Amendment-** There was no budget amendment. Gallman did request that Council make some adjustments to the authorized check signers on staff as a result of changes in personnel. She requested the following:

- From May 16th-May 24th add Matthew Johnson as a temporary signer of checks
- Effective May 24, 2017- remove Kathryn Billings as a signer
- Effective May 24, 2017- add Kenny Cole as an authorized signer
- May 16, 2017 and retroactive to April 21, 2017 remove Martha Wolfe as a signer
- May 16, 2017 and retroactive to April 21, 2017 add Katie McBride as an authorized check signer

Council Member Straughn made a motion to approve the requested changes to authorized signers. Council Member Nixon made a second to the motion. The motion passed by unanimous vote.

18. **Analysis of Financial Position of the Town of Jamestown-** Gallman gave an overview of the financial position of the Town. She highlighted that the golf course had made a profit of \$26,550 during the month of April.

19. **Public Comment-** Nobody signed up to speak

20. **Other Business-** There was none.

21. **Adjournment-** Council Member Montgomery made a motion to adjourn. Council Member Ragsdale made a second to the motion. The motion passed by unanimous vote.

Meeting ended at 7:30 pm.