



Settled 1752
JAMESTOWN
NORTH CAROLINA

Regular Meeting of the Town Council
October 15, 2019
6:30 pm in the Council Chambers
Agenda

- I. **Call to Order-** Mayor Montgomery
 - A. Pledge of Allegiance
 - B. Moment of Silence
 - C. Approval of Agenda
- II. **Consent Agenda-**
 - A. Approval of minutes from the September 17, 2019 Regular meeting
 - B. Analysis of financial position of the Town of Jamestown
 - C. Analysis of financial position of the Jamestown Park & Golf Course
 - D. Budget Amendment #10
 - E. Budget Amendment #11
 - F. Budget Amendment #12
- III. **Public Comment**
- IV. **Old Business-**
 - A. Update on Sidewalk Projects- Paul Blanchard, Public Services Director
 - B. **Public Hearing**
 - 1. Public Hearing to consider rezoning request 2019-02: Request to rezone property located at 111, 113, 115, 121, and a portion of parcel #176232 from Single-Family Residential (SFR) to Conditional Zoning-Civic (CZ-CIV) for Maryfield, Inc.- Matthew Johnson, Assistant Manager/Director of Planning
 - a. Consideration of approval/denial of rezoning request
 - b. Consideration of approval of Consistency/Inconsistency Statement
- V. **New Business-**
 - A. Proclamation National Breast Cancer Awareness Month October 2019- Mayor Montgomery
 - B. Jamestown Park & Golf Course Quarterly Report- Ross Sanderlin, Golf Course Manager
 - C. Consideration of approval of financing for the purchase of a knuckle boom truck- Judy Gallman, Finance Director
- VI. **Manager/Committee Reports**
 - A. Manager Report- Kenny Cole, Town Manager
 - B. Council Member Committee Reports
- VII. **Public Comment**
- VIII. **Other Business**
- IX. **Adjournment**

Working Agenda for the October 15, 2019 Regular Town Council Meeting

Tentative Time Line	Agenda Item	Responsible Party	Action required by the Town Council
6:30 pm	I. Call to Order	Mayor Montgomery	Mayor Montgomery to call the meeting to order. Mayor Montgomery to present introduction for the meeting.
6:30 pm	A. Pledge of Allegiance	Mayor Montgomery	Mayor Montgomery to request that the Jamestown Rotary Club lead everyone in the Pledge of Allegiance.
6:30 pm	B. Moment of Silence	Mayor Montgomery	Mayor Montgomery to call for a moment of silence
6:30 pm	C. Approval of Agenda	Mayor Montgomery	Mayor Montgomery to ask Council if there are any items that need to be added or deleted. Council Member makes a motion to approve the agenda. Council Member makes a second to the motion. Then vote.
6:35 pm	II. Consent Agenda		
6:35 pm	A. Approval of minutes from the September 17, 2019 meeting B. Analysis of financial position of the Town of Jamestown C. Analysis of financial position of Jamestown Park & GC D. Budget Amendment #10 E. Budget Amendment #11 F. Budget Amendment #12		Council Member makes a motion to approve the consent agenda. Council Member makes a second to the motion. Then vote.
6:35 pm	III. Public Comment		Please state your name and address and adhere to the 3 minute limit.
6:50 pm	IV. Old Business		
6:50 pm	A. Update on Sidewalk Projects	Call on P. Blanchard	Blanchard to update Council on the ongoing sidewalk projects.
7:00 pm	B. Public Hearing		
7:00 pm	1. P.H. to consider rezoning request 2019-02 from SFR to CZ-CIV for Maryfield, Inc.	Call on. M. Johnson	Johnson to present his staff report on the rezoning request for Pennybyrn. Mayor Montgomery to call Sarah Glanville, Planning Board Chair, forward to give the Planning Board’s recommendation on the rezoning. Mayor Montgomery to call the applicant forward to present their request. Mayor Montgomery to open the public hearing to anyone that would like to speak in favor of the rezoning. Please state your name and address and adhere to the 3 minute time limit. Mayor Montgomery to open the public hearing to anyone that would like to speak in opposition of the rezoning. Please state your name and address and adhere to the 3 minute time limit. Mayor Montgomery to close the public hearing and open the floor to Council for discussion. Council Member makes a motion to approve/deny the rezoning request for parcels 111, 113, 115, 121, and a portion of #176232 from Single Family Residential (SFR) to Conditional Zoning-Civic (CZ-CIV) Council Member makes a second to the motion. Roll Call Vote. Council Member makes a motion that the rezoning request is consistent/inconsistent with the Land Development Ordinance (LDO). Council Member makes a second to the motion. Then vote. If rezoning is ADOPTED, Council Member makes a motion to amend the Comprehensive Plan. Council Member makes a second to the motion. Then vote.
7:30 pm	V. New Business		
7:30 pm	A. Proclamation National Breast Cancer Awareness Month	Mayor Montgomery	Mayor Montgomery to read the Proclamation for National Breast Cancer Awareness Month October 2019.
7:35 pm	B. Jamestown Park & Golf Course Quarterly Report	Call on R. Sanderlin	Sanderlin to present his quarterly report to Council.
7:45 pm	C. Consideration of approval of financing for the purchase of a knuckle boom truck	Call on J. Gallman	Gallman to give an overview of the proposals staff received in order to financing the purchase of a knuckle boom truck. Gallman to recommend that Council select First Bank to finance the truck. Council Member makes a motion to approve/deny the selection of First Bank for the financing of the knuckle boom truck. Council Member makes a second. Then vote. Council Member makes a motion to grant/deny authorization to Finance Director to sign loan documents and approve/deny the Resolution approving financing terms. Council Member makes a second to the motion. Then vote.
7:55 pm	VI. Manager/Committee Reports		
7:55 pm	A. Manager Report	Call on K. Cole	Cole to present his monthly Manager’s Report to Council.
8:00 pm	B. Council Member Committee Reports	Call on K. Cole	Cole to request that Council Members give an update on any Committees they serve on.
8:05 pm	VII. Public Comment		Please state your name and address and adhere to the 3 minute time limit
8:20 pm	VIII. Other Business		
8:25 pm	IX. Adjournment		Council Member makes a motion to adjourn. Council Member makes a second to the motion. Then vote.

Mayor
Lynn Montgomery

Town Manager
Kenneth C. Cole

Town Attorney
Beth Koonce



Council Members
Georgia Nixon, Mayor Pro Tem
Martha Stafford Wolfe
Rebecca Mann Rayborn
John Capes

TOWN OF JAMESTOWN AGENDA ITEM

ITEM ABSTRACT: Approval of minutes from the September 17, 2019 meeting

AGENDA ITEM #: II-A



CONSENT AGENDA ITEM



ACTION ITEM



INFORMATION ONLY

MEETING DATE: October 15, 2019

ESTIMATED TIME FOR DISCUSSION: 0 Minutes

DEPARTMENT: Administration

CONTACT PERSON: Katie McBride, Town Clerk

SUMMARY:

Minutes from the September 17th Regular Town Council meeting.

ATTACHMENTS: Minutes from the September 17, 2019 Town Council meeting

RECOMMENDATION/ACTION NEEDED: Staff recommends approval of the minutes from the September 17th Town Council meeting

BUDGETARY IMPACT: N/A

SUGGESTED MOTION: Council Member makes a motion to approve/amend the consent agenda.

FOLLOW UP ACTION NEEDED: N/A

DRAFT

**Regular Meeting of the Town Council
September 17, 2019
6:30 pm in the Council Chambers
Minutes & General Account**

Council Members Present: Mayor Montgomery, Council Members Nixon, Wolfe, & Rayborn

Council Members Absent: Council Member Capes

Staff Present: Kenny Cole, Matthew Johnson, Judy Gallman, Paul Blanchard, Katie McBride, & Beth Koonce, Town Attorney

Visitors Present: Tricia Payne, Robert Frederick, Deborah Beach, Sarah Glanville, William McLean, Merle Green, & Carol Brooks

Call to Order- Mayor Montgomery called the meeting to order.

- Pledge of Allegiance- Mayor Montgomery led everyone in the Pledge of Allegiance.
- Moment of Silence- Mayor Montgomery called for a moment of silence.
- Approval of Agenda- Mayor Montgomery asked if anyone would like to change, add, or delete any items on the agenda.

Cole requested to add item "II-E. Budget Amendment #9" to the consent agenda.

Council Member Rayborn requested to add an item "V-C" to set the public hearing date for the Maryfield, Inc. property for the October 15th Town Council meeting.

Council Member Wolfe made a motion to approve the agenda for the September 17th Town Council meeting with the requested changes. Council Member Rayborn made a second to the motion. The motion passed by unanimous vote.

Consent Agenda- The consent agenda included the following items:

- Approval of minutes from the August 20, 2019 Regular meeting
- Analysis of financial position of the Town of Jamestown
- Analysis of financial position of the Jamestown Park & Golf Course
- Budget Amendment #8
- Budget Amendment #9

Council Member Wolfe made a motion to approve the consent agenda. Council Member Rayborn made a second to the motion. The motion passed by unanimous vote.

(Budget Amendment #8 & Budget Amendment #9)

Public Comment-

- Robert Frederick, 706 Ragsdale Road- Frederick encouraged Council to revise the proposed language that would be on the ballot for the vote on staggered terms. He stated that it did not accurately describe the affect that the vote would have on future elections. He requested that

Council add wording that would state that a majority of Council Members would be elected every four years.

Old Business

- Consideration of approval of ballot language for the vote on a Charter Amendment that would stagger the terms of the Mayor and Council- Koonce stated that she was asked to draft the language that Guilford County would place on the ballot for the vote on the staggered terms. She said that the language she had proposed came directly from what was suggested in the General Statutes.

Council Member Wolfe asked if the Board of Elections had an opinion about how the ballot needed to be worded. McBride stated that she had sent the Board of Elections the proposed language and that they had not given any feedback that would suggest that a change needed to be made. Koonce said that she had attempted to make the ballot as clear as possible for the voters, but she was open to revising the wording if Council wanted to make any changes.

Council discussed the proposed language and the potential changes that may make the ballot more clear.

Council Member Nixon suggested adding a line to the ballot that would state that the change would affect municipal elections beginning in 2021. Council Members discussed the idea of stating when the change would be implemented.

Koonce revised the original draft language she had proposed and presented it to Council.

Council Member Rayborn made a motion to approve the following ballot language:

“Shall the ordinance adopted by Town Council, pursuant to NCGS 160A-101 and 160A-102, amending the Town Charter to change the term of the Mayor from two to four years and to change the terms of the members of Town Council from two years to four-year staggered terms, be approved? This amendment, if approved, would affect the municipal elections beginning in 2021.”

Council Member Wolfe made a second to the motion. The motion passed by unanimous vote.

- Update on Sidewalk Projects- Blanchard stated that the project manager that had been working on the East Fork Pedestrian Bridge and Sidewalk Project was no longer with the contracting company. He noted that there was a new project manager that was being brought up to speed. However, the transition had caused some delays in regard to the progress of the project. He said that staff had scheduled a conference call with the contracting company and NCDOT to discuss the issue.

Blanchard stated that he had delivered the supplemental agreement to NCDOT for the East Main Street Sidewalk Project. He noted that it had been approved by the division and that staff was currently waiting for the final signatures from NCDOT in Raleigh. He added that staff was working on setting a date for a preconstruction meeting with the contractor.

Council Member Wolfe discussed the details of the East Fork Pedestrian Bridge and Sidewalk Project with Blanchard.

- Update on Oakdale Cotton Mill- Cole said that he had been in contact with the owner of the mill. He stated that he had visited the property recently and had noticed several code violations. He added that he had sent the property owner a letter that stated that three of the homes on the property needed immediate attention. Cole said that the owner was seeking bids to take the structures down and remove any remaining debris. The owner had also agreed to contact the property management company in order to secure the site. He stated that he would reach out to the property owner again if the issues were not addressed within fifteen days.

Council Members discussed the ongoing issues at the Oakdale Cotton Mill with Cole.

New Business-

- Presentation of Proclamation for Constitution Week 2019 to Deborah Beach- Mayor Montgomery presented the proclamation to Deborah Beach, Representative of the Rachel Caldwell Chapter of the Daughters of the American Revolution (DAR).

(Proclamation for Constitution Week 2019)

- Regulation of smoking in local government buildings, vehicles, and grounds- Cole stated that he had received a letter from the Guilford County Health Department. He said that the County was working on a policy to regulate smoking in local government buildings, vehicles, and grounds. Cole stated that Merle Green, Guilford County Health Director, was present and would like to give Council some more information on the policy.

Green stated that the County had been discussing the issue of protecting the health and safety of nonsmokers in the community for years. She noted that the County had been working on the current policy proposal for about sixty days. Green said that local governments in the surrounding area were addressing smoking regulation in varying degrees. She stated that the Health Department was seeking to update the language within the policy to address new technologies such as vapes and electronic cigarettes. She noted that the Health Department had also discussed expanding non-smoking areas to include more public places such as parks. Green said that the County was seeking to gain feedback from the municipalities about the proposed changes.

Council Member Wolfe stated that she believed that the Town's no smoking policy was pretty thorough. However, she noted that it may need to be updated to include regulations for vaping and electronic cigarettes. She added that her main concern was how new regulations may impact the Golf Course.

Council Members discussed the details of the proposed policy with Green and Cole. Green stated that the County would have a public hearing on the issue on Thursday, September 19th. She said that she would relay the Town Council's concerns about potential negative impacts on the Golf Course to the county officials at the public hearing.

Green asked Council if they would be in support of updating the language in the policy to include new technologies such as hookah and electronic cigarettes. Council agreed that they would be in favor of the change.

Council thanked Green for coming to speak with them about the issue.

- Request to set a public hearing date for the consideration of rezoning request 2019-02- Council Member Rayborn made a motion to set a public hearing date for the October 15th Town Council meeting at 6:30 pm to consider rezoning request 2019-02 for properties located at 111, 113, 115, 121 and a portion of parcel #176232 from Single-Family Residential (SFR) to Conditional Zoning-Civic (CZ-CIV) for Maryfield, Inc. Council Member Wolfe made a second to the motion. The motion passed by unanimous vote.

Manager/Committee Reports

- Manager Report- Cole presented his monthly report to Council. He noted that he had created a project status report that he would update for Council every month. He said that the construction of the Oakdale Sidewalk Project had been delayed because NCDOT had placed a hold on all projects that were in the design phase. He added that NCDOT was facing a funding crisis. Cole stated that the topsoil had been removed from the recreational maintenance facility site. He noted that staff hoped to have a bid package completed by late November for the new facility. Cole also said that he had been in touch with Flowers Bakery about obtaining an easement to construct the “Welcome to Jamestown” sign. He added that the new pedestrian signs had been ordered.
- Council Member Committee Reports-
 - Council Member Rayborn stated that the Planning Board met on September 16th. She noted that the main topic of conversation was the proposed rezoning for Maryfield, Inc.
 - Council Member Wolfe said that she had attended the TAC meeting in August. She added that there had been a discussion about the NCDOT budget crisis that had resulted from the depletion of the maintenance fund. She also spoke about the timeline for requesting a traffic study to be done on Main Street.
 - Mayor Montgomery stated that she had attended the PTRC meeting. She said that they had discussed the need to expand office spaces.

Public Comment- Nobody signed up.

Other Business- Council Member Wolfe stated that she would like for John Crowe to give a report to Council about the preparation of the golf course greens for fall and winter. Cole agreed that a report from Crowe would be a good idea.

Council Member Nixon requested that staff add more pictures of the Club House at the Golf Course in order to increase potential venue rentals.

Mayor Montgomery stated that she was working on getting a new High School Representative from Ragsdale.

Adjournment- Council Member Rayborn made a motion to adjourn. Council Member Nixon made a second to the motion. The motion passed by unanimous vote.

The meeting ended at 7:40 pm.

Mayor

Town Clerk

Mayor
Lynn Montgomery

Town Manager
Kenneth C. Cole

Town Attorney
Beth Koonce



Council Members
Georgia Nixon, Mayor Pro Tem
Martha Stafford Wolfe
Rebecca Mann Rayborn
John Capes

TOWN OF JAMESTOWN AGENDA ITEM

ITEM ABSTRACT: Financial Analysis as of September 30, 2019

AGENDA ITEM #: II-B

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CONSENT AGENDA ITEM

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ACTION ITEM

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INFORMATION ONLY

MEETING DATE: October 15, 2019

ESTIMATED TIME FOR DISCUSSION: 0 Minutes

DEPARTMENT: Finance

CONTACT PERSON: Judy Gallman

SUMMARY:

Attached 3-page summary details the cash and debt balances of the Town as of September 30, 2019, as well as revenues and expenditures of each annual fund. Percentage of budget expended is shown for both revenues and expenditures. Capital project fund project-to-date amounts are also presented. (The revenues, expenditures, and budgets for these capital project funds are shown for the life of the projects).

The detail budget to actual report is also attached for September 2019 (revenues and expenditures for each annually-budgeted fund).

Some items to note:

Some of the General Fund revenues (sales and other franchise taxes) had to be accrued back into the 2018/19 fiscal year - due to the time period that the taxes were actually collected. There is a lag time between collection and when they are distributed by the State to cities and towns.

Powell Bill first allocation was received. This is half of the annual amount we will receive.

Insurance proceeds were received for concession building water damage and fence damage at golf course.

Two months of sewer bills are included in September amounts; the City of High Point forgot to bill us for the month of August.

ATTACHMENTS: 3 Page Summary & Detail to Actual Report

RECOMMENDATION/ACTION NEEDED: None

BUDGETARY IMPACT: None

SUGGESTED MOTION: None

FOLLOW UP ACTION NEEDED: None

Town of Jamestown
Financial Summary Report
Cash Balances
as of September 30, 2019

Petty Cash	\$ 1,350
Operating Cash	1,873,680
Certificates of Deposit	3,000,000
Money Market Accounts - operating	769,252
North Carolina Capital Management Trust	<u>9,637,556</u>
	<u>\$ 15,281,838</u>

Reservations of cash:

Cash reserved for Randleman Reservoir	\$ 803,166
Cash reserved by Powell Bill for street improvements	313,881
General Capital Reserve Fund	73,263
East Fork Sidewalk Capital Project	935
Oakdale Sidewalk Phase III	120,544
Water Sewer Capital Reserve Fund	<u>1,099,432</u>
	<u>\$ 2,411,221</u>

Cash by Fund:

General	\$ 5,327,005
General Capital Reserve Fund	73,263
East Fork Sidewalk Capital Project	935
Oakdale Sidewalk Phase III	120,544
Water/Sewer	7,857,493
Randleman Reservoir	803,166
Water/Sewer Capital Reserve Fund	<u>1,099,432</u>
	<u>\$ 15,281,838</u>

Cash by Bank:

NCCMT	\$ 9,637,556
Pinnacle Bank	3,874,813
First Bank	1,506,030
Wells Fargo	3,788
BB & T	<u>258,301</u>
	<u>\$ 15,280,488</u>

**Town of Jamestown
Financial Summary Report
Debt Balances
as of September 30, 2019**

Installment Purchase Debt:	Balance at 9/30/2019	Final Payment Date	Final Payment Fiscal Year
<i>GENERAL FUND:</i>			
Sanitation truck, financed in 2017	\$ 126,207	12/1/2023	2023/2024
Leaf truck, financed in 2017	129,020	12/1/2023	2023/2024
Sanitation truck, financed in 2015	17,815	3/17/2020	2019/2020
Golf Clubhouse Renovation	<u>550,011</u>	11/3/2027	2027/2028
	<u><u>\$ 823,053</u></u>		
<i>WATER & SEWER FUND:</i>			
Water & Sewer Maintenance Facility Construction	<u><u>\$ 412,486</u></u>	11/3/2027	2027/2028

Town of Jamestown
Financial Summary Report
Total Revenues & Expenditures by Fund
as of September 30, 2019

	<u>General Fund (#10)</u>	<u>General Capital Reserve Fund (#11)</u>	<u>Water/Sewer Fund (#30)</u>	<u>Randleman Reservoir Fund (#60)</u>	<u>Water/Sewer Capital Reserve Fund (#61)</u>
Current Year Revenues (and transfers)	1,753,308	6,401	634,422	4,102	304
% of budget received	29%	7%	14%	3%	0%
% of budget, excluding appropriated fund balance, received	34%	7%	15%	10%	0%
Expenditures (and transfers)	1,054,188	20,094	625,833	-	-
% of budget expended	17%	21%	14%	0%	0%

	<u>Fund (#16)</u>	<u>Fund (#17)</u>	<u>Fund (#18)</u>
	<u>East Fork Capital Project</u>	<u>Lydia Capital Project</u>	<u>Oakdale Ph III Capital Project</u>
Life to Date Revenues & Other Financing Sources	60,000	-	193,516
% of budget received	3%	0%	29%
Life to Date Expenditures	59,065	-	72,804
% of budget expended	3%	0%	11%

10/07/19
14:50:30

TOWN OF JAMESTOWN, NC
Statement of Revenue Budget vs Actuals
For the Accounting Period: 9 / 19

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10 GENERAL FUND

Account	Received		Estimated Revenue	Revenue	
	Current Month	Received YTD		To Be Received	% Received
3000					
3100 AD VALCREM TAXES	1,137,498.57	1,245,447.54	2,004,000.00	758,552.46	62 %
3101 Interest on Ad Valorem Taxes	37.13	104.79	3,000.00	2,895.21	3 %
3102 Tax and Tag revenue	18,857.56	18,857.56	193,000.00	174,142.44	10 %
3103 Interest on Tax and Tag Revenues	128.82	128.82	1,250.00	1,121.18	10 %
3230 SALES AND USE TAX	(1) -57,902.55	527.91	650,000.00	649,372.09	0 %
3250 Solid Waste Disposal Tax	0.00	793.20	2,500.00	1,706.80	32 %
3256 ELECTRICITY SALES TAX	2,547.64	2,547.64	200,000.00	197,452.36	1 %
3257 TELECOMMUNICATIONS SALES TAX	-694.31	-694.31	45,000.00	45,694.31	-2 %
3258 PIPED NATURAL GAS SALES TAX	492.27	492.27	16,000.00	15,507.73	3 %
3261 VIDEO PROGRAMMING TAX	-1,351.61	-1,351.61	40,000.00	41,351.61	-3 %
3310 FEDERAL GRANTS	0.00	0.00	138,000.00	138,000.00	0 %
3312 GRANTS FROM GUILFORD COUNTY	0.00	0.00	55,500.00	55,500.00	0 %
3313 Local Grants	0.00	0.00	10,000.00	10,000.00	0 %
3316 POWELL BILL	55,446.80	55,446.80	108,000.00	52,553.20	51 %
3322 ALCOHOLIC BEVERAGES TAX	0.00	0.00	18,000.00	18,000.00	0 %
3325 ABC DISTRIBUTION	0.00	12,500.00	50,000.00	37,500.00	23 %
3341 Telecommunications Planning Fees	0.00	0.00	5,000.00	5,000.00	0 %
3343 REVIEW FEES	350.00	1,700.00	7,500.00	5,800.00	23 %
3344 CODE ENFORCEMENT FEES	0.00	0.00	100.00	100.00	0 %
3345 INSPECTION AND PERMIT FEES	0.00	0.00	200.00	200.00	0 %
3346 CELL TOWER RENTAL FEES	4,085.73	10,691.46	80,000.00	69,308.54	13 %
3348 REFUSE COLLECTION FEES	13,680.00	40,950.00	259,000.00	219,050.00	16 %
3600 GREEN FEES	80,930.00	160,482.67	515,000.00	354,517.33	31 %
3610 MECHANICAL CART RENTALS	30,800.00	81,268.00	270,000.00	188,732.00	30 %
3620 PULL CART RENTALS	29.00	35.00	300.00	245.00	16 %
3650 DRIVING RANGE	4,637.00	13,910.00	50,000.00	36,090.00	28 %
3660 GOLF SHOP CONCESSIONS SALES	12,667.60	31,703.00	90,000.00	58,297.00	35 %
3661 Golf Shop Grill Catering Revenues	0.00	0.00	2,000.00	2,000.00	0 %
3665 Golf Special Orders Sales	0.00	1,372.42	5,000.00	3,027.58	39 %
3675 Golf Clubhouse Rental Fees	1,070.00	2,525.00	12,000.00	9,475.00	21 %
3681 INVESTMENT EARNINGS	5,671.21	18,116.06	75,000.00	56,883.94	24 %
3684 CIVIC CENTER RENTAL FEES	325.00	325.00	1,000.00	675.00	33 %
3686 SALES - PRO SHOP GOLF INVENTORY	4,397.50	13,198.45	50,000.00	36,801.55	26 %
3837 SHELTER RENTALS	550.00	1,750.00	3,000.00	1,250.00	58 %
3838 Building Lease revenue	125.00	375.00	5,120.00	4,745.00	7 %
3839 MISCELLANEOUS REVENUES	93.66	308.96	500.00	191.04	62 %
3840 Rental Golf Sets	485.00	1,045.00	1,200.00	155.00	97 %
3841 Ball Field Rentals	0.00	0.00	11,000.00	11,000.00	0 %
3910 Insurance Recoveries	(2) 11,290.08	17,327.08	17,478.18	-458.90	103 %
3920 Issuance of installment purchase financing	0.00	0.00	140,000.00	140,000.00	0 %
3983 TRANSFER FROM GENERAL CAPITAL RESERVE FUND	(3) 20,094.00	20,094.00	80,000.00	59,906.00	25 %
3991 FUND BALANCE APPROPRIATED	0.00	0.00	919,798.50	919,798.50	0 %
Account Group Total:	1,326,341.10	1,753,307.71	6,134,446.68	4,381,138.97	29 %
Fund Total:	1,326,341.10	1,753,307.71	6,134,446.68	4,381,138.97	29 %

(1) To reverse accruals - thus putting revenue back to 2018/19 fiscal year

(2) Concession building water damage / fence at golf course

(3) for Golf Clubhouse debt payments

10/07/19
14:55:02

TOWN OF JAMESTOWN, NC
Budget vs. Actual Report
For the Accounting Period: 9 / 19

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10 GENERAL FUND

Account	Object	Expended Current Month	Expended YTD	Encumbered YTD	Committed YTD	Current Appropriation	Available Appropriation
0							
4100	GOVERNING BODY EXPENDITURES						
1019	PROFESSIONAL SERVICES	1,902.35	4,934.85	23,065.15	28,000.00	28,000.00	0.00
2100	DEPARTMENT SUPPLIES	6.00	140.50	70.00	210.50	2,000.00	1,789.50
2200	FOOD AND PROVISIONS	0.00	0.00	0.00	0.00	1,500.00	1,500.00
2600	OFFICE SUPPLIES	0.00	0.00	0.00	0.00	200.00	200.00
3100	TRAVEL	0.00	0.00	0.00	0.00	1,000.00	1,000.00
3150	CONFERENCE FEES AND SCHOOLS	970.00	270.00	0.00	970.00	1,500.00	530.00
3200	COMMUNICATIONS	120.50	120.50	0.00	120.50	1,124.00	1,003.50
3700	ADVERTISING	0.00	0.00	0.00	0.00	500.00	500.00
3800	DATA PROCESSING SERVICES	68.05	163.00	317.00	700.00	700.00	0.00
3950	DUES AND SUBSCRIPTIONS	0.00	1,956.00	0.00	1,956.00	2,500.00	544.00
3955	Permit Fees	0.00	0.00	0.00	0.00	800.00	800.00
3970	ELECTIONS	0.00	0.00	0.00	0.00	5,000.00	5,000.00
3980	MISCELLANEOUS EXPENSE	0.00	0.00	0.00	0.00	250.00	250.00
4912	Sheriff off-duty for non-profit	0.00	0.00	0.00	0.00	1,172.00	1,172.00
6900	Non-profit Grants	0.00	0.00	0.00	0.00	0.00	0.00
6910	LIBRARY GRANT	13,900.00	26,900.00	0.00	26,900.00	117,500.00	90,600.00
6920	HISTORIC JAMESTOWN GRANT	0.00	0.00	0.00	0.00	10,500.00	10,500.00
6930	YMCA GRANT	0.00	0.00	0.00	0.00	20,254.00	20,254.00
6945	JYI Grant	0.00	0.00	0.00	0.00	5,000.00	5,000.00
9700	CONTINGENCY	0.00	0.00	0.00	0.00	1,000.00	1,000.00
	Account Total:	16,966.90	35,204.85	23,652.15	58,857.00	200,500.00	141,643.00
4200	ADMINISTRATION EXPENDITURES						
1000	SALARIES AND WAGES	19,594.00	58,174.00	0.00	58,174.00	256,500.00	198,326.00
1003	LONGEVITY PAY	0.00	0.00	0.00	0.00	4,000.00	4,000.00
1009	FICA EXPENSE	1,430.14	4,243.89	0.00	4,243.89	20,000.00	15,756.11
1010	RETIREMENT EXPENSE	1,720.36	5,151.36	0.00	5,151.36	23,200.00	18,048.64
1011	HEALTH INSURANCE EXPENSE	2,088.97	6,266.93	0.00	6,266.93	25,200.00	18,933.07
1012	FLEX ADMINISTRATION FEES	12.00	36.00	164.00	200.00	200.00	0.00
1013	RETIREE HEALTH INSURANCE EXPENSE	524.95	1,574.85	0.00	1,574.85	10,800.00	9,225.15
1014	WORKER'S COMPENSATION	0.00	618.30	0.00	618.30	900.00	281.70
1015	Unemployment Compensation	0.00	0.00	0.00	0.00	250.00	250.00
1016	Wellness Program Expenditures	36.00	108.00	0.00	108.00	500.00	392.00
1017	401K EXPENSE	840.54	2,521.62	0.00	2,521.62	11,300.00	8,778.38
1019	PROFESSIONAL SERVICES <i>audit</i>	5,250.00	5,250.00	0.00	5,250.00	11,100.00	5,850.00
2100	DEPARTMENT SUPPLIES	0.00	199.58	125.90	325.48	1,700.00	1,374.52
2200	FOOD AND PROVISIONS	54.22	70.27	0.00	70.27	750.00	679.73
2600	OFFICE SUPPLIES	0.00	65.81	0.00	65.81	2,500.00	2,434.19
2900	ASSETS NOT CAPITALIZED	0.00	0.00	2,064.00	2,064.00	3,500.00	1,436.00
3100	TRAVEL	0.00	1,168.14	0.00	1,168.14	4,000.00	2,831.86
3150	CONFERENCE FEES AND SCHOOLS	0.00	735.00	0.00	735.00	8,000.00	7,265.00
3200	COMMUNICATIONS	576.18	1,538.37	4,099.20	5,637.57	8,760.00	3,122.43
3400	PRINTING	64.50	64.50	0.00	64.50	500.00	435.50
3500	REPAIRS AND MAINTENANCE	0.00	0.00	0.00	0.00	300.00	300.00
3800	DATA PROCESSING SERVICES	768.64	2,365.76	12,634.24	15,000.00	15,000.00	0.00
3950	DUES AND SUBSCRIPTIONS	0.00	5,614.56	0.00	5,614.56	9,000.00	3,385.44
3960	BANK AND MERCHANT FEES	947.32	947.32	0.00	947.32	1,000.00	52.68
3980	MISCELLANEOUS EXPENSE	0.00	357.57	0.00	357.57	500.00	142.43
4300	EQUIPMENT RENTAL	184.49	608.88	1,836.12	2,445.00	3,000.00	555.00

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4400	SERVICE & MAINTENANCE CONTRACTS	0.00	5,562.06	439.35	6,001.41	11,000.00	4,998.59
4500	INSURANCE AND BONDING	0.00	0.00	0.00	0.00	1,000.00	1,000.00
4990	OTHER CONTRACTED SERVICES	538.83	870.78	1,229.15	2,099.93	26,000.00	23,900.07
6820	First Bank Credit Card Encumbrance	0.00	0.00	3,000.00	3,000.00	3,000.00	0.00
9700	CONTINGENCY	0.00	0.00	0.00	0.00	1,000.00	1,000.00
Account Total:		34,631.14	104,113.55	25,591.96	129,705.51	464,460.00	334,754.49
4900	PLANNING DEPARTMENT EXPENDITURES						
1000	SALARIES AND WAGES	6,918.00	20,687.50	0.00	20,687.50	90,000.00	69,312.50
1003	LONGEVITY PAY	0.00	0.00	0.00	0.00	2,250.00	2,250.00
1009	FICA EXPENSE	476.84	1,425.44	0.00	1,425.44	7,000.00	5,574.56
1010	RETIREMENT EXPENSE	623.32	1,863.96	0.00	1,863.96	8,500.00	6,636.04
1011	HEALTH INSURANCE EXPENSE	696.33	2,088.99	0.00	2,088.99	8,400.00	6,311.01
1012	FLEX ADMINISTRATION FEES	6.00	18.00	92.00	110.00	110.00	0.00
1014	WORKER'S COMPENSATION	0.00	123.66	0.00	123.66	200.00	76.34
1015	Unemployment Compensation	0.00	0.00	0.00	0.00	200.00	200.00
1016	Wellness Program Expenditures	12.00	36.00	0.00	36.00	144.00	108.00
1017	401K EXPENSE	311.28	933.84	0.00	933.84	4,100.00	3,166.16
2100	DEPARTMENT SUPPLIES	142.00	314.62	58.95	373.57	750.00	376.43
2200	FOOD AND PROVISIONS	0.00	0.00	0.00	0.00	750.00	750.00
2500	VEHICLE SUPPLIES	0.00	0.00	0.00	0.00	300.00	300.00
2520	FUELS - GAS & OIL	0.00	0.00	0.00	0.00	500.00	500.00
2600	OFFICE SUPPLIES	0.00	0.00	0.00	0.00	1,000.00	1,000.00
2900	ASSETS NOT CAPITALIZED	0.00	1,499.50	0.50	1,500.00	1,500.00	0.00
3100	TRAVEL	0.00	0.00	0.00	0.00	2,000.00	2,000.00
3150	CONFERENCE FEES AND SCHOOLS	1,160.00	1,160.00	0.00	1,160.00	2,500.00	1,340.00
3200	COMMUNICATIONS	167.23	503.37	1,164.32	1,667.69	2,600.00	932.31
3400	PRINTING	0.00	0.00	0.00	0.00	1,500.00	1,500.00
3500	REPAIRS AND MAINTENANCE	0.00	0.00	0.00	0.00	250.00	250.00
3700	ADVERTISING	130.00	379.00	0.00	379.00	3,000.00	2,621.00
3800	DATA PROCESSING SERVICES	273.94	843.20	2,656.80	3,500.00	3,500.00	0.00
3900	DRUG TESTING & BACKGROUND CHECKS	0.00	0.00	200.00	200.00	200.00	0.00
3950	DUES AND SUBSCRIPTIONS	215.00	918.00	0.00	918.00	2,000.00	1,082.00
3980	MISCELLANEOUS EXPENSE	0.00	6.50	0.00	6.50	356.00	349.50
4400	SERVICE & MAINTENANCE CONTRACTS	0.00	0.00	0.00	0.00	400.00	400.00
4500	INSURANCE AND BONDING	0.00	239.48	0.00	239.48	300.00	60.52
4990	OTHER CONTRACTED SERVICES	0.00	350.00	0.00	350.00	77,000.00	76,650.00
4991	Telecommunications Contracted	0.00	0.00	0.00	0.00	5,000.00	5,000.00
4995	ENGINEERING FEES NOT CAPITALIZED	0.00	0.00	0.00	0.00	500.00	500.00
6820	First Bank Credit Card Encumbrance	0.00	0.00	1,000.00	1,000.00	1,000.00	0.00
9700	CONTINGENCY	0.00	0.00	0.00	0.00	1,000.00	1,000.00
Account Total:		11,131.94	33,391.06	5,172.57	38,563.63	228,810.00	190,246.37
5000	BUILDING & GROUNDS EXPENDITURES						
2100	DEPARTMENT SUPPLIES	277.76	791.13	1,492.15	2,283.28	7,000.00	4,716.72
2140	SEED and SOD	0.00	0.00	0.00	0.00	500.00	500.00
2141	CHEMICALS	0.00	0.00	0.00	0.00	500.00	500.00
2142	FERTILIZER AND LIME	0.00	0.00	0.00	0.00	500.00	500.00
2144	MULCH & PINE NEEDLES	1,037.50	1,593.60	904.70	2,498.30	2,500.00	1.70
2400	CONSTRUCTION & REPAIR SUPPLIES	84.43	84.43	0.00	84.43	3,500.00	3,415.57
2900	ASSETS NOT CAPITALIZED	0.00	0.00	0.00	0.00	13,500.00	13,500.00

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3200	COMMUNICATIONS	112.06	374.19	1,547.87	1,922.06	2,000.00	77.94
3300	UTILITIES	1,764.74	5,211.96	3,929.15	9,143.34	28,000.00	18,856.66
3350	Water Utilities	0.00	62.40	0.00	62.40	400.00	337.60
3500	REPAIRS AND MAINTENANCE	208.00	375.85	392.00	767.85	17,500.00	16,732.15
3940	LANDFILL FEES/DUMPSTER P/U	0.00	0.00	0.00	0.00	500.00	500.00
3980	MISCELLANEOUS EXPENSE	0.00	0.00	0.00	0.00	500.00	500.00
4400	SERVICE & MAINTENANCE CONTRACTS	1,950.00	12,514.07	16,550.00	29,064.07	32,000.00	2,935.93
4500	INSURANCE AND BONDING	0.00	19,956.96	0.00	19,956.96	25,000.00	5,043.04
4990	OTHER CONTRACTED SERVICES	① 1,160.00	1,220.00	0.00	1,220.00	15,000.00	13,780.00
5700	CAPITAL OUTLAY - LAND AND	0.00	0.00	0.00	0.00	43,000.00	43,000.00
5900	CAPITAL OUTLAY - BUILDINGS &	0.00	0.00	9,791.00	9,791.00	40,000.00	30,209.00
9700	CONTINGENCY	0.00	0.00	0.00	0.00	500.00	500.00
Account Total:		6,594.49	42,186.59	34,607.10	76,793.69	232,400.00	155,606.31
5100	PUBLIC SAFETY EXPENDITURES						
4910	SHERIFF CONTRACT	0.00	0.00	0.00	0.00	345,000.00	345,000.00
4911	Sheriff Off Duty - Town events	② 1,094.88	1,654.88	705.12	2,360.00	2,500.00	140.00
4920	ANIMAL CONTROL CONTRACT	0.00	0.00	0.00	0.00	11,250.00	11,250.00
Account Total:		1,094.88	1,654.88	705.12	2,360.00	358,750.00	356,390.00
5300	FIRE EXPENSES						
3956	Fire Inspection Fees	0.00	0.00	0.00	0.00	6,000.00	6,000.00
3980	MISCELLANEOUS EXPENSE	0.00	0.00	0.00	0.00	200.00	200.00
4900	PINECROFT SEDGEFIELD FIRE CONTRACT	141,298.46	282,596.92	0.00	282,596.92	565,194.00	282,597.08
5500	CAPITAL OUTLAY - EQUIPMENT	0.00	4,526.91	173.09	5,000.00	12,000.00	7,000.00
9700	CONTINGENCY	0.00	0.00	0.00	0.00	1,000.00	1,000.00
Account Total:		141,298.46	287,423.83	173.09	287,596.92	584,394.00	296,797.08
5600	STREET MAINTENANCE EXPENDITURES						
2100	DEPARTMENT SUPPLIES	0.00	66.40	0.00	66.40	6,000.00	5,933.60
2400	CONSTRUCTION & REPAIR SUPPLIES	0.00	0.00	0.00	0.00	6,000.00	6,000.00
2500	VEHICLE SUPPLIES	0.00	610.49	0.00	610.49	5,000.00	4,389.51
2520	FUELS - GAS & OIL	0.00	0.00	0.00	0.00	3,000.00	3,000.00
2900	ASSETS NOT CAPITALIZED	0.00	2,683.73	11,000.00	13,683.73	15,000.00	1,316.27
3300	UTILITIES	6,364.63	19,778.92	0.00	19,778.92	115,000.00	95,221.08
3500	REPAIRS AND MAINTENANCE	0.00	4,809.46	0.00	4,809.46	10,000.00	5,190.54
3700	ADVERTISING	0.00	0.00	0.00	0.00	2,000.00	2,000.00
3940	LANDFILL FEES/DUMPSTER P/U	0.00	0.00	0.00	0.00	2,000.00	2,000.00
3955	Permit Fees	0.00	560.00	0.00	560.00	1,055.00	195.00
3980	MISCELLANEOUS EXPENSE	0.00	0.00	0.00	0.00	100.00	100.00
4500	INSURANCE AND BONDING	0.00	957.93	0.00	957.93	1,200.00	242.07
4980	STORMWATER FEES	0.00	5,605.00	0.00	5,605.00	5,605.00	0.00
4990	OTHER CONTRACTED SERVICES	0.00	4,916.00	31,574.00	36,390.00	44,174.00	7,784.00
5400	CAPITAL OUTLAY - MOTOR VEHICLES	0.00	0.00	0.00	0.00	140,000.00	140,000.00
5500	CAPITAL OUTLAY - EQUIPMENT	0.00	0.00	6,311.00	6,311.00	0.00	-6,311.00
5700	CAPITAL OUTLAY - LAND AND	0.00	0.00	10,000.00	10,000.00	217,500.00	207,500.00
Account Total:		6,364.63	40,187.93	58,885.00	99,072.93	573,634.00	474,561.07

① Cleaned carpets in Town Hall & Civic Center
② deputies - Natl. Night Out & music in park

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5700	POWELL BILL						
2100	DEPARTMENT SUPPLIES	0.00	0.00	0.00	0.00	3,000.00	3,000.00
5700	CAPITAL OUTLAY - LAND AND	0.00	0.00	87,847.94	87,847.94	194,000.00	106,152.06
	Account Total:	0.00	0.00	87,847.94	87,847.94	197,000.00	109,152.06
5800	SANITATION EXPENDITURES						
1000	SALARIES AND WAGES	7,354.32	20,505.62	0.00	20,505.62	98,000.00	77,494.38
1003	LONGEVITY PAY	0.00	0.00	0.00	0.00	1,100.00	1,100.00
1009	FICA EXPENSE	544.80	1,515.28	0.00	1,515.28	7,500.00	5,984.72
1010	RETIREMENT EXPENSE	664.87	1,854.31	0.00	1,854.31	9,300.00	7,445.69
1011	HEALTH INSURANCE EXPENSE	2,088.99	6,266.97	0.00	6,266.97	25,200.00	18,933.03
1012	FLEX ADMINISTRATION FEES	6.00	18.00	382.00	400.00	400.00	0.00
1013	RETIREE HEALTH INSURANCE EXPENSE	691.78	2,075.34	0.00	2,075.34	10,800.00	8,724.66
1014	WORKER'S COMPENSATION	0.00	8,656.25	0.00	8,656.25	12,000.00	3,343.75
1015	Unemployment Compensation	0.00	0.00	0.00	0.00	250.00	250.00
1016	Wellness Program Expenditures	36.00	108.00	0.00	108.00	432.00	324.00
1017	401K EXPENSE	329.06	982.65	0.00	982.65	4,300.00	3,317.35
2100	DEPARTMENT SUPPLIES	91.96	406.82	175.00	581.82	13,200.00	12,618.18
2200	FOOD AND PROVISIONS	0.00	0.00	0.00	0.00	100.00	100.00
2500	VEHICLE SUPPLIES	0.00	752.99	0.00	752.99	8,500.00	7,747.01
2520	FUELS - GAS & OIL	1,713.64	3,739.04	16,186.30	19,925.34	20,000.00	74.66
3200	COMMUNICATIONS	25.00	113.01	421.99	535.00	1,000.00	465.00
3400	PRINTING	0.00	0.00	0.00	0.00	1,000.00	1,000.00
3500	REPAIRS AND MAINTENANCE	366.00	366.00	0.00	366.00	5,000.00	4,634.00
3700	ADVERTISING	0.00	0.00	0.00	0.00	150.00	150.00
3900	DRUG TESTING & BACKGROUND CHECKS	0.00	108.00	392.00	500.00	500.00	0.00
3940	LANDFILL FEES/DUMPSTER P/U	4,586.74	9,216.76	50,783.24	60,000.00	60,000.00	0.00
3945	Recycle Fees	8,100.00	24,300.00	72,900.00	97,200.00	97,200.00	0.00
3980	MISCELLANEOUS EXPENSE	0.00	0.00	0.00	0.00	68.00	68.00
4500	INSURANCE AND BONDING	0.00	1,436.90	0.00	1,436.90	1,800.00	363.10
9700	CONTINGENCY	0.00	0.00	0.00	0.00	2,000.00	2,000.00
	Account Total:	26,599.16	82,421.94	141,240.53	223,662.47	379,800.00	156,137.53
6200	RECREATION EXPENDITURES						
1000	SALARIES AND WAGES	7,330.80	22,167.64	0.00	22,167.64	100,000.00	77,812.36
1003	LONGEVITY PAY	0.00	0.00	0.00	0.00	2,100.00	2,100.00
1009	FICA EXPENSE	556.62	1,682.85	0.00	1,682.85	8,000.00	6,317.15
1010	RETIREMENT EXPENSE	592.47	1,770.24	0.00	1,770.24	8,400.00	6,629.76
1011	HEALTH INSURANCE EXPENSE	1,392.66	4,171.37	0.00	4,171.37	16,800.00	12,628.63
1012	FLEX ADMINISTRATION FEES	6.00	18.00	182.00	200.00	200.00	0.00
1014	WORKER'S COMPENSATION	0.00	2,782.37	0.00	2,782.37	4,500.00	1,717.63
1015	Unemployment Compensation	0.00	0.00	0.00	0.00	400.00	400.00
1016	Wellness Program Expenditures	24.00	71.89	0.00	71.89	288.00	216.11
1017	401K EXPENSE	294.80	876.40	0.00	876.40	4,000.00	3,123.60
2100	DEPARTMENT SUPPLIES	840.06	3,087.40	239.90	3,327.30	8,000.00	4,672.70
2140	SEED and SOIL	0.00	0.00	0.00	0.00	1,500.00	1,500.00
2141	CHEMICALS	0.00	0.00	0.00	0.00	4,000.00	4,000.00
2142	FERTILIZER AND LIME	0.00	630.25	0.00	630.25	4,000.00	3,369.75
2143	IRRIGATION SUPPLIES	0.00	0.00	0.00	0.00	800.00	800.00
2144	MULCH & PINE NEEDLES	0.00	1,518.90	348.60	1,867.50	7,000.00	5,132.50
2145	TOPSOIL (Sand)	0.00	0.00	0.00	0.00	1,500.00	1,500.00

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2200	FOOD AND PROVISIONS	0.00	0.00	0.00	0.00	50.00	50.00
2400	CONSTRUCTION & REPAIR SUPPLIES	15.00	1,039.00	0.00	1,039.00	6,100.00	5,061.00
2500	VEHICLE SUPPLIES	0.00	119.99	0.00	119.99	500.00	380.01
2520	FUELS - GAS & OIL	293.04	549.93	0.00	549.93	5,000.00	4,450.07
2550	EQUIPMENT SUPPLIES	556.89	556.89	0.00	556.89	4,000.00	3,443.11
2600	OFFICE SUPPLIES	0.00	50.17	0.00	50.17	300.00	249.83
2900	ASSETS NOT CAPITALIZED	0.00	0.00	3,328.51	3,328.51	6,000.00	2,671.49
3100	TRAVEL	0.00	0.00	0.00	0.00	500.00	500.00
3150	CONFERENCE FEES AND SCHOOLS	0.00	0.00	0.00	0.00	1,000.00	1,000.00
3200	COMMUNICATIONS	67.51	131.32	1,031.19	1,262.51	2,000.00	737.49
3300	UTILITIES	776.70	1,930.40	0.00	1,930.40	14,500.00	12,569.60
3350	Water Utilities	36.35	61.27	0.00	61.27	650.00	588.73
3400	PRINTING	0.00	0.00	0.00	0.00	250.00	250.00
3500	REPAIRS AND MAINTENANCE	0.00	0.00	975.00	975.00	2,500.00	1,525.00
3710	Sponsorship expenditures	0.00	0.00	0.00	0.00	100.00	100.00
3800	DATA PROCESSING SERVICES	0.00	0.00	200.00	200.00	200.00	0.00
3900	DRUG TESTING & BACKGROUND CHECKS	0.00	0.00	500.00	500.00	500.00	0.00
3940	LANDFILL FEES/DUMPSTER P/U	0.00	0.00	0.00	0.00	300.00	300.00
3950	DUES AND SUBSCRIPTIONS	0.00	175.00	0.00	175.00	500.00	325.00
3980	MISCELLANEOUS EXPENSE	0.00	79.00	0.00	79.00	212.00	133.00
3981	Special Events	1,137.50	5,791.03	213.97	6,005.00	13,000.00	6,995.00
4300	EQUIPMENT RENTAL	320.42	1,265.76	2,708.75	3,974.54	4,000.00	25.46
4400	SERVICE & MAINTENANCE CONTRACTS	185.00	921.68	1,665.00	2,466.68	2,700.00	213.32
4500	INSURANCE AND BONDING	0.00	1,596.56	0.00	1,596.56	2,000.00	403.44
4990	OTHER CONTRACTED SERVICES	3,097.50	4,317.50	34,292.83	39,110.33	48,986.18	9,875.85
5700	CAPITAL OUTLAY - LAND AND	0.00	0.00	0.00	0.00	9,800.00	9,800.00
5800	CAPITAL OUTLAY - BUILDINGS &	0.00	0.00	7,450.00	7,450.00	7,450.00	0.00
9700	CONTINGENCY	0.00	0.00	0.00	0.00	1,000.00	1,000.00
Account Total:		17,523.33	57,882.81	53,135.78	111,018.59	305,586.18	194,567.59
6000	GOLF COURSE MAINTENANCE						
1000	SALARIES AND WAGES	24,654.80	75,528.35	0.00	75,528.35	318,000.00	242,441.65
1003	LONGEVITY PAY	0.00	0.00	0.00	0.00	6,400.00	6,400.00
1009	FICA EXPENSE	3,818.04	5,577.95	0.00	5,577.95	24,500.00	18,922.05
1010	RETIREMENT EXPENSE	2,035.10	6,110.07	0.00	6,110.07	27,500.00	21,389.93
1011	HEALTH INSURANCE EXPENSE	4,177.96	12,540.51	0.00	12,540.51	50,400.00	37,859.49
1012	PLEX ADMINISTRATION FEES	6.00	18.00	282.00	300.00	300.00	0.00
1013	RETIREE HEALTH INSURANCE EXPENSE	258.76	517.52	0.00	517.52	10,800.00	10,282.48
1014	WORKER'S COMPENSATION	0.00	5,564.73	0.00	5,564.73	8,000.00	2,435.27
1015	Unemployment Compensation	0.00	0.00	0.00	0.00	500.00	500.00
1016	Wellness Program Expenditures	72.00	216.11	0.00	216.11	864.00	647.89
1017	401K EXPENSE	1,015.36	3,047.06	0.00	3,047.06	13,400.00	10,352.94
2100	DEPARTMENT SUPPLIES	179.07	360.49	299.70	660.19	8,500.00	7,839.81
2140	SEED and SOD	766.32	766.32	0.00	766.32	3,500.00	2,733.68
2141	CHEMICALS	2,316.32	6,860.48	0.00	6,860.48	35,000.00	28,139.52
2142	FERTILIZER AND LIME	0.00	7,605.82	0.00	7,605.82	29,500.00	21,894.18
2143	IRRIGATION SUPPLIES	1,515.45	1,577.89	100.00	1,677.89	7,000.00	5,322.11
2145	TOPSOIL (Sand)	980.72	3,322.49	0.00	3,322.49	15,000.00	11,677.51
2155	TEE AND GREEN SUPPLIES	0.00	0.00	0.00	0.00	3,000.00	3,000.00
2200	FOOD AND PROVISIONS	0.00	0.00	0.00	0.00	200.00	200.00
2400	CONSTRUCTION & REPAIR SUPPLIES	0.00	21.15	0.00	21.15	5,000.00	4,978.85

(3) PART Strategic Plan

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10 GENERAL FUND

Account	Object	Expended Current Month	Expended YTD	Encumbered YTD	Committed YTD	Current Appropriation	Available Appropriation
2500	VEHICLE SUPPLIES	0.00	0.00	0.00	0.00	1,500.00	1,500.00
2520	FUELS - GAS & OIL	2,346.95	5,799.37	16,275.35	22,074.66	22,000.00	-74.66
2550	EQUIPMENT SUPPLIES	2,540.43	4,032.15	2,150.00	6,182.15	15,500.00	9,317.85
2600	OFFICE SUPPLIES	0.00	0.00	0.00	0.00	300.00	300.00
2900	ASSETS NOT CAPITALIZED	0.00	0.00	0.00	0.00	4,000.00	4,000.00
3100	TRAVEL	0.00	0.00	0.00	0.00	1,000.00	1,000.00
3150	CONFERENCE FEES AND SCHOOLS	0.00	0.00	0.00	0.00	1,500.00	1,500.00
3200	COMMUNICATIONS	170.95	730.92	3,561.75	4,292.70	5,700.00	1,407.30
3300	UTILITIES	1,756.85	3,639.71	1,752.92	5,392.63	19,000.00	13,607.37
3350	Water Utilities	36.38	61.27	0.00	61.27	650.00	588.73
3500	REPAIRS AND MAINTENANCE	0.00	0.00	0.00	0.00	6,500.00	6,500.00
3700	ADVERTISING	0.00	0.00	0.00	0.00	500.00	500.00
3800	DATA PROCESSING SERVICES	69.73	214.09	985.91	1,200.00	1,200.00	0.00
3900	DRUG TESTING & BACKGROUND CHECKS	0.00	216.00	984.00	1,200.00	1,200.00	0.00
3940	LANDFILL FEES/DUMPSTER P/U	129.54	517.20	1,082.80	1,600.00	5,000.00	3,400.00
3950	DUES AND SUBSCRIPTIONS	85.39	85.39	0.00	85.39	2,200.00	2,114.61
3980	MISCELLANEOUS EXPENSE	0.00	82.53	0.00	82.53	500.00	417.47
4300	EQUIPMENT RENTAL	3,159.12	13,475.61	46,817.44	60,293.05	60,000.00	-293.05
4400	SERVICE & MAINTENANCE CONTRACTS	0.00	0.00	0.00	0.00	4,000.00	4,000.00
4500	INSURANCE AND BONDING	361.00	9,940.34	0.00	9,940.34	12,000.00	2,059.66
4950	LAB TESTING	0.00	0.00	0.00	0.00	400.00	400.00
4990	OTHER CONTRACTED SERVICES	0.00	0.00	950.00	950.00	5,000.00	4,050.00
5700	CAPITAL OUTLAY - LAND AND	0.00	0.00	0.00	0.00	50,000.00	50,000.00
5800	CAPITAL OUTLAY - BUILDINGS &	0.00	0.00	2,200.00	2,200.00	533,500.00	531,300.00
9700	CONTINGENCY	0.00	0.00	0.00	0.00	3,136.00	3,136.00
Account Total:		50,452.25	168,459.46	77,441.90	245,901.36	1,323,650.00	1,077,748.64
6301	GOLF SHOP EXPENDITURES						
1000	SALARIES AND WAGES	17,443.31	51,991.23	0.00	51,991.23	206,000.00	154,008.77
1003	LONGEVITY PAY	0.00	0.00	0.00	0.00	1,900.00	1,900.00
1009	PICA EXPENSE	1,341.90	3,999.80	0.00	3,999.80	16,000.00	12,000.20
1010	RETIREMENT EXPENSE	917.35	2,660.06	0.00	2,660.06	12,000.00	9,339.94
1011	HEALTH INSURANCE EXPENSE	2,088.99	6,266.97	0.00	6,266.97	25,200.00	18,933.03
1012	FLEX ADMINISTRATION FEES	0.00	0.00	55.00	55.00	55.00	0.00
1013	RETIREE HEALTH INSURANCE EXPENSE	0.00	606.17	0.00	606.17	10,800.00	10,193.83
1014	WORKER'S COMPENSATION	0.00	1,236.69	0.00	1,236.69	2,000.00	763.31
1015	Unemployment Compensation	0.00	0.00	0.00	0.00	500.00	500.00
1016	Wellness Program Expenditures	36.00	108.00	0.00	108.00	432.00	324.00
1017	401K EXPENSE	431.92	1,295.76	0.00	1,295.76	5,700.00	4,404.24
2100	DEPARTMENT SUPPLIES	245.27	1,235.19	1,724.96	2,960.15	9,500.00	6,539.85
2101	Grill Supplies	188.72	969.12	4,602.80	5,471.92	7,500.00	2,028.08
2156	RANGE SUPPLIES	0.00	2,625.00	0.00	2,625.00	5,000.00	2,375.00
2160	TOURNAMENT SUPPLIES and PRIZES	0.00	0.00	0.00	0.00	100.00	100.00
2200	FOOD AND PROVISIONS	0.00	0.00	0.00	0.00	350.00	350.00
2400	CONSTRUCTION & REPAIR SUPPLIES	0.00	0.00	0.00	0.00	1,000.00	1,000.00
2500	VEHICLE SUPPLIES	0.00	0.00	0.00	0.00	500.00	500.00
2520	FUELS - GAS & OIL	0.00	0.00	0.00	0.00	500.00	500.00
2600	OFFICE SUPPLIES	0.00	35.30	0.00	35.30	1,000.00	964.70
2700	GOLF INVENTORY FOR RESALE	9,305.67	13,614.13	4,534.44	18,148.57	38,000.00	19,851.43
2705	Golf Special Orders - Purchases	0.00	1,347.82	0.00	1,347.82	6,000.00	4,652.18
2710	CONCESSION INVENTORY RESALE	4,447.44	9,064.10	11,381.31	20,445.41	49,000.00	28,554.59

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10 GENERAL FUND

Account	Object	Expended Current Month	Expended YTD	Encumbered YTD	Committed YTD	Current Appropriation	Available Appropriation
	2715 Food purchased not in inventory	1,386.66	3,291.10	9,619.15	12,900.25	22,000.00	9,099.75
	2900 ASSETS NOT CAPITALIZED	0.00	583.00	0.00	583.00	2,500.00	1,917.00
	3100 TRAVEL	0.00	0.00	0.00	0.00	500.00	500.00
	3150 CONFERENCE FEES AND SCHOOLS	0.00	0.00	0.00	0.00	1,000.00	1,000.00
	3200 COMMUNICATIONS	713.08	2,229.89	6,932.22	9,162.11	11,000.00	1,837.89
	3300 UTILITIES	1,566.40	2,914.58	2,106.95	5,061.53	13,500.00	8,438.47
	3350 Water Utilities	36.36	61.28	0.00	61.28	500.00	438.72
	3400 PRINTING	0.00	49.00	0.00	49.00	500.00	451.00
	3500 REPAIRS AND MAINTENANCE	0.00	0.00	0.00	0.00	4,000.00	4,000.00
	3700 ADVERTISING	60.43	276.20	543.80	820.00	15,000.00	14,180.00
	3800 DATA PROCESSING SERVICES	559.21	1,706.96	5,793.04	7,500.00	7,500.00	0.00
	3900 DRUG TESTING & BACKGROUND CHECKS	160.00	390.00	1,610.00	2,000.00	2,000.00	0.00
	3940 LANDFILL FEES/DUMPSTER P/U	120.55	461.19	1,018.81	1,500.00	3,600.00	2,100.00
	3950 DUES AND SUBSCRIPTIONS	0.00	429.00	0.00	429.00	800.00	371.00
	3955 Permit Fees	0.00	0.00	0.00	0.00	200.00	200.00
	3960 BANK AND MERCHANT FEES	1,682.86	4,802.27	11,697.73	16,500.00	22,000.00	5,500.00
	3980 MISCELLANEOUS EXPENSE	0.00	0.00	0.00	0.00	250.00	250.00
	4300 EQUIPMENT RENTAL	146.81	440.43	1,821.29	2,261.72	2,500.00	238.28
	4310 GOLF CART RENTALS	5,327.28	15,981.84	47,945.52	63,927.36	65,800.00	1,872.64
	4311 SALES AND USE TAX PAID	1,847.13	4,882.00	0.00	4,882.00	20,000.00	15,118.00
	4400 SERVICE & MAINTENANCE CONTRACTS	935.68	4,467.36	8,237.12	12,724.48	16,000.00	3,275.52
	4500 INSURANCE AND BONDING	0.00	9,930.84	0.00	9,930.84	12,000.00	2,069.16
	4990 OTHER CONTRACTED SERVICES	0.00	0.00	0.00	0.00	3,000.00	3,000.00
	5700 CAPITAL OUTLAY - LAND AND	0.00	0.00	0.00	0.00	24,000.00	24,000.00
	9700 CONTINGENCY	0.00	0.00	0.00	0.00	2,068.00	2,068.00
	Account Total:	50,988.99	149,942.23	119,624.14	269,566.37	651,255.00	381,688.63
5000 Debt Service							
	7100 DEBT PRINCIPAL PAYMENTS	23,023.32	39,689.16	0.00	39,689.16	177,000.00	137,310.84
	7200 DEBT INTEREST PAYMENTS	1,829.30	5,257.46	0.00	5,257.46	24,200.00	18,942.54
	Account Total:	24,852.62	44,946.62	0.00	44,946.62	201,200.00	156,253.38
9600 OTHER FINANCING USES							
	9600 TRANSFERS TO OTHER FUNDS	0.00	6,371.95	0.00	6,371.95	433,007.50	426,635.55
	Account Total:	0.00	6,371.95	0.00	6,371.95	433,007.50	426,635.55
Account Group Total:		388,498.79	1,054,187.70	628,077.28	1,682,264.98	6,134,446.68	4,452,181.70
Fund Total:		388,498.79	1,054,187.70	628,077.28	1,682,264.98	6,134,446.68	4,452,181.70

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11 General Capital Reserve Fund

Account	Received		Estimated Revenue	Revenue		%
	Current Month	Received YTD		To Be Received	Received	
5000						
5831 INVESTMENT EARNINGS	10.16	29.14	150.00	120.86	19 %	
5981 TRANSFER FROM GENERAL FUND	0.00	6,371.95	97,000.00	90,628.05	7 %	
Account Group Total:	10.16	6,401.09	97,150.00	90,748.91	7 %	
Fund Total:	10.16	6,401.09	97,150.00	90,748.91	7 %	

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11 General Capital Reserve Fund

Account	Object	Expended Current Month	Expended YTD	Encumbered YTD	Committed YTD	Current Appropriation	Available Appropriation
0							
FROM OTHER FINANCING USES							
9600	TRANSFERS TO OTHER FUNDS	20,094.00	20,094.00	0.00	20,094.00	60,000.00	59,906.00
9901	Res for Future Exp-Jamestown Park	0.00	0.00	0.00	0.00	17,150.00	17,150.00
	Account Total:	20,094.00	20,094.00	0.00	20,094.00	97,150.00	77,056.00
	Account Group Total:	20,094.00	20,094.00	0.00	20,094.00	97,150.00	77,056.00
	Fund Total:	20,094.00	20,094.00	0.00	20,094.00	97,150.00	77,056.00

To fund golf clubhouse debt payments

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Statement of Revenue Budget vs Actuals
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30 WATER AND SEWER

Account	Received		Estimated Revenue	Revenue	
	Current Month	Received YTD		To Be Received	% Received
3000					
3345 INSPECTION AND PERMIT FEES	93.72	283.52	3,000.00	2,716.48	9 %
3710 UTILITY CHARGE - WATER	93,830.63	249,792.69	905,000.00	655,207.31	28 %
3720 UTILITY CHARGE - SEWER	124,862.58	338,294.66	2,900,000.00	2,561,705.32	12 %
3741 Meter Fee	0.00	0.00	500.00	500.00	0 %
3743 System Administration/Installation Fee	0.00	0.00	100.00	100.00	0 %
3745 Connection Fees - Water and Sewer	800.00	2,650.00	10,000.00	7,350.00	27 %
3750 NONPAYMENT / RECONNECTION FEES	1,150.00	3,550.00	10,000.00	6,450.00	36 %
3755 Return Check Fees	25.00	50.00	500.00	450.00	10 %
3760 LATE FEES	2,200.00	6,070.00	22,000.00	15,930.00	28 %
3765 CREDIT CARD ADMINISTRATION FEES	72.27	263.50	700.00	436.50	36 %
3831 INVESTMENT EARNINGS	10,701.60	33,467.92	125,000.00	91,532.08	27 %
3839 MISCELLANEOUS REVENUES	0.00	0.00	500.00	500.00	0 %
3987 TRANSFER FROM RANDLEMAN CAPITAL RESERVE FUND	0.00	0.00	123,000.00	123,000.00	0 %
3992 NET POSITION APPROPRIATED	0.00	0.00	408,305.00	408,305.00	0 %
Account Group Total:	233,735.80	634,422.31	4,508,605.00	3,874,182.69	14 %
Fund Total:	233,735.80	634,422.31	4,508,605.00	3,874,182.69	14 %

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30 WATER AND SEWER

Account	Object	Expended Current Month	Expended YTD	Encumbered YTD	Committed YTD	Current Appropriation	Available Appropriation
0							
7100	WATER AND SEWER						
1000	SALARIES AND WAGES	44,047.16	131,850.86	0.00	131,850.86	560,000.00	448,149.14
1003	LONGEVITY PAY	0.00	0.00	0.00	0.00	13,500.00	13,500.00
1009	FICA EXPENSE	3,362.53	10,065.36	0.00	10,065.36	46,000.00	35,934.64
1010	RETIREMENT EXPENSE	3,863.83	11,548.77	0.00	11,548.77	53,000.00	41,451.23
1011	HEALTH INSURANCE EXPENSE	6,963.30	20,529.90	0.00	20,529.90	64,000.00	63,110.10
1012	FLEX ADMINISTRATION FEES	18.00	54.00	746.00	800.00	800.00	0.00
1013	RETIREE HEALTH INSURANCE EXPENSE	449.25	509.90	0.00	509.90	16,200.00	15,690.10
1014	WORKER'S COMPENSATION	0.00	12,359.00	0.00	12,359.00	15,000.00	2,611.00
1015	Unemployment Compensation	0.00	0.00	0.00	0.00	1,000.00	1,000.00
1016	Wellness Program Expenditures	120.00	360.00	0.00	360.00	1,440.00	1,360.00
1017	401K EXPENSE	1,895.55	5,679.18	0.00	5,679.18	26,000.00	20,320.82
1019	PROFESSIONAL SERVICES	5,250.00	5,250.00	0.00	5,250.00	11,100.00	5,850.00
2100	DEPARTMENT SUPPLIES	5,175.19	8,524.25	4,674.04	13,498.29	30,000.00	16,501.71
2105	WATER METERS	0.00	0.00	0.00	0.00	30,000.00	30,000.00
2200	FOOD AND PROVISIONS	54.23	70.94	0.00	70.94	1,000.00	929.06
2400	CONSTRUCTION & REPAIR SUPPLIES	1.67	1.67	0.00	1.67	15,000.00	14,998.33
2500	VEHICLE SUPPLIES	749.70	1,016.69	0.00	1,016.69	7,500.00	6,483.31
2520	FUELS - GAS & OIL	810.10	3,491.18	17,958.83	21,450.07	22,000.00	549.93
2550	EQUIPMENT SUPPLIES	400.71	1,218.85	0.00	1,218.85	5,000.00	3,781.15
2600	OFFICE SUPPLIES	0.00	33.99	0.00	33.99	2,000.00	1,966.01
2750	PURCHASE OF WATER	20,218.51	45,306.30	290,000.00	335,306.30	350,000.00	14,693.70
2755	Water Transmission Fees	1,647.00	3,794.00	0.00	3,794.00	26,000.00	22,706.00
2900	ASSETS NOT CAPITALIZED	375.00	3,492.50	7,464.00	12,956.50	15,000.00	2,043.50
3100	TRAVEL	0.00	0.00	0.00	0.00	3,000.00	3,000.00
3150	CONFERENCE FEES AND SCHOOLS	300.00	610.00	0.00	610.00	5,000.00	4,390.00
3200	COMMUNICATIONS	2,131.76	5,586.14	24,123.69	29,709.74	32,300.00	2,590.26
3300	UTILITIES	303.05	1,644.63	2,000.00	3,644.63	15,000.00	11,355.37
3350	Water Utilities	0.00	8.32	0.00	8.32	500.00	491.68
3400	PRINTING	424.67	784.28	4,080.22	4,864.50	7,000.00	2,135.50
3500	REPAIRS AND MAINTENANCE	358.45	2,307.27	0.00	2,307.27	30,000.00	27,692.73
3700	ADVERTISING	0.00	0.00	0.00	0.00	1,000.00	1,000.00
3800	DATA PROCESSING SERVICES	1,306.95	3,976.64	14,023.36	18,000.00	18,000.00	0.00
3900	DRUG TESTING & BACKGROUND CHECKS	0.00	123.00	1,877.00	2,000.00	2,000.00	0.00
3940	LANDFILL FEES/DUMPSTER P/U	1,136.20	1,136.20	0.00	1,136.20	1,000.00	-136.20
3950	DUES AND SUBSCRIPTIONS	0.00	340.96	0.00	340.96	2,500.00	2,159.04
3955	Permit Fees	962.50	2,907.50	0.00	2,907.50	4,000.00	1,092.50
3960	BANK AND MERCHANT FEES	1,682.21	3,599.75	5,910.34	9,510.09	11,000.00	1,489.91
3980	MISCELLANEOUS EXPENSE	158.00	640.68	0.00	640.68	1,500.00	859.32
4300	EQUIPMENT RENTAL	184.45	608.88	1,836.12	2,445.00	3,500.00	1,055.00
4400	SERVICE & MAINTENANCE CONTRACTS	150.00	20,125.91	20,464.36	40,590.27	50,000.00	9,409.73
4500	INSURANCE AND BONDING	1,939.00	38,213.02	0.00	38,213.02	45,000.00	6,786.98
4950	LAB TESTING	499.00	779.00	6,221.00	9,000.00	9,000.00	0.00
4960	SEWER TREATMENT - 2 months	106,517.23	106,517.23	0.00	106,517.23	900,000.00	793,482.77
4990	OTHER CONTRACTED SERVICES	2,338.96	3,271.56	7,891.51	11,163.06	150,000.00	138,836.94
4995	ENGINEERING FEES NOT CAPITALIZED	0.00	0.00	0.00	0.00	10,000.00	10,000.00
5400	CAPITAL OUTLAY - MOTOR VEHICLES	0.00	37,590.26	0.00	37,590.26	78,000.00	40,409.74
5500	CAPITAL OUTLAY - EQUIPMENT	0.00	7,348.25	262,301.60	269,649.85	350,000.00	80,350.15
5900	CAPITAL OUTLAY - WATER IMPROVEMENTS	0.00	0.00	5,000.00	5,000.00	500,000.00	495,000.00
5910	CAPITAL OUTLAY - SEWER IMPROVEMENTS	0.00	0.00	0.00	0.00	241,200.00	241,200.00

10/07/19
14:55:03

TOWN OF JAMESTOWN, NC
Budget vs. Actual Report
For the Accounting Period: 9 / 19

Page: 10 of 12
Report ID: B100B

30 WATER AND SEWER

Account	Object	Expended Current Month	Expended YTD	Encumbered YTD	Committed YTD	Current Appropriation	Available Appropriation
6800	OPERATING PAYMENTS TO REGIONAL	0.00	44,175.60	0.00	44,175.60	45,000.00	524.40
6801	DEBT PAYMENTS TO PIEDMONT TRIAD	0.00	61,118.66	0.00	61,118.66	123,000.00	61,881.34
6810	Payments for Odor Control Project	0.00	0.00	0.00	0.00	22,000.00	22,000.00
6820	First Bank Credit Card Encumbrance	0.00	0.00	1,000.00	1,000.00	1,000.00	0.00
7100	DEBT PRINCIPAL PAYMENTS	0.00	12,500.83	0.00	12,500.83	30,005.00	37,504.17
7200	DEBT INTEREST PAYMENTS	0.00	2,571.42	0.00	2,571.42	10,000.00	7,428.58
9600	TRANSFERS TO OTHER FUNDS	0.00	0.00	0.00	0.00	427,000.00	427,000.00
9700	CONTINGENCY	0.00	0.00	0.00	0.00	8,560.00	8,560.00
Account Total:		215,794.31	625,833.33	679,572.03	1,305,405.36	4,508,605.00	3,203,199.64
Account Group Total:		215,794.31	625,833.33	679,572.03	1,305,405.36	4,508,605.00	3,203,199.64
Fund Total:		215,794.31	625,833.33	679,572.03	1,305,405.36	4,508,605.00	3,203,199.64

10/07/19
14:50:30

TOWN OF JAMESTOWN, NC
Statement of Revenue Budget vs Actuals
For the Accounting Period: 9 / 19

Page: 4 of 5
Report ID: 5110

60 RANDLEMAN RESERVOIR CAPITAL RESERVE FUND

Account	Received		Estimated Revenue	Revenue	
	Current Month	Received YTD		To Be Received	%
3000					
3831 INVESTMENT EARNINGS	1,277.03	4,102.00	14,000.00	9,898.00	70 %
3986 TRANSFER FROM ENTERPRISE FUNDS	0.00	0.00	27,000.00	27,000.00	0 %
3992 NET POSITION APPROPRIATED	0.00	0.00	82,000.00	82,000.00	0 %
Account Group Total:	1,277.03	4,102.00	123,000.00	118,898.00	97 %
Fund Total:	1,277.03	4,102.00	123,000.00	118,898.00	97 %

10/07/19
14:58:03

TOWN OF JAMESTOWN, NC
Budget vs. Actual Report
For the Accounting Period: 9 / 19

Page: 11 of 12
Report ID: B1008

60 RANDLEMAN RESERVOIR CAPITAL RESERVE FUND

Account	Object	Expended Current Month	Expended YTD	Encumbered YTD	Committed YTD	Current Appropriation	Available Appropriation
<hr/>							
0							
7130	RANDLEMAN RESERVOIR						
	9600 TRANSFERS TO OTHER FUNDS	0.00	0.00	0.00	0.00	123,000.00	123,000.00
	Account Total:	0.00	0.00	0.00	0.00	123,000.00	123,000.00
	Account Group Total:	0.00	0.00	0.00	0.00	123,000.00	123,000.00
	Fund Total:	0.00	0.00	0.00	0.00	123,000.00	123,000.00

10/07/19
14:50:30

TOWN OF JAMESTOWN, NC
Statement of Revenue Budget vs Actuals
For the Accounting Period: 9 / 19

Page: 5 of 5
Report ID: B110

61 WATER AND SEWER CAPITAL RESERVE FUND

Account	Received		Estimated Revenue	Revenue	
	Current Month	Received YTD		To Be Received	% Received
3030					
5831 INVESTMENT EARNINGS	119.66	304.46	1,500.00	1,195.54	79 %
5886 TRANSFER FROM ENTERPRISE FUNDS	0.00	0.00	400,000.00	400,000.00	0 %
Account Group Total:	119.66	304.46	401,500.00	401,195.54	0 %
Fund Total:	119.66	304.46	401,500.00	401,195.54	0 %
Grand Total:	1,561,483.75	2,398,537.57	11,264,701.68	8,866,164.11	21 %

10/07/19
14:55:03

TOWN OF JAMESTOWN, NC
Budget vs. Actual Report
For the Accounting Period: 9 / 19

Page: 12 of 12
Report ID: B1008

61 WATER AND SEWER CAPITAL RESERVE FUND

Account	Object	Expended Current Month	Expended YTD	Encumbered YTD	Committed YTD	Current Appropriation	Available Appropriation
0							
9600 OTHER FINANCING USES							
	9800 RESERVE FOR FUTURE EXPENDITURES	0.00	0.00	0.00	0.00	401,500.00	401,500.00
	Account Total:	0.00	0.00	0.00	0.00	401,500.00	401,500.00
	Account Group Total:	0.00	0.00	0.00	0.00	401,500.00	401,500.00
	Fund Total:	0.00	0.00	0.00	0.00	401,500.00	401,500.00
Grand Total:							
		624,387.10	1,700,115.03	1,307,649.31	3,007,764.34	11,264,701.68	8,256,937.34

Mayor
Lynn Montgomery

Town Manager
Kenneth C. Cole

Town Attorney
Beth Koonce



Council Members
Georgia Nixon, Mayor Pro Tem
Martha Stafford Wolfe
Rebecca Mann Rayborn
John Capes

TOWN OF JAMESTOWN AGENDA ITEM

ITEM ABSTRACT: Financial analysis of golf course operations for September 2019

AGENDA ITEM #: II-C

☐ **CONSENT AGENDA ITEM**

☐ **ACTION ITEM**

☒ **INFORMATION ONLY**

MEETING DATE: October 15, 2019

ESTIMATED TIME FOR DISCUSSION: 0 Minutes

DEPARTMENT: Finance

CONTACT PERSON: Judy Gallman

SUMMARY:

Attached is a report of golf operations for the month of September 2019. For the month of September 2019 in comparison to September 2018, revenues were up by approximately 31.5%. There were no bad weather days in September 2019 as opposed to 5 day in September 2018.

Expenditures were up in September 2019 by approximately 7% in comparison to September 2018 expenditures.

The resulting operating income for the golf course for the month of September 2019 before capital outlay amounts to \$13,576, while the operating loss in September 2018 before capital outlay was -\$7,008. Grill operations net profit was \$3,314 in September 2019 as opposed to \$694 in September 2018.

Golf rounds for September 2019 were 3,405 while golf rounds for September 2018 were 2,565, an increase of approximately 33%.

ATTACHMENTS: Golf Report for September 2019

RECOMMENDATION/ACTION NEEDED: None

BUDGETARY IMPACT: None

SUGGESTED MOTION: None

FOLLOW UP ACTION NEEDED: None

Jamestown Park Golf Course Operations
Summary
FYE 6/30/20

	September 2019	September 2018	VARIANCE positive / (negative) % Variance		YTD FYE 6/30/20	YTD FYE 6/30/19	VARIANCE positive / (negative) % Variance	
<i>Golf Course Operating Revenues</i>	115,017	87,486	27,531	31.47%	306,159	270,600	35,559	13.14%
<i>Golf Course Maintenance Expenditures (before capital outlay)</i>	50,452	50,472	(20)	-0.04%	168,459	160,118	(8,341)	-5.21%
<i>Golf Course Golf Shop Expenditures (before capital outlay)</i>	50,989	44,022	6,967	15.83%	149,942	129,525	(20,417)	-15.76%
<i>Net exp < or > rev before Capital Outlay</i>	13,576	(7,008)	20,584	293.72%	(12,242)	(19,043)	6,801	35.71%
<i>Capital Outlay</i>	-	-	-			2,758	2,758	100.00%
<i>Net expenditures < or > revenues</i>	<u>13,576</u>	<u>(7,008)</u>	20,584	293.72%	<u>(12,242)</u>	<u>(21,801)</u>	9,559	43.85%
<i>Golf Rounds Played (not including complimentary play)</i>	3,405	2,565			9,277	8,164		
<i>Bad Weather Days (1)</i>	0	6			5	11		
<i>Days closed for aerification or other reason</i>	-	-			2	2		
Golf course employees paid during the month:								
Full-time positions	9	9						
Part-time hours	1,134	903						

Golf Course Revenues
Revenues
FYE 6/30/20

	<u>September 2019</u>	<u>September 2018</u>	<u>VARIANCE positive / (negative)</u>	<u>% Variance</u>	<u>YTD FYE 6/30/20</u>	<u>YTD FYE 6/30/19</u>	<u>VARIANCE positive / (negative)</u>	<u>% Variance</u>
Greens	60,930	47,143	13,787	29.25%	160,483	142,631	17,852	12.52%
Cart Rentals	30,800	21,388	9,412	44.01%	81,268	69,897	11,371	16.27%
Pull Carts	29	19	10	52.63%	55	300	(245)	-81.67%
Driving Range	4,637	4,142	495	11.95%	13,910	14,051	(141)	-1.00%
Sales - Golf Shop Inventory	4,398	5,000	(602)	-12.04%	15,170	13,904	1,266	9.11%
Sales - Golf Shop Concessions	12,668	9,434	3,234	34.28%	31,703	27,687	4,016	14.51%
Golf Clubhouse Rental Fees	1,555	360	1,195	331.94%	3,570	2,130	1,440	67.61%
	<u>115,017</u>	<u>87,486</u>	27,531	31.47%	<u>306,159</u>	<u>270,600</u>	35,559	13.14%

Jamestown Park Golf Course Operations
Golf Maintenance Expenditures
FYE 6/30/20

	September 2019	September 2018	VARIANCE (positive) / negative	% Variance	YTD FYE 6/30/20	YTD FYE 6/30/19	VARIANCE (positive) / negative	% Variance
<i>Salaries & Employee Benefits</i>	34,038	29,884	4,154	13.90%	109,150	96,396	12,754	13.23%
<i>Supplies & Materials</i>	10,645	11,033	(388)	-3.52%	30,346	29,447	899	3.05%
<i>Contractual Services</i>	3,520	7,211	(3,691)	-51.19%	23,416	27,892	(4,476)	-16.05%
<i>Other Operating Expenditures (utilities, communications, etc)</i>	<u>2,249</u>	<u>2,344</u>	(95)	-4.05%	<u>5,547</u>	<u>6,383</u>	(836)	-13.10%
<i>Total Exp before Capital Outlay</i>	<u>50,452</u>	<u>50,472</u>	(20)	-0.04%	<u>168,459</u>	<u>160,118</u>	8,341	5.21%
<i>Capital Outlay</i>	<u>-</u>	<u>-</u>	-		<u>-</u>	<u>2,758</u>	(2,758)	-100.00%
	<u>50,452</u>	<u>50,472</u>	<u>(20)</u>	-0.04%	<u>168,459</u>	<u>162,876</u>	5,583	3.43%

Golf Shop Expenditures
FYE 6/30/20

	September 2019	September 2018	VARIANCE (positive) / negative	% Variance	YTD FYE 6/30/20	YTD FYE 6/30/19	VARIANCE (positive) / negative	% Variance
<i>Salaries & Employee Benefits</i>	22,259	20,175	2,084	10.33%	68,165	59,855	8,310	13.88%
<i>Supplies & Materials</i>	15,575	9,196	6,379	69.37%	32,675	19,818	12,857	64.88%
<i>Contractual Services</i>	8,257	10,139	(1,882)	-18.56%	35,722	37,208	(1,486)	-3.99%
<i>Other Operating Expenditures (utilities, communications, etc)</i>	4,898	4,512	386	8.55%	13,380	12,644	736	5.82%
<i>Total Exp before Capital Outlay</i>	50,989	44,022	6,967	15.83%	149,942	129,525	20,417	15.76%
<i>Capital Outlay</i>		-	-			-	-	
	<u>50,989</u>	<u>44,022</u>	6,967	15.83%	<u>149,942</u>	<u>129,525</u>	20,417	15.76%

Grill Operations
FYE 6/30/20

	September 2019	YTD FYE 6/30/20	September 2018	YTD FYE 6/30/19
Golf Shop Grill Revenues	12,668	31,703	9,434	27,687
Golf Shop Rental Revenue	1,070	2,525	360	2,010
	<u>13,738</u>	<u>34,228</u>	<u>9,794</u>	<u>29,697</u>
Expenditures:				
Wages	3,060	8,694	3,022	8,589
FICA	234	664	231	656
Benefits	1,107	2,969	921	2,724
Grill supplies	189	869	225	4,178
Food & beverage purchases	5,834	12,345	4,701	10,061
	<u>10,424</u>	<u>25,541</u>	<u>9,100</u>	<u>26,208</u>
	<u>3,314</u>	<u>8,687</u>	<u>694</u>	<u>3,489</u>

Mayor
Lynn Montgomery

Town Manager
Kenneth C. Cole

Town Attorney
Beth Koonce



Council Members
Georgia Nixon, Mayor Pro Tem
Martha Stafford Wolfe
Rebecca Mann Rayborn
John Capes

TOWN OF JAMESTOWN AGENDA ITEM

ITEM ABSTRACT: Budget Amendment #10

AGENDA ITEM #: II-D



CONSENT AGENDA ITEM



ACTION ITEM



INFORMATION ONLY

MEETING DATE: October 15, 2019

ESTIMATED TIME FOR DISCUSSION: 0 Minutes

DEPARTMENT: Finance

CONTACT PERSON: Judy Gallman

SUMMARY:

We received \$50,000 in Downtown Revitalization grant funds in the 2018/19 fiscal year. We expended \$5,600 of those funds in the 2018/19 fiscal year for trash cans that were put out in the downtown area. The balance we intend to expend during the 2019/20 fiscal year on the Town entrance sign at Flowers Bakery and also to pay for the pedestrian crossing signs that are on order. Thus the budget for these expenditures must be rolled over from the previous fiscal year to the current. This budget amendment will increase budget for land improvements in the amount of \$33,400 (estimate for the sign), and increase the "assets not capitalized" budget for the pedestrian crossing signs in the amount of \$11,000.

ATTACHMENTS: Budget Amendment #10

RECOMMENDATION/ACTION NEEDED: Approve budget amendment #10

BUDGETARY IMPACT: Increase expenditure budget by \$44,400; appropriated fund balance by \$44,400

SUGGESTED MOTION: Approve budget amendment #10.

FOLLOW UP ACTION NEEDED: None

Town of Jamestown
Budget Amendment #10
FYE 6-30-20

		<u>Debit</u>	<u>Credit</u>
Fund #10:			
Assets not capitalized	10-5600-2900	11,000.00	
Land Improvements	10-5600-5700	33,400.00	
Fund Balance Appropriated			44,400.00

To roll forward budget for items to be
expended using the \$50,000 revitalization
grant; \$5,600 was expended in FYE 6-30-19

Mayor
Lynn Montgomery

Town Manager
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Town Attorney
Beth Koonce



Council Members
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John Capes

TOWN OF JAMESTOWN AGENDA ITEM

ITEM ABSTRACT: Budget Amendment #11

AGENDA ITEM #: II-E



CONSENT AGENDA ITEM



ACTION ITEM



INFORMATION ONLY

MEETING DATE: October 15, 2019

ESTIMATED TIME FOR DISCUSSION: 0 Minutes

DEPARTMENT: Finance

CONTACT PERSON: Judy Gallman

SUMMARY:

A new service truck for Public Services was included in the CIP and the 2019/20 budget. This truck has already been received. We failed to budget for a snow plow and attachment for the truck. This budget amendment will increase the equipment line item in the street department for this expenditure.

ATTACHMENTS: Budget Amendment #11

RECOMMENDATION/ACTION NEEDED: Approve budget amendment #11

BUDGETARY IMPACT: Increase expenditure budget by \$6,350; appropriated fund balance by \$6,350

SUGGESTED MOTION: Approve budget amendment #11.

FOLLOW UP ACTION NEEDED: None

Town of Jamestown
 Budget Amendment #11
 FYE 6-30-20

		<u>Debit</u>	<u>Credit</u>
Fund #10:			
Equipment	10-5600-5500	6,350.00	
Fund Balance Appropriated	10-3991		6,350.00

To budget for snowplow for 2019 Ford
 service truck

Mayor
Lynn Montgomery

Town Manager
Kenneth C. Cole

Town Attorney
Beth Koonce



Council Members
Georgia Nixon, Mayor Pro Tem
Martha Stafford Wolfe
Rebecca Mann Rayborn
John Capes

TOWN OF JAMESTOWN AGENDA ITEM

ITEM ABSTRACT: Budget Amendment #12

AGENDA ITEM #: II-F



CONSENT AGENDA ITEM



ACTION ITEM



INFORMATION ONLY

MEETING DATE: October 15, 2019

ESTIMATED TIME FOR DISCUSSION: 0 Minutes

DEPARTMENT: Finance

CONTACT PERSON: Judy Gallman

SUMMARY:

When including the purchase of a knuckleboom truck in our current year CIP and budget, we estimated the cost to be \$140,000. The state contract amount quote for the truck came back in the amount of \$145,680. Thus this budget amendment will increase the amount of the loan proceeds and the capital outlay for the purchase of the truck by \$5,680. The remaining amount of \$1,320 is an estimate of what will be needed to actually put the truck into service (DMV fees and putting the Town emblem on the truck).

ATTACHMENTS: Budget Amendment #12

RECOMMENDATION/ACTION NEEDED: Approve budget amendment #12

BUDGETARY IMPACT: Increase capital outlay by \$7,000; loan proceeds by \$5,680 & appropriated fund balance by \$1,320

SUGGESTED MOTION: Approve budget amendment #12.

FOLLOW UP ACTION NEEDED: None

Town of Jamestown
 Budget Amendment #12
 FYE 6-30-20

		<u>Debit</u>	<u>Credit</u>
Fund #10:			
Capital Outlay - vehicles	10-5600-5400	7,000.00	
Proceeds of installment financing	10-3920		5,680.00
Appropriated fund balance	10-3991		1,320.00

To amend budget for purchase of
 knuckleboom truck, including DMV fees
 and installing Town decal on truck

Mayor
Lynn Montgomery

Town Manager
Kenneth C. Cole

Town Attorney
Beth Koonce



Council Members
Georgia Nixon, Mayor Pro Tem
Martha Stafford Wolfe
Rebecca Mann Rayborn
John Capes

TOWN OF JAMESTOWN AGENDA ITEM

ITEM ABSTRACT: Sidewalk Updates

AGENDA ITEM #: IV-A

☐

CONSENT AGENDA ITEM

☐

ACTION ITEM

☒

INFORMATION ONLY

MEETING DATE: October 17, 2019

ESTIMATED TIME FOR DISCUSSION: 5 minutes

DEPARTMENT: Public Services

CONTACT PERSON: Paul Blanchard

SUMMARY:

The sidewalk projects will be updated at the regular Town Council meeting on October 15, 2019.

East Main Street/Lydia Sidewalk:

We received an email with the signed revised Supplemental Agreement on Friday, October 4.

We held a pre-construction meeting on September 30. The contractor, Atlantic Contracting Company, Inc., wants to begin construction soon.

A groundbreaking ceremony is planned for October 15.

East Fork Pedestrian Bridge:

The global stability analysis was completed and forwarded to the construction administration consultant, Summit Design and Engineering. The report indicated the MSE wall will be costly, and will require closing the road for an extended period of time. Summit is looking at options and communicating with NCDOT.

We met briefly with the contractor onsite on September 26. We discussed options, particularly work being performed with the road closed.

ATTACHMENTS: None

RECOMMENDATION/ACTION NEEDED: n/a

BUDGETARY IMPACT: n/a

SUGGESTED MOTION: n/a

FOLLOW UP ACTION NEEDED: none

Mayor
Lynn Montgomery

Town Manager
Kenneth C. Cole

Town Attorney
Beth Koonce



Council Members
Georgia Nixon, Mayor Pro Tem
Martha Stafford Wolfe
Rebecca Mann Rayborn
John Capes

TOWN OF JAMESTOWN AGENDA ITEM

ITEM ABSTRACT: Public Hearing - Rezoning request for Pennybyrn

AGENDA ITEM #: IV-B-1

☐

CONSENT AGENDA ITEM

☒

ACTION ITEM

☐

INFORMATION ONLY

MEETING DATE: October 15, 2019

ESTIMATED TIME FOR DISCUSSION: 30 min.

DEPARTMENT: Planning

CONTACT PERSON: Matthew Johnson, Asst. Town Mgr.

SUMMARY:

A request to amend the Town's zoning map has been received from Maryfield, Inc. (Pennybyrn) for 111, 113, 115, 121 and a portion of parcel #176232 - Penny Rd. Please see a complete and detailed description in the packet attached.

During the September 16, 2019, Planning Board meeting, the Planning Board voted unanimously to recommend "approval" of this rezoning request.

As a reminder, there may be three votes:

- 1) Vote on rezoning request.
- 2) Vote on consistency statement.
- 3) Vote on amendment to Comprehensive Plan (if rezoning is adopted by the Council). This rezoning is technically "inconsistent" with the Comp Plan which shows the area as remaining residential. However, the staff and Planning Board felt that the change is justified and in the public interest.

ATTACHMENTS: Rezoning application w/conditions, staff report, notices, PB consistency statement, various attachments.

RECOMMENDATION/ACTION NEEDED: Staff recommends approval of the request with zoning conditions attached.

BUDGETARY IMPACT: N/A

SUGGESTED MOTION: Move to recommend approval of the map amendment with conditions as presented.

FOLLOW UP ACTION NEEDED: Must approve a statement of consistency; must approve amendment to Comp Plan.

TOWN OF JAMESTOWN, NC
CASH RECEIPT

Printed 14:07:37 - 08/09/19

Batch:20950
Transaction:8

Reference Number:

Name: PENNYBYRN

Address:

Item(s) Description:

PLANNING & DEVELOPMENT	300.00
FEES - GENERAL	

Check # 94579	900.00
---------------	--------

Cash Paid

Credit Paid

Less Change Given	
-------------------	--

TOTAL:	900.00
---------------	---------------

Comments:

rezoning fee



Fox Rothschild LLP
ATTORNEYS AT LAW

300 N. Greene Street, Suite 1400
Greensboro, NC 27401
T 336 378 5200 F 336 378 5400
www.foxrothschild.com

TOM TERRELL
Direct No. 336 378 5412
Email: T.Terrell@Foxrothschild.com

August 9, 2019

Mr. Matthew Johnson
Planning Director
301 E. Main Street
Jamestown, NC 27282

Re: Maryfield, Inc. Rezoning Application

Dear Mr. Johnson:

Enclosed you will find the following documents:

1. Town of Jamestown Application for Zoning Amendment for four lots on Penny Road;
2. A check payable to the Town of Jamestown in the amount of \$900 as the filing fee
3. Deeds to each of the four lots at 111, 113, 115, and 121 Penny Road
4. Two full-sized copies of a site plan as required.

Please let me know if you need further information or wish to discuss the enclosed.

Very truly yours,

Thomas E. Terrell, Jr.

TET:ths
Enclosure

Town Of Jamestown				Vendor Code		001005	
Invoice Number	Description	Date	Amount	Discount	Withheld	Net Amount	
Aug 2019		08/07/2019	900.00	0.00	0.00	900.00	
Check Date: 08/07/2019		Check #: 0000094579		Totals:	900.00	0.00	0.00 900.00

Pennybyrn at Maryfield - Pennybyrn at Maryfield - Pennybyrn at Maryfield - Pennybyrn at Maryfield - Pennybyrn at Maryfield - Pennybyrn at Maryfield - Pennybyrn at Maryfield - Pennybyrn at Maryfield - Pennybyrn at



PENNYBYRN
One trusted name. Many life-enriching choices.

1315 Greensboro Road, High Point, NC 27260-2500

First Bank
High Point, NC



August 07, 2019

Pay to the order of

***Nine hundred and 00/100 dollars

\$*****900.00

Town Of Jamestown
301 E Main Street
Jamestown, NC 27282

J. Shalek
AUTHORIZED SIGNATURE

⑈0000094579⑈ ⑆053104568⑆ 301011974⑈



**Town of Jamestown, North Carolina
Department of Planning**

Application for Zoning Amendment

The following items must be submitted with this form before the application may be processed.

Please bring the following items with you when submitting your application form:

1. Copy of survey plat(s) and/or deed(s) or map to the parcel(s) requested for rezoning.
2. Completed *Adjoining Property Owner(s) List* form.
3. Completed *Project Questionnaire* included on page three of the application.
4. A site plan/development plan outlining features of the proposed use of the property (if new construction is proposed). The following items should be included on the plan:
 - Title, preparer, and date of plan
 - Property lines and dimensions
 - Easements affecting the property
 - Physical features such as flood plains
 - Setbacks, dimensions, floor area, and height of all existing and proposed buildings
 - Dimensions and locations of existing and proposed roads, driveways, entrances/exits, and parking areas (please label number of parking spaces on plan)
 - Location and description of site features such as landscaping, lighting, and signage (if proposed).

Additional Notes:

- Following approval of the rezoning application, your project may require additional permits. Please contact the Planning Department to discuss permits that may be required for the construction of your project at (336) 454-1138.
- *BY SIGNING THIS FORM, YOU ARE GRANTING PERMISSION FOR MEMBERS OF THE STAFF OR ANY APPOINTED OR ELECTED BOARD THE RIGHT TO ACCESS YOUR PROPERTY*
- You (or a designated representative) are strongly encouraged to attend all public hearings for your project. Failure to appear may result in the delay of the application.

Applicant Information

Applicant Name: Maryfield, Inc.
 109 Penny Road High Point, NC 27260
 Street Address or P.O. Box City/State/Zip Code
 336-821-4004 336-399-6027 rnewman@pennybyrn.org
 Home/Work Phone Number Mobile Number Email
 Is the applicant the owner of the parcel(s) to be rezoned? ☒ Yes ☐ No

Owner Information

Owner Name: _____
 Street Address or P.O. Box City/State/Zip Code
 Home/Work Phone Number Mobile Number Email

Applicant and Owner Certification and Signature

(If Applicant and Owner are different individuals, both must sign. If Applicant and Owner are the same, please sign as Owner.)

Applicant Signature: _____ Date: _____

I, THE UNDERSIGNED, AM AN OWNER OF THE ABOVE-DESCRIBED PARCEL(S) AND CERTIFY I AM LEGALLY AUTHORIZED TO MAKE THIS APPLICATION FOR REZONING, HAVING THE PERMISSION OF ALL OTHER OWNERS (IF ANY).

Owner Signature: Maryfield, Inc. by Richard W. Newman, President Date: August 6, 2019

NOTARY STATEMENT:

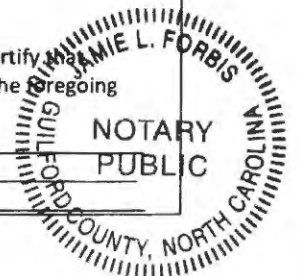
State of NC, County of Guilford to wit: (SEAL)

I, Jamie L. Forbis a notary public in and for the state and county aforesaid, do hereby certify that Richard W. Newman whose name(s) is (are) signed to the foregoing statement, personally appeared before me in my state and county and acknowledged the same.

My commission expires May 18, 2023

Given under my hand this 6th Day of August, 2019

Notary Signature Jamie L. Forbis Printed Name of Notary: Jamie L. Forbis



Permit Information		
Owner Requests Rezoning of the Following Parcel(s):		
Parcel #1: 157818	Parcel Size: .49 AC	111 Penny Road
Tax Map ID	Acres/Square Ft	Street Address
Current Parcel Zoning: RS-9		Request to Rezone to: CIZ
Current Parcel Use: <input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Vacant/Unused		
Owner Requests Rezoning of the Following Parcel(s):		
Parcel #2: 157819	Parcel Size: .97 AC	113 Penny Road
Tax Map ID	Acres/Square Ft	Street Address
Current Parcel Zoning: RS-9		Request to Rezone to: CIZ
Current Parcel Use: <input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Vacant/Unused		
Owner Requests Rezoning of the Following Parcel(s):		
Parcel #3: 157820	Parcel Size: .52 AC	115 Penny Road
Tax Map ID	Acres/Square Ft	Street Address
Current Parcel Zoning: RS-9		Request to Rezone to: CIZ
Current Parcel Use: <input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Residential <input type="checkbox"/> Vacant/Unused		
If you are requesting a Zoning Text Amendment, please provide proposed new language or uses below. Add additional sheets if necessary.		
Adjoining Property Owner(s)		
Please list ALL property owner(s) and street address(es) of parcel(s) immediately adjoining AND directly across street(s), road(s), and highway(s) from parcel(s) requested for rezoning.		Tax Map Numbers
SEE EXHIBIT A ATTACHED		
Adjoining Property Owner	Street Address of Adjoining Property (if none, list 'Vacant')	
Adjoining Property Owner	Street Address of Adjoining Property (if none, list 'Vacant')	
Adjoining Property Owner	Street Address of Adjoining Property (if none, list 'Vacant')	
Adjoining Property Owner	Street Address of Adjoining Property (if none, list 'Vacant')	
Adjoining Property Owner	Street Address of Adjoining Property (if none, list 'Vacant')	

Project Questionnaire

Rezoning requests involve analysis by Town staff, Planning Board, and Town Council members. The information provided below will help staff members review the application for compliance with town regulations. The questionnaire will also serve as an introduction to the Planning Board, as a copy of the application will be included in information delivered to each member prior to the meeting date. Please use additional sheets and attach photographs if necessary.

Why are you requesting this rezoning?

To develop a transitional rehabilitation center providing short term recovery after surgery or a hospital stay

Please provide a description of the site before and after development (if construction is proposed).

Conversion of 3 residential structures into a state-of-the-art transitional rehab facility

Please describe the operation proposed including number of employees and hours of operation, if applicable.

Approximately 15 employees per day for 24 hour operation facility

Please describe how the properties around your site are used (residential, churches, business, schools) and how the proposed project may impact the surrounding area (e.g. noise, traffic, light, impact on environmental or other unique features).

There will be a modest increase in traffic on Penny Road, but no unreasonable impacts on adjoining owners resulting from this 2 acre expansion of the Pennybyrn campus.

Please describe potential impacts on public facilities and infrastructure such as the water/wastewater system, public schools, and roads.

Limited increase in traffic - no impact to schools; all public infrastructure needed is available.

Will your project require a permit from other licensing agencies (e.g. NCDENR, NC Department of Transportation, US Army Corps of Engineers, etc). ☒ Yes ☐ No If yes, please explain.

Certificate of Need from State of North Carolina

For Town Use Only

Date Application Received:

Town of Jamestown, North Carolina
301 E. Main St.
Jamestown, NC 27282
(336) 454-1138



Frequently Asked Questions

What is a rezoning? A rezoning is required if the proposed use of your property is not permitted by right or with a Special Use Permit.

What is the process? Applicants submit an application for rezoning to the Planning Department by the second Monday of the month to meet the deadline for the following month's Planning Board meeting. Applications are then considered at a public hearing before the Planning Board which makes a recommendation for consideration by the Town Council.

How long does the process take? The process *typically* takes 2 to 3 months to complete from beginning to end. This time frame can vary if an application requires additional time for review by the Planning Board or Town Council.

What happens during a public hearing? All rezoning applications require two public hearings, one by the Planning Board and one by the Town Council. The NC General Statutes requires that a notice of public hearing be placed in the newspaper. Generally, all property owners within a 500 ft. radius of your property will receive a notice of the date, time and nature of the public hearing and are invited to attend to make public comments.

What can I expect during the meetings? At the time of your public hearing, the meeting chairperson will introduce the item by reading the case summary from the meeting agenda. The Chair will then ask town staff to provide a summary of the application. The applicant and those attendees in support and opposed to the project are then invited to speak.

Why is it important for the applicant to attend both public hearings?

During the public hearing, you (or your representative) will have the opportunity to present your project and respond to questions from Planning Board members and Interested parties in the audience.

Typical Timeline

Step 1. Meet with town staff to discuss your proposed project. Staff members can assist you with the application and answer any questions you may have about the rezoning process.

Step 2. Applications are always due on the second Monday of the month. A non-refundable application fee is due upon submittal.

Step 3. Your application is reviewed by town staff for completeness. Applicants are notified if there are any deficiencies.

Step 4. Complete applications are advertised for public hearing.

Step 5. The Planning Board meeting is held on the 2nd Monday of every month.

Step 6. The Town Council public hearing is scheduled, generally, for the 3rd Tuesday in the following month.

Step 7. Approved applications may proceed with the building permit application process.

Contact Information

You may find the following numbers helpful during your application process:

Planning Department	336-454-1138
Town Manager	336-454-1138
Public Services Department	336-454-1138
Guilford County Health Department	336-641-7777
NC Department of Transportation	336-487-0000
NC Department of Environmental Quality	336-641-3334
NC Department of Motor Vehicles	336-884-1003
NorthState Telecom	336-886-3600
Duke Energy	800-777-9898
Piedmont Natural Gas	800-752-7504
Time Warner Cable	800-892-4357
Utility Location Services	811

Planning Board Members

Eddie Oakley	336-454-1552
Ed Stafford	336-669-5106
Sarah Glanville	336-209-1712
Art Wise	336-884-1099
Russ Walker	336-454-4405
Richard Newbill**	336-688-2134
Steve Monroe**	336-454-2881
Robert Lichauer**	
Sherrie Richmond**	

**Denotes ETJ member

Exhibit A
Adjoining Property Owners

1.	Maryfield, Inc.	1311 Greensboro Road	176232
2.	Gregory and Vickie Miller	118 Penny Road	157842
3.	Mark Kiandost	116 Penny Road	157843
4.	Sholeh and Philippe Bondat	114 Penny Road	157844
5.	Edna Ruth and Harold Bass	112 Penny Road	157845
6.	Betty Simpson	110 Penny Road	157846

DEED
111 Penny Road

RECORDED - 961368
JEFF L. THIGPEN
REGISTER OF DEEDS
GUILFORD COUNTY, NC
BOOK: 6311
PAGE(S): 2690 TO 2692
05/13/2005 12:20:24

GUILFORD COUNTY 5/13/2005
NC REAL ESTATE FTX

\$256.00

\$ 256.00

Mail to KEZIAH, GATIS & SAMIT, LLP
Post Office Box 2608
High Point, North Carolina 27261

Address of Grantee 1315 Greensboro Road
High Point, NC 27260

Prepared by Alan N. Post

05/13/2005 GUILFORD CO. NC
1 DEED 961368 \$12.00
1 DEEDS ADDN PGS \$3.00
1 PROBATE FEE \$2.00

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 13th day of May, 2005, between JEROME P. ST. LOUIS and wife JUDITH D. ST. LOUIS, (the "Grantors"), and MARYFIELD, INC., (the "Grantee");

WITNESSETH, that the Grantors, for a valuable consideration paid by the Grantee, receipt of which is acknowledged, hereby grant, bargain, sell and convey unto the Grantees and its successors and assigns, in fee simple, lands (the "Premises") situated in Jamestown Township, Guilford County, North Carolina, described as follows:

Being all of Lot No. 71 of Pennybryn, recorded in Plat Book 20 at Page 83, Office of the Register of Deeds of Guilford County, North Carolina.

Grantors acquired title to the Premises by deed recorded at Book 4609, Page 0651, Guilford County Registry.

TO HAVE AND TO HOLD the Premises and all privileges and appurtenances thereunto belonging, unto the Grantee and its successors and assigns, in fee simple forever.

AND THE GRANTORS covenant with the Grantee that the Grantors are seized of the Premises in fee and have the right to convey the Premises in fee simple; that the Premises are free from encumbrances, except as stated below; and that the Grantors will warrant and defend the title to the Premises against the lawful claims of all persons, subject only to the following exceptions:

1. Street and utility easements and rights of way of record, or visible upon the Premises;
2. Applicable restrictive covenants of record; and
3. Ad valorem real property taxes for the year 2005, to be prorated as of the date of closing.

IN TESTIMONY WHEREOF, the Grantors have executed this deed under seal on the date first stated above.


Jerome P. St. Louis

(SEAL)


Judith D. St. Louis

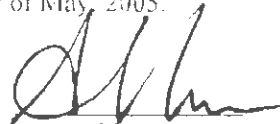
(SEAL)



SEAL-STAMP

I, Alan N. Post, a Notary Public of said county and state, hereby certify that **Jerome P. St. Louis** and **Judith D. St. Louis** personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and notarial seal or stamp this the **13th** day of May, 2005.

My commission expires: June 16, 2007


Notary Public

DEED
113 Penny Road

BK: R 8107
PG: 3082 - 3083

RECORDED

11/30/2018

11:49:37 AM

DEPUTY:GB

BY: SHERRY W FARMER

2018062177

GUILFORD COUNTY, NC

JEFF L. THIGPEN

REGISTER OF DEEDS

NC FEE \$26.00

STATE OF NC

REAL ESTATE

EXTX \$600.00

NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by: Grant W. Almond
Return to: Keziah Gates LLP, PO Box 2608, High Point, NC 27261
Grantor's address: 113 Penny Road, High Point, NC 27260
Grantee's address: 1311 Greensboro Road, High Point, NC 27260
Tax Parcel No. 0157819
Property Address: 113 Penny Road, High Point, NC 27260
Excise Tax: \$600.00 This property does include the principal residence of Grantor

THIS DEED, made November 29, 2018, between **ELBERT H. BOWMAN and spouse, REBECCA M. BOWMAN** (the "Grantors"), and **MARYFIELD, INC.**, (the "Grantee");

WITNESSETH, that the Grantors, for a valuable consideration paid by the Grantee receipt of which is acknowledged, hereby grant, bargain, sell and convey unto the Grantee and its successors and assigns, in fee simple, lands (the "Premises") situated in City of Jamestown, Jamestown Township, Guilford County, North Carolina, described as follows:

BEING Lot Nos. 69 and 70 as shown on the map of subdivision of part of Pennybryn Lands, a plat of which said property is recorded in Plat Book 20, Page 83 in the Office of the Register of Deeds for Guilford County, North Carolina.

Grantors acquired title to the Premises by deeds recorded at Book 3774, Page 914 and Book 3774, Page 916, Guilford County Registry.

TO HAVE AND TO HOLD the Premises and all appurtenances thereunto belonging, unto the Grantee and its successors and assigns, in fee simple forever.

AND THE GRANTOR covenants with the Grantee that the Grantors are seized of the Premises in fee and has the right to convey the Premises in fee simple; that the Premises are free from encumbrances, except as stated below; and that the Grantor will warrant and defend the title to the Premises against the lawful claims of all persons, subject only to the following exceptions: (1) Street and utility easements and rights of way of record, or visible upon the Premises; (2) Applicable restrictive covenants of record; (3) Ad valorem real property taxes for the year 2018, to be pro-rated and paid at closing; and (4) Zoning and building laws, rules, regulations and ordinances.

Submitted electronically by "Keziah Gates LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Guilford County Register of Deeds.

IN TESTIMONY WHEREOF, the Grantors have executed this deed on the date first stated above.

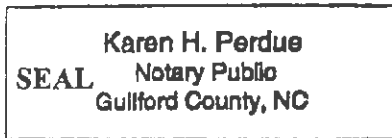
Elbert H. Bowman
Elbert H. Bowman

Rebecca M. Bowman
Rebecca M. Bowman

STATE OF NORTH CAROLINA

COUNTY OF GUILFORD

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:
Elbert H. Bowman and Rebecca M. Bowman



Date: November 30, 2018

Karen H. Perdue
Print Name: Karen H. Perdue
My Commission Expires: 12/5/2022

DEED
115 Penny Road

10/31/2002	GUILFORD CO. NC	
1 DEEDS	632975	\$12.00
3 DEEDS ADDN PGS		\$9.00
1 PROBATE FEE		\$2.00

RECORDED - 632975
 KATHERINE LEE PAYNE
 REGISTER OF DEEDS
 GUILFORD COUNTY, NC
 BOOK: 5657
 PAGE(S): 0851 TO 0855
 10/31/2002 10:24:56

GUILFORD COUNTY 10/31/2002
 NC REAL ESTATE EXTJ \$260.00

DEED OF CONVEYANCE

4/9
 \$260.00
 NORTH CAROLINA

KG-SHP

GUILFORD COUNTY

Prepared By: John C. Riggs, Attorney
 Grantee: Maryfield, Incorporated
 1315 Greensboro Road
 High Point, NC 27260

This Deed of Conveyance, made and entered into this 24th day of October, 2002 by and between REBECCA M. BOWMAN and husband, ELBERT H. BOWMAN, CHADWICK H. BOWMAN and wife, KIMBERLY B. BOWMAN, AMY M. MOORE (DIVORCED AND NOT RE-MARRIED) AND J. SCOTT McCORMICK, SINGLE, hereinafter referred to as GRANTORS and MARYFIELD, INCORPORATED, A NORTH CAROLINA CORPORATION, GRANTEE;

RECITALS:

The real property hereinafter described, was conveyed to Treva V. McCormick Macon by Deed recorded in Book 3856, Page 1103, Guilford County Registry. Treva V. McCormick Macon died, a resident of Guilford County, North Carolina on March 31, 1994 leaving a Last Will and Testament by which a Life Estate in said property was devised to her husband, John I. Macon, who died a resident of Guilford County on February 28, 2002. The remainder interest in said property was devised to her daughter, Rebecca M. Bowman and three (3) grandchildren, Chadwick H. Bowman, Amy M. Moore and J. Scott McCormick, all of whom, together with their respective spouses, if any, are Grantors herein. (See Estate File 94 E 161)

The Grantors have agreed to sell and the Grantee herein has agreed to purchase the real property hereinafter described.

NOW, THEREFORE, for and in consideration of the premises, and in consideration of other valuable considerations, the adequacy and receipt of which are hereby acknowledged, Grantors have bargained and sold and by these presents do bargain, sell and convey unto the Grantee and its successors and assigns, all that certain tract or parcel of land lying and being in Jamestown Township, Guilford County, North Carolina, and being more particularly described as follows:

BEING Lot Number Sixty-eight (68), as shown on the map of Subdivision of part of Pennybyrn lands, as shown by a map or plat thereof duly recorded in the office of the Register of Deeds for Guilford County, North Carolina, in Plat Book 20, Page 83.

Said property is also known and numbered as 115 Penny Road, High Point, NC.

The above described property is conveyed subject to all rights of ways, easements and restrictions of record, if any, which apply to said property, and subject to ad valorem taxes for the year 2002 which said taxes are to be pro-rated between the parties hereto.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land together with all appurtenances thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns, in fee simple, forever.

And the Grantors covenant that they are seized of said premises in fee and have the right to convey the same in fee simple; that said premises are free from encumbrances (with the exceptions above stated, if any); and that they will warrant and defend the title to the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals as of the day and year first above written.

Rebecca M. Bowman (SEAL)
REBECCA M. BOWMAN

Elbert H. Bowman (SEAL)
ELBERT H. BOWMAN

Chadwick H. Bowman (SEAL)
CHADWICK H. BOWMAN

Kimberly B Bowman (SEAL)
KIMBERLY B. BOWMAN

Amy M. Moore (SEAL)
AMY M. MOORE, DIVORCED

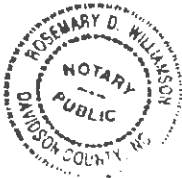
J. Scott McCormick (SEAL)
J. SCOTT MCCORMICK, SINGLE

STATE OF NORTH CAROLINA

Davidson COUNTY

I, Rosemary D. Williamson, a Notary Public, do hereby certify that REBECCA M. BOWMAN and husband, ELBERT H. BOWMAN, GRANTORS, personally appeared before me this day and acknowledged their due execution of the foregoing Instrument.

Witness my hand and official stamp or seal, this the 24th day of October, 2002.



Rosemary D. Williamson
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4-20-2003

STATE OF NORTH CAROLINA

Davidson COUNTY

I, Rosemary D. Williamson, a Notary Public, do hereby certify that CHADWICK H. BOWMAN and wife, KIMBERLY B. BOWMAN, GRANTORS, personally appeared before me this day and acknowledged her due execution of the foregoing Instrument.

Witness my hand and official stamp or seal, this the 24th day of October, 2002.



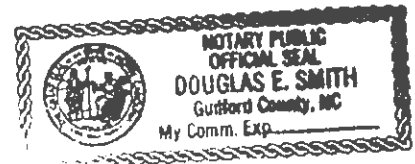
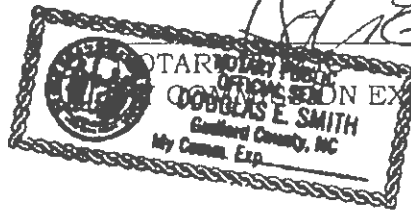
Rosemary D. Williamson
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4-20-2003

STATE OF NORTH CAROLINA

Guttford COUNTY

I, Douglas E. Smith, a Notary Public, do hereby certify that AMY M. MOORE, DIVORCED, GRANTOR, personally appeared before me this day and acknowledged his due execution of the foregoing Instrument.

Witness my hand and official stamp or seal, this the 24 day of Oct, 2002.



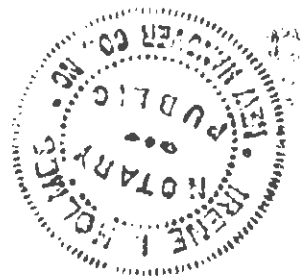
STATE OF NORTH CAROLINA

New Hanover COUNTY

I, Irene I. Holmes, a Notary Public, do hereby certify that J. SCOTT McCORMICK, SINGLE, GRANTOR, personally appeared before me this day and acknowledged his due execution of the foregoing Instrument.

Witness my hand and official stamp or seal, this the 15 day of Oct, 2002.

Irene I. Holmes
NOTARY PUBLIC
MY COMMISSION EXPIRES: March 26, 2005



DEED
121 Penny Road

469100

RECORDED - 599372
KATHERINE LEE PAYNE
REGISTER OF DEEDS
GUILFORD COUNTY, NC
BOOK: 5562
PAGE(S): 1694 TO 1696
07/25/2002 12:02:46

1 DEEDS ADDN PGS 83.00

1 PROBATE FEE 82.00

GUILFORD COUNTY 7/25/2002
NC REAL ESTATE EXT 370.00

\$370.00

Mail to : KGS-HP
Address of Grantee: 1315 Greensboro Road
High Point, NC 27260
Prepared by: Maurice S. S. Hull

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 24th day of July, 2002, between Irvin D. Tyndall and wife, Lucy A. Tyndall, (the "Grantors"), and Maryfield, Incorporated (the "Grantee");

WITNESSETH, that the Grantors, for a valuable consideration paid by the Grantee, receipt of which is acknowledged, hereby grant, bargain, sell and convey unto the Grantee and its successors and assigns, in fee simple, lands (the "Premises") situated in Jamestown Township, Guilford County, North Carolina, described as follows:

BEING LOT NO. 65 of Pennybyrn Subdivision, plat of said property being made by Wachter Surveys, Inc., Greensboro, North Carolina, and plat of said property is recorded in Plat Book 20, Page 83, in the office of the Register of Deeds of Guilford County, North Carolina, reference to which is hereby made.

Grantors acquired title to the Premises by deed recorded at Book 3308, Page 361. Guilford County Registry.

TO HAVE AND TO HOLD the Premises and all privileges and appurtenances thereunto belonging, unto the Grantee and its successors and assigns, in fee simple forever.

AND THE GRANTORS covenant with the Grantee that the Grantors are seized of the Premises in fee and have the right to convey the Premises in fee simple; that the Premises are free from encumbrances, except as stated below; and that the Grantors will warrant and defend the title to the Premises against the lawful claims of all persons, subject only to the following exceptions:

1. Street and utility easements and rights of way of record, or visible upon the Premises;
2. Applicable restrictive covenants of record; and
3. Ad valorem real property taxes for the year 2002.

569100

Irvin D. Tyndall (SEAL)
Irvin D. Tyndall

Lucy A. Tyndall (SEAL)
Lucy A. Tyndall

STATE OF NORTH CAROLINA

COUNTY OF GUILFORD



I, Susan R. Hayes, a Notary Public of said county and state, hereby certify that Irvin D. Tyndall and wife, Lucy A. Tyndall personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and notarial seal or stamp this the 25th day of July, 2002.

SEAL-STAMP

Susan R. Hayes
Notary Public

My Commission Expires:

9-6-03

Development Standards:

Part 1. Requested Zoning: CZ-CIV

A. Permitted uses

- 1) Skilled care nursing facility with in-patient and out-patience therapy services associated with a Continuing Care Retirement Community (CCRC) and it's accessory uses. Other uses associated with the CCRC campus may be allowed for future development.

Note that Pennybyrn is a CCRC retirement community configured as a single unified campus that includes independent living dwellings, assisted living facilities, and skilled nursing facilities that provides a continuum of care to residents of the community.

Part 2. DEVELOPMENT STANDARDS:

A. Site Development:

1. Sidewalks, Decorative walls/fencing:

Sidewalks and fencing shall be provided in accordance with the Land Development Ordinance, except as provided below:

- a) New sidewalk extension along Penny Road shall extend approximately forty-five feet (45'-0") to the north side of the primary drive entrance onto said property.
- b) Current campus decorative stone wall and fencing shall be permitted for continuation along Penny Road to approximately forty-five feet (45'-0") to the north side of the primary drive entrance onto said property.

2. Building and Lot Standards: Building and lot Standards shall be provided in accordance with Article 9 of the Land Development Ordinance, except as noted below:

- a) The maximum building height shall not exceed 50 feet to the mid-point of the roof assembly.
- b) A minimum of fifty feet (50'-0") building front yard setback along Penny Road.
- c) A minimum of ten feet (10'-0") side yard setback abutting residential zoning.
- d) There shall be no internal setback within the zoning site except as required by the building code.
- e) No building setbacks shall be required where the zoning site abuts portions of the Pennybyrn CCRC Campus within the City of High Points corporate limits.

3. Uses with Additional Standards & Conditional Uses: Conditional Uses shall be provided in accordance with Article 10 of the Land Development Ordinance, except as noted below:

- a) Some food preparation/delivery will be provided within the CCRC campus main kitchen. Food preparation will be provided within the kitchen of the structure.
- b) Said facility will provide resident and out-patient therapy services.

- B. Landscaping, Setback and Buffers: Landscaping shall be provided in accordance with Article 11 of the Land Development Ordinance, except as noted below:
1. No landscaping shall be required where the zoning site abuts portions of the CCRC Campus within the City of High Points corporate limits.
 2. Street tree plantings shall be reviewed and located as agreed between Pennybyrn and Town Manager *or his designee (red italicized language added by TOJ staff)*
- C. Transportation and Off-street parking
1. Vehicular Access: The portion of the site that lies within the town limits of Jamestown shall be allowed two (2) points of access, *at the discretion of NCDOT who has jurisdiction over Penny Rd. (red italicized language added by TOJ staff)*
 2. Off-street Parking, stacking and loading areas: parking shall be provided in accordance with Article 12 of the Land Development Ordinance, except as noted below:
 - a) Parking lot locations shall be allowed in the front and side yards of said property (12-10.1).
 3. Parking lot placement shall be allowed for construction to within three (3) feet of street facing property line, *provided that it is outside of NCDOT's ROW (red italicized language added by TOJ staff)*
 4. One bicycle rack (to accommodate a minimum of two bicycles) shall be provided on site, in lieu of 5 percent (5%) of the total automobile parking spaces. (12.7)
- D. Open Space:
Development of the site shall comply with the standards in Article 21, Open Space.
- E. Signage/Common Signage Plan:
The location of signage on the said property site shall be in accordance with Article 17 of the Land Development Ordinance.
- F. Environmental Sensitive Areas:
Any portion of the rezoning site that is within a floodway or floodway fringe areas shall be left in its natural state and undisturbed, except to provide access to the common area and approved utility extensions.

.....

Staff requested zoning conditions:

- 1) **Parcels shall be recombined by plat into the larger Pennybyrn parent parcel.**
- 2) **Any site plans shown shall be for illustrative purposes only.**
- 3) **Type "B" landscaping buffers shall be required between any parcels zoned CZ-CIV and SFR to help ensure adequate screening between the Pennybyrn campus and adjacent single-family homes.**



Planning Board Hearing Date: September 16, 2019

GENERAL INFORMATION

Applicant: Maryfield, Inc. 109 Penny Rd. High Point, NC 27260
Request: Rezoning of property located at 111, 113, 115, 121 & a portion of parcel # 176232.
Conditions: Please see attached.
Location: 111, 113, 115, 121 and a portion of parcel #176232 - Penny Rd.
Parcel ID#: 157818, 157819, 157820, 157821, and a portion of 176232
Public Notice: Notice of Pubic Hearing mailed 08/29/2019
Tract Size: Total of all tracts is approximately 3.37 +/- acres.
Topography: Generally flat near Penny Rd. ROW. Some steep sloping near 121 Penny Rd.
Vegetation: Developed with single-family residential homes. Some existing trees and low vegetation is found on these existing sites.
TRC Review: TRC review will be required prior to the issuance of any construction permits.

SITE DATA.

Existing Use: Vacant single-family residential home sites.

Adjacent Uses:

	Adj Zoning	Adj Land Uses
North	SFR	Single family residential
South	SFR	Single family residential
East	SFR	Single family residential
West	N/A	City of High Point jurisdiction (currently Pennybyrn Retirement Home)

Zoning History:

Case #	Date	Summary
N/A	2009	This property was rezoned as part of the LDO update in 2009.

SPECIAL INFORMATION

Overlay Districts: This site is not currently subject to any special overlay districts with the exception of watershed, which all parcels in Jamestown are subject to.

Environmental:

Watershed: City Lake WCA Tier 3
Floodplains: Site is not adjacent to any floodplain per FEMA maps.
Streams: There do not appear to be any streams adjacent to the properties in question.
Other: N/A

Utilities: Public Water and Sanitary Sewer are available near this site.

Landscape Requirements: Landscaping requirements shall be per the TOJ Land Development Ordinance.

Tree Conservation Areas (TCA): N/A – already developed.

Open Space: N/A – Already developed.

Transportation:

Street Classification: Penny Rd. – Major Thoroughfare

Site Access: Penny Rd.

Traffic Counts: 15,801 trips per HPMPO counts in 2017 at intersection of W. Main St. and Penny Rd. (approximately 1,320 ft. southwest of subject properties)

Sidewalks: Existing along Penny Rd. to Pennybyrn entrance on Penny Rd. Extension of sidewalks are required by the Jamestown LDO.

Transit: HiTran Route 25 services Pennybyrn at Maryfield Ct. (on the Pennybyrn Main Campus)

Traffic Impact Study: No TIS is required.

Street Connectivity: N/A

Other: N/A

IMPACT ANALYSIS

Land Use Compatibility and 2020 Land Development Plan (LDP)

The future land use map identifies a portion of this parcel as being located in the “Suburban Residential” district. The 2020 Land Development Plan defines the “Suburban Residential” district as:

SUBURBAN RESIDENTIAL – Areas accommodating existing medium-density, single family residential neighborhoods, while requiring new neighborhoods of similar density to be interconnected to surrounding neighborhoods and designed to be more pedestrian-friendly, with ample sidewalks, street trees, greenway trails and neighborhood parks.

2020 LDP Goals and Policies Applying To This Proposal

GROWTH MANAGEMENT

GOALS:

- A. Carefully manage growth, making smart growth decisions that maintain and enhance Jamestown’s special community characteristics and heritage.
- B. Strategically locate new land development in the most appropriate places.
- C. Use infrastructure investments as efficiently as possible.
- D. Attract new businesses and jobs and a more diverse tax base.
- E. Preserve our natural, cultural & historic resources and open space as we grow.

POLICIES:

- 1.5 Carefully manage land development patterns along existing and planned major roads (e.g. Guilford College Road, High Point Road, future Bypass) to maintain their safety and function and create welcoming, aesthetically pleasing entranceways that reflect our small-town character.
- 1.6 Encourage the design of new activity centers to provide a wider mixture of uses and to serve as pedestrian-friendly community destinations and gathering areas.
- 1.7 Encourage the development of new commercial uses within designated activity centers to be energy efficient, aesthetically pleasing and pedestrian-friendly and the renovation, maintenance and creative

re-use of existing commercial buildings to provide more retail, business and office uses in convenient locations.

- 1.10 Preservation and continued investment in key institutional & civic uses (e.g. YMCA, Town Hall, libraries, schools) is strongly encouraged throughout the community.
- 1.11 Continue to value, preserve and enhance existing residential uses and neighborhoods, to maintain the unique small-town character of Jamestown. Infill development is encouraged to efficiently use existing infrastructure, however, new buildings and the renovation of existing buildings should fit the scale and character and add value to existing neighborhoods.
- 1.15 Carefully balance individual property rights with the good of the whole community by expecting new development to use the best design features of our favorite existing areas and by providing adequate buffers between incompatible uses.

PLANNING COORDINATION

GOALS:

Coordinate land development planning and decision-making with surrounding jurisdictions, so that future land development in Jamestown fits well into its regional context, and maintains and enhances the quality of life for citizens in and around its jurisdiction.

POLICIES:

- 2.1 Take into account the future growth plans of surrounding jurisdictions (e.g. Guilford County Southwest Area Plan, proposed High Point & Greensboro By-Pass), so Jamestown's land use planning and growth management approaches are as compatible and mutually supportive as possible. Provide plan documents and outreach to neighboring jurisdictions.
- 2.2 Seek opportunities for collaboration with surrounding communities to plan and develop parks, greenways, water, sewer, roads and other community infrastructure.
- 2.3 Identify transitional areas (future growth areas) around the Town's borders, to manage future development that may eventually become part of the Town's municipal limits.
- 2.4 Build cooperative partnerships with local institutions, agencies and businesses to expand community amenities and services, to create jobs, to maintain a strong tax base, to encourage new development that fits our small-town character, and to prevent conventional strip development along major road corridors.

COMMUNITY APPEARANCE

GOALS:

Coordinate land development planning and decision-making with surrounding jurisdictions, so that future land development in Jamestown fits well into its regional context, and maintains and enhances the quality of life for citizens in and around its jurisdiction.

POLICIES:

- 3.1 Value and preserve Jamestown's small-town feel.
- 3.3 Maintain a strong sense of place and community pride as each new land use fits into our vision for the future – adding quality and value and enhancing our community character and quality of life.
- 3.4 Carefully consider the appearance and design of new buildings and site development, to insure a good fit, and to maintain and improve the appearance of our community, and to create a greater sense of harmony and compatibility among various uses throughout our community.

3.5 Beautify existing streetscapes, and encourage creation of new streetscapes that provide a pedestrian-friendly environment with adequate sidewalks and street trees, and attractive landscaping, signage and building facades.

QUALITY OF LIFE

GOALS:

Carefully preserve Jamestown's natural, cultural and historic resources as we grow.

POLICIES:

N/A

PUBLIC SERVICES AND FACILITIES

GOALS:

Provide adequate public services as we grow, consistent with our ability to pay for them.

POLICIES:

5.6 Carefully manage access along major thoroughfares and road entranceways, to protect public safety, road function, and community aesthetics.

5.7 Provide public buildings and facilities in prominent or central locations to conveniently serve the whole community (e.g. YMCA, post office, library, Town Hall, community center)

CONFORMITY WITH OTHER PLANS

Town Plans: N/A

Other Plans: N/A

STAFF COMMENTARY:

These properties were originally used for single-family residential homes, but have since been acquired by Maryfield, Inc. (aka Pennybyrn) as a "land bank" to use for future expansions. The majority of the Pennybyrn site lies within the City limits of the City of High Point. However, these lots are located within the Town of Jamestown's corporate limits, thus creating a bit of a planning jurisdiction dilemma. The Town of Jamestown has historically maintained an excellent working relationship with the City of High Point and staff in both jurisdictions have been working diligently behind the scenes to ensure a smooth process for rezoning and building plan approval for the applicant.

The property owner wishes to rezone this property to accommodate a 24-bed short-term stay and rehabilitation facility. The closest zoning district that is available to the Town of Jamestown is the "Civic" zoning district which the LDO defines as follows:

The Civic District (CIV) provides a location for large educational, medical, and public uses in a campus like environment. Large developments in the Civic District are encouraged to provide a master plan to the Town and request approval of the Campus Overlay District designation. Institutional uses in the Civic District are required to provide pedestrian connections on their campuses and, to the extent possible, develop an internal street system with structures fronting on the streets. Parking should not be the dominant visible element of the campuses developed for institutional uses.

The 2020 LDP's (aka the Comp Plan) Future Land Use Map indicates that the area would remain as single-family residential. However, the Comp Plan certainly cannot predict the future and law allows for the Planning Board and Town Council to deviate from any such designation if they can find sufficient justification that such a rezoning would benefit the Town and otherwise meet the intent of the Comp Plan. With the proximity of the adjacent Pennybyrn campus and the methodology used to develop the campus there, staff feels that this use would certainly be justified and would be consistent with the intent of the LDP. Several zoning conditions have been requested both by the applicant and by staff to be considered with this rezoning which would help to ensure compatibility with surrounding properties.

Staff believe that the request to rezone this property from SFR (Single-Family Residential) to CZ-CIV (Conditional Zoning - Civic) is appropriate, yet it is inconsistent with the 2020 Land Development Plan. Therefore, staff recommends that the Planning Board and Council follow the **"MOTION TO APPROVE ZONING AMENDMENT (EVEN IF INCONSISTENT WITH COMP PLAN)"** procedure outlined below. *This will require a third motion - one to consider the proposed zoning amendment, one to adopt the consistency statement, and one additional motion to amend the Comp Plan to conform with the amendment.*

Suggested timeline for consideration:

Planning Board Public Hearing: September 16, 2019

Town Council Public Hearing: October 15, 2019

The requested CZ-CIV (Conditional Zoning - Civic) zoning district appears to be consistent with the intent of the LDP.

WRITTEN RECOMMENDATION ADDRESSING COMPREHENSIVE LAND USE PLAN CONSISTENCY:

Effective October 1, 2017, state law has changed regarding the adoption of "consistency statements" when amending zoning ordinances. I have attached the UNC School of Government's blog on the topic for your review. However, I thought I would pull some of the pertinent information out and place it below in a bulleted format:

- Boards are not required to take action that is consistent with an adopted Land Development Plan (aka – Comprehensive Plan or "Comp" Plan). They only need to consider what it says.
- The Council and Planning Board **must** adopt a statement that addresses plan consistency when considering zoning ordinance amendments.
- The adopted statement **may not be** something simple like "we find the request to be consistent/inconsistent with adopted policies". Rather, it must say **how/why** the Council feels as it does.
- The consistency statement must include some modest discussion and explanation about the Planning Board and Council's feelings on their actions. In other words, the statement should not be crafted beforehand by staff.
- The new law states that the Council must make their statement conform to one of three forms:
 - A statement approving the proposed zoning amendment and describing its consistency with the plan;
 - A statement rejecting the proposed zoning amendment and describing its inconsistency with the plan; or
 - A statement approving the proposed amendment and declaring that this also amends the plan, along with an explanation of the change in conditions to meet the development needs of the community that were taken into account in the zoning amendment.
- Each consistency statement **must** include an **explanation of why the board deems the action to be reasonable and in the public interest.**

All amendments must now follow this approach:

- 1) Consideration of the proposed zoning amendment and public hearing.
- 2) Deliberation by the Board.
- 3) Motion on consistency/inconsistency with the Land Development Plan (Comp Plan).
 - a. ***If the Board finds that the proposed amendment is inconsistent with the Comp Plan, but wishes to approve the amendment, it must also make a motion (separately) to amend the Comp Plan to conform to the amendment.*** The same is true if the Board finds that a proposed amendment is consistent with the Plan, yet wishes to deny the amendment.
- 4) Motion to approve/deny the zoning amendment.

A sample format is provided on the following pages.

MOTION

FINDING PROPOSED AMENDMENT CONSISTENT WITH COMP PLAN

I make a motion that the proposed zoning amendment **be approved** based on the following:

1. *The proposed zoning amendment is consistent with the adopted comprehensive plan of the Town of Jamestown.* The Planning Board further finds that the proposed zoning amendment is consistent with the comprehensive plan because:_____.

AND

2. *The proposed zoning amendment is reasonable.* The Planning Board considers the proposed zoning amendment to be reasonable because:

A. The report of the Town staff finding the proposed zoning amendment to be reasonable is adopted by reference.

B. The Planning Board further finds that the proposed zoning amendment is reasonable because:_____.

AND

3. *The proposed zoning amendment is in the public interest.* The Planning Board considers the proposed zoning amendment to be in the public interest because:

A. The report of the Town staff finding the proposed zoning amendment to be in the public interest is adopted by reference.

B. The Planning Board further finds that the proposed zoning amendment is in the public interest because:_____.

[Call for second etc.]

MOTION

FINDING PROPOSED AMENDMENT INCONSISTENT WITH COMP PLAN

I make a motion that the proposed zoning amendment **be rejected** based on the following:

1. *The proposed zoning amendment is **not consistent** with the adopted comprehensive plan of the Town of Jamestown.* The Planning Board finds that the proposed zoning amendment is inconsistent with the comprehensive plan because:_____.

AND/OR

2. *The proposed zoning amendment is not reasonable.* The Planning Board considers the proposed zoning amendment to be unreasonable because:

A. The report of the Town staff finding the proposed zoning amendment to be unreasonable is adopted by reference.

B. The Board further finds that the proposed zoning amendment is unreasonable because:_____.

AND/OR

3. *The proposed zoning amendment is in the public interest.* The Board considers the proposed zoning amendment to be against the public interest because:

A. The report of the Town staff finding the proposed zoning amendment to be against the public interest is adopted by reference.

B. The Board further finds that the proposed zoning amendment is against the public interest because:_____.

[Call for second etc.]

MOTION
TO APPROVE
ZONING AMENDMENT
(EVEN IF INCONSISTENT WITH COMP PLAN)

I make a motion that the proposed zoning amendment **be approved** based on the following:

1. *Even though the proposed zoning amendment is **inconsistent** with the adopted comprehensive plan of the Town of Jamestown, a change in conditions in meeting the development needs of the community has occurred since plan adoption. These changes include:*

_____.

Furthermore, the Board finds that the proposed zoning amendment meets the development needs of the community because:_____

AND

2. *The proposed zoning amendment is reasonable.* The Board considers the proposed zoning amendment to be reasonable because:

A. The report of the Town staff finding the proposed zoning amendment to be reasonable is adopted by reference.

B. The Board further finds that the proposed zoning amendment is reasonable because:_____.

AND

3. *The proposed zoning amendment is in the public interest.* The Council considers the proposed zoning amendment to be in the public interest because:

A. The report of the Town staff finding the proposed zoning amendment to be in the public interest is adopted by reference.

B. The Board further finds that the proposed zoning amendment is in the public interest because:_____.

AND

4. By approving this motion, the Board also recommends that the Town Council also hereby amends the Town of Jamestown Land Development Plan (comprehensive plan) to reflect the approved zoning amendment.

[Call for second etc.]

Neighborhood Communications Report

Maryfield, Inc.

Submitted by
Thomas E. Terrell, Jr.
August 27, 2019

1. Letter of Invitation

The letter attached as Exhibit A was sent to all neighbors owning property within 300 feet of the site. The letter included a copy of the official citizens' information statement.

The letter provided ample direct, personal contact information for neighbors with questions prior to the meeting. Phone numbers and emails were provided so that recipients could directly contact Tom Terrell (applicant's attorney).

2. Recipients

The list of recipients, prepared by the City of Ilich Point Planning Department, is attached as Exhibit B.

3. Neighborhood Meeting

The Neighborhood Meeting was held from 5:30 to 7:00 In Ilderton Hall at Pennybyrn. Attending the meeting from Maryfield were Sister Lucy Hennessey, SMG, Richard Newman, Vonda Hollingsworth, Jamie Forbis, Rob Creel, and Melissa Miller; also Alex Toye (Development and Design Team), Shannon Barrett and Mark Ford (Construction), Joe O'Buch (Engineering), and Matthew Johnson, City of Jamestown.

Only 3 members of the community came. The sign in sheet is attached as Exhibit C.

Alex Toye described the master plan and showed the display boards to Matthew Johnson, Planning Director, City of Jamestown. Mr. Toye stated that there will be additional minor adjustments. The following comments were made during the discussion with Mr. Johnson:

- Matthew Johnson inquired about the storm water runoff plans. Joe O'Buch explained by showing on the boards what the storm runoff water treatment process will be.
- Jamestown officials prefer electronic documents be sent to them. Matthew will inform Alex of the dates pertaining to the application process.
- Matthew noted that sidewalks will be required in front of the entire property line. Pennybyrn can request a variance to the requirement. He does not anticipate the current sidewalk plan to be an issue.
- The parking and landscaping plans do not have to be included in the zoning documents, but will be part of the final submittal of the landscape plans.
- The September Planning Board date has been scheduled for September 16, 2019 at 6:30 p.m. in the Council Chambers.

- Alex inquired as to any requirements regarding trash enclosures. Matthew directed him to the City of Jamestown website under the Public Services tab. He stated that it contains a list of requirements.
- Jamestown has an 11:00 p.m. to 7:00 a.m. noise ordinance. Pennybyrn performs generator tests at 9:00 a.m. so this will not pose a problem. There are no screening requirements for generators.

4. Specific Questions/Concerns/Comments from Neighbors

Nicole and Jeffrey Hammond – The Hammonds live on Willowood Drive, High Point, NC. They wanted to know if Pennybyrn planned to purchase their property in the future. They also asked if there would be any road closures during the project. Joe O'Buch explained that there would not be any complete road closures, but the project may require some periodic lane closures on Penny Road. They also asked if there would be any disruption in their power or water services during construction. Mr. Toye explained that new services would be tapped into existing services and would not require a disruption in their power or water. The Hammonds were pleased with the plans shown.

Robin Hackley – Ms. Hackley lives on Dogwood Circle, High Point, NC. She dropped by just to see what the plans were. She had no questions or concerns and expressed that she was impressed with the project.

Exhibit A



Fox Rothschild LLP
ATTORNEYS AT LAW

300 N. Greene Street, Suite 1400
Greensboro, NC 27401
T: 336.378.5200 F: 336.378.5400
www.foxrothschild.com

TOM TERRELL
Direct No: 336.378.5412
Email: TTerrell@Foxrothschild.com

July 12, 2019

Dear Neighbor,

I represent Maryfield, Inc. (Pennybyrn) that will soon file rezoning applications with the City of High Point and the Town of Jamestown to make some modest changes to its campus. You are receiving this letter because you own property within 300 feet of the High Point campus or 500 feet of the adjoining properties that lie within Jamestown.

Maryfield has been a proud mainstay of this community since its founding by the Poor Servants of the Mother of God in 1947. Pennybyrn now supports a gorgeous 71-acre campus with carefully maintained landscaping and serves aging populations in a variety of ways.

The rezoning request to the Town of Jamestown will be for conditional zoning to enable development of a transitional rehab center providing short term recovery after surgery or hospital stay on lots just north of the main entrance on Penny Road. The High Point rezoning will amend the current district to allow construction of independent living units within the heart of the campus.

Enclosed is a map and statement prepared by the City of High Point about its rezoning process. If applications are timely filed, this matter will be heard by the High Point Planning and Zoning commission on September 24 at 6:00 p.m. and the City Council at 5:30 on November 4th. Both meetings will be in the City Council chambers at the High Point Municipal Building at 211 S. Hamilton St. The Jamestown Planning Board and Town Council both meet at 6:30 in the council chambers at 301 E. Main Street. Dates are to be determined.

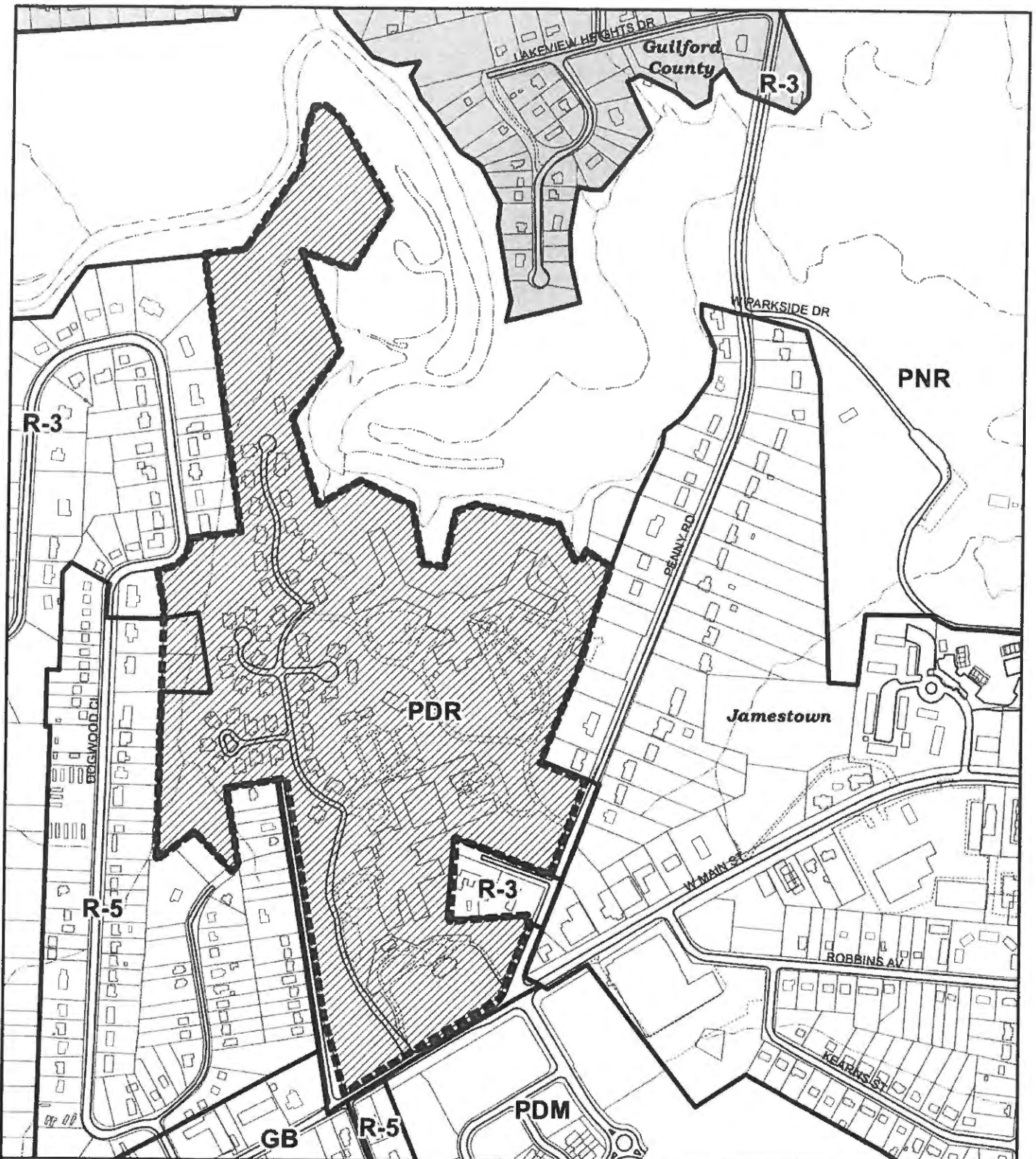
In the meantime, we invite you to a neighborhood meeting to be held at Pennybyrn between 5:30 and 7:00 on July 30th to learn more about these exciting projects. We will do this on a casual drop-in-when-you-can basis. Enter the gates on Penny Road and come to the main entrance at the end of the parking lot. You will be directed to Ilderton Hall. If you have a question before then, please call me at 336-378-5412 (direct number) or email me at tterrell@foxrothschild.com.

Very truly yours,

Thomas E. Terrell, Jr.

A Pennsylvania Limited Liability Partnership

California Colorado Delaware District of Columbia Florida Georgia Illinois Minnesota
Nevada New Jersey New York North Carolina Pennsylvania South Carolina Texas Washington



ZONING MAP AMENDMENT ZA-19-

From:
To:

Existing Zoning Boundary
Subject Property Boundary



**Planning & Development
Department**

City of High Point



Scale: 1"=500'
G:\Planning\Secure\BAC\ZMA\2019\MKD\za19-

City of High Point
Citizen Information Meetings



Persons filing certain development applications with the City of High Point are required to hold a citizen information meeting. This requirement applies to applications for a Conditional Zoning District, Planned Development District, Special Use and a Zoning Map Amendment that proposes to establish a more intense zoning district.

The City of High Point finds that quality development is better achieved through an informed and cooperative process than an adversarial one. The purpose of the citizen information meeting is to allow the person filing an application, otherwise known as the applicant, the opportunity to inform citizens about their development proposal and to provide citizens the opportunity to ask questions and find out more about the proposal prior to any official public hearings.

The applicant's development proposal is officially presented to the Planning & Zoning Commission and City Council at their respective public hearings. At the public hearings, the Commission and Council hear comments and concerns from citizens regarding the proposal prior to making decisions. The public hearings are not the preferred setting for citizens to learn about a development proposal for the first time. It is difficult to gain understanding of a proposal and offer well thought out comments during the relatively short time of a public hearing. The citizen information meeting is important in that it can provide basic information and allow communication with the applicant before the public hearings, so that citizens may informatively develop their comments and any concerns, and later present them at the public hearings for consideration.

Applicants may vary the form and number of citizen information meetings they conduct; however, they are required to contact or otherwise notify owners of property located within 300 feet of the proposed site. Whatever form the meeting takes, those citizens participating are provided with this written statement from the City of High Point, which describes the purpose of the citizen information meeting, the application process and where additional information may be obtained from the City. In addition, the applicant must provide a description of the development proposal and are encouraged to share any other available information that would help citizens to better understand it.

After the application is filed with the City's Planning & Development Department, the applicant submits to the City a written summary of the citizen information meeting(s). At a minimum, this report records:

- The date, time, and location of the meeting;
- The method and date of notification about the meeting;
- A list of landowners notified about the meeting;
- A list of meeting attendees;
- If the meeting was conducted as a series of telephone calls;
- The description of the development proposal presented to the attendees; and
- A summary of attendee comments, ideas, and suggestions from citizens to be incorporated into the development proposal.

Exhibit B

AGUILERA- RODRIGUEZ CESAR;AGUILERA,
KARINA
101 MANOR DR
HIGH POINT NC 27260

AIKENS, R KEITH;AIKENS, W ANDY
PO BOX 780
TRINITY NC 27370

ANDERSON III, JAMES T;ANDERSON, AMBER W
900 W RAY AVE
HIGH POINT NC 27262

ANDREWS, RICHARD
4030 WATERVIEW RD
HIGH POINT NC 27265

ATKINS, BRENDA R;ATKINS JR, LARRY W
PO BOX 304
JAMESTOWN NC 27282

AZAR, JOHN L
4205 W FRIENDLY AVE
GREENSBORO NC 27410

BARNES, MILTON FLOYD;BARNES, KAY M
737 DOGWOOD CIR
HIGH POINT NC 27260

BASS, HAROLD B;BASS, EDNA RUTH B
3912 KALLORAMO DRIVE
GREENSBORO NC 27407

BEACOM JR, ROBERT ALAN;BEACOM, JENNIFER N
PO BOX 5272
HIGH POINT NC 27262

BEAUCHAMP, THERESE A
634 DOGWOOD CIR
HIGH POINT NC 27260

BMRS PROPERTIES LLC
1713 W LEXINGTON AVE
HIGH POINT NC 27262

BMS INVESTMENT PROPERTIES RP LLC
PO BOX 1752
HIGH POINT NC 27261

BONDAT, PHILIPPE;BONDAT, SHOLEH
114 PENNY RD
HIGH POINT NC 27260

BROWNING, MARY A
8 CEDAR CREEK
JAMESTOWN NC 27282

BURDEN, RODGER JOHN;BURDEN, RUTH
ELIZABETH
129 PENNY RD
HIGH POINT NC 27260

BURTON, SUSAN M
220 WILLOWOOD DR
HIGH POINT NC 27260

BYRD JR, JAMES O;BYRD, MARY L
1202 PENNYWOOD DR
HIGH POINT NC 27265

CAMERON, MYRON C;CAMERON, MAVIS A
130 PENNY ROAD
HIGH POINT NC 27260

CARMICHAEL, TED AARON
605 DOGWOOD CIR
HIGH POINT NC 27260

CAVI CORP HOLDINGS LLC
1415 S ELM ST
HIGH POINT NC 27260

CHANDLER, MAURICE D;BOLEJACK, CYNTHIA M
608 DOGWOOD CIRCLE
HIGH POINT NC 27260

CHASE, SHANEEKA D
626 DOGWOOD CIR
HIGH POINT NC 27260

CITY OF HIGH POINT
PO BOX 230
HIGH POINT NC 27261

CLARK, HAROLD RAY;CLARK, FRED A F
731 DOGWOOD CIR
HIGH POINT NC 27260

COLEMAN, LEO SR;COLEMAN, MARY J;COLEMAN,
ANGEL L
132 PENNY RD
JAMESTOWN NC 27282

COOK, BOYD E;COOK, SHERRYL A
226 WILLOWOOD DR
HIGH POINT NC 27262

CREWS, DEBORAH L
629 DOGWOOD CIR
HIGH POINT NC 27260

CULLOM, TABATHA J
522 DOGWOOD CIR
HIGH POINT NC 27260

DAH, CHA;PLO, MU
622 DOGWOOD CIR
HIGH POINT NC 27260

DAVIS, AMIE H
123 PENNY RD
HIGH POINT NC 27260

DIX, SARAH WOOD
3101 GROOMETOWN RD
GREENSBORO NC 27407

DURLAND, BONNIE M
1037 N MANOR DR
HIGH POINT NC 27260

EDWARDS, ROBERT THOMAS;EDWARDS, NICOLE
S
3102 WINNFELD DR
HIGH POINT NC 27265

ELLENBOGEN, DANIEL;ELLENBOGEN, MARY
128 PENNY RD
HIGH POINT NC 27260

FEDERAL NATIONAL MORTGAGE ASSOCIATION
PO BOX 650043
DALLAS TX 75265

FINN, DENNIS R;FINN, KATHRYN A
619 DOGWOOD CIR
HIGH POINT NC 27260

FLOWERS BAKING CO OF HIGH POINT INC
1919 FLOWERS CIRCLE
THOMASVILLE GA 31757

FORD, BRENDA T;FORD, RICKY W
230 WILLOWOOD DR
HIGH POINT NC 27260

FORTNEY, AUSTIN P - PIEDMONT RESTAURANT
GROUP
3302 OLDE SEDGEFIELD WAY
GREENSBORO NC 27407

GATE CITY MANAGEMENT LLC
P O BOX 28
SUMMERFIELD NC 27358

GIACOMO, LEONARD MILES
800 S 14TH STREET
WILMINGTON NC 28401

GILLESPIE, CLAYTON;GILLESPIE, ROSETTA M
1212 PENNYWOOD DR
HIGH POINT NC 27265

GILLILAND, CHRISTOPHER R
126 PENNY RD
JAMESTOWN NC 27282

GLOVER JR, HAROLD L;NESSLER, KATHY G
102 OLD INDIAN TRAIL
LEXINGTON NC 27292

HAMMOND, JEFFREY II;HAMMOND, NICOLE
224 WILLOWOOD DR
HIGH POINT NC 27260

HARRELL, STEVEN
1196 LEGACY FARE DR
PLEASANT GARDEN NC 27313

HARRELL, STEVEN;SLOAN, STUART
1196 LEGACY FARE DR
PLEASANT GARDEN NC 27313

HARRINGTON, SYNECE E;HARRINGTON,
BARBARA ANN
627 DOGWOOD CIRCLE
HIGH POINT NC 27260

HENDERSON, CLARA ANN
1027 MANOR DR
HIGH POINT NC 27260

HINSHAW, MATTHEW GLEN;HINSHAW, DEBRA J
624 DOGWOOD CIR
HIGH POINT NC 27260

HOBE WAHAB, ABD AL
133 PENNY RD
HIGH POINT NC 27260

HOWARD, JAMES JR
618 DOGWOOD CIR
HIGH POINT NC 27260

JARRELL, MICHAEL L;JARRELL, CAROL A;ETAL,
JOEL BROWNIE
708 VINEBURY LN
HIGH POINT NC 27265

JEMSITE DEVELOPMENT LLC
PO BOX 635
P O BOX 635
P O BOX 635
P O BOX 635
P O BOX 635
JEFFERSON NC 28640

JEMSITE DEVELOPMENT LLC
JEMSITE DEVELOPMENT LLC
PO BOX 635
P O BOX 635
P O BOX 635
P O BOX 635
JEFFERSON NC 28640

JOHNSON, JEFFREY KEITH
621 DOGWOOD CIR
HIGH POINT NC 27260

KELLAM, DAVID LEE;KELLAM, HELECIA G
1208 PENNYWOOD DR
HIGH POINT NC 27265

KELUBIA, LAVERNE E;KULUBIA,
SMARTFEONJKWU I
687 DOGWOOD CIR
HIGH POINT NC 27260

KIANDOST, MARK
PO BOX 2316
JAMESTOWN NC 27282

KNIGHT, STEPHANIE
127 PENNY RD
HIGH POINT NC 27260

KROLL, MICHAEL DAVID
636 DOGWOOD CIR
HIGH POINT NC 27260

KRYSIAK, ANDREZEJ;KRYSIAK, IRENA
520 DOGWOOD CI
HIGH POINT NC 27260

LAIN, ROBERT J
200 EDINBURG DR # F
CARY NC 27511

LAIN, ROBERT J;LAIN, JAMES RAY-NESBIT LAIN,
JUDITH JOYCE
200 EDINBURG DR #F
CARY NC 27511

LAZO, LUIS E
588 DOGWOOD CIR
HIGH POINT NC 27260

LLEWELLYN, ROBERT J
693 DOGWOOD CIR
HIGH POINT NC 27260

MACABUAG, ANGELITO;MACABUAG, ELSIE
125 PENNY ROAD
HIGH POINT NC 27260

MAGAR, BISHNU MAYA
692 DOGWOOD CIR
HIGH POINT NC 27260

MANGUM, NORA L;WITCHER, REBECCA M
1212 GREENSBORO RD
HIGH POINT NC 27260

MARYFIELD INC
1315 GREENSBORO RD
HIGH POINT NC 27260

MASON, SHERRILL J
1004 OAKHURST AVE
HIGH POINT NC 27262

MIKLES JR, PHIL S;MIKLES, LISA G
1451 MANOR DRIVE
HIGH POINT NC 27260

MIKLES, PHIL SCOTT;MIKLES, LETTY L
1039 N MANOR DR
HIGH POINT NC 27260

MILLER, GREGORY STEPHEN;MILLER, VICKIE W
118 PENNY RD
HIGH POINT NC 27260

MIRWANI, LUTRICIA
675 DOGWOOD CIR
HIGH POINT NC 27260

MOORE, MARK T;MOORE, JILL
4500 OAKMOOR DR
GREENSBORO NC 27406

MOSS SR, TIMOTHY EARL
PO BOX 2435
JAMESTOWN NC 27282

NESBIT, JUDITH JOYCE LAIN
1625 JOHN KNOX DR APT M102
COLFAX NC 27235

OLASIN, MICHAEL;OLASIN, BARBARA
715 SUMMIT RD
HIGH POINT NC 27265

OLIPHANT, RICHARD L;OLIPHANT, DOROTHY J
617 DOGWOOD CIR
HIGH POINT NC 27260

PIERCE, NORMA D
PO BOX 873
JAMESTOWN NC 27282

PLYLER, MICHAEL
5453 CRESCENTVIEW PKWY
RALEIGH NC 27606

POLLARD, KEVIN MICHAEL
694 DOGWOOD CIR
HIGH POINT NC 27260

POOR SERVANTS OF THE MOTHER OF GOD INC
1315 GREENSBORO RD
HIGH POINT NC 27260

PRICE, WILMER HEIRS
105 FORESDALE DR
JAMESTOWN NC 27282

PUCKETT, JAMES MICHAEL;PUCKETT, TAFFY W
800 W MAIN ST
JAMESTOWN NC 27282

RATTANA, KEOKAHLAYA;RATTANA, OUN
1516 HOMEWOOD AVE
HIGH POINT NC 27262

RICHARDSON, SHARON T
305 ARBORFIELD RD
RANDLEMAN NC 27317

RISSLER, JAMES L;RISSLER, PATRICIA A
6004 NEW BAILEY TRL
GREENSBORO NC 27455

ROAN, THIEN THANH
2204 PLAINVIEW DRIVE
HIGH POINT NC 27265

ROBINSON, BILLY LEWIS
120 PENNY RD
HIGH POINT NC 27260

ROBINSON, DENISHA RENEE;ROBINSON, HAZEL
GALES;ROBINSON, JAMES
1017 MANOR DR
HIGH POINT NC 27260

SALGADO, SARA
4035 WINDSTREAM CT
JAMESTOWN NC 27282

SALSICH, BRADLEY E;SALSICH, NANCY J
233 WILLOWOOD DR
HIGH POINT NC 27260

SAWYER, ARTHUR JR
623 DOGWOOD CIR
HIGH POINT NC 27262

SECHREST, JULIA PINKERTON;SECHREST,
TIMOTHY DWIGHT
625 DOGWOOD CIR
HIGH POINT NC 27260

SERRANO, RYAN A;SERRANO, BRITTANY S
698 DOGWOOD CR
HIGH POINT NC 27260

SFR MT LLC
1209 ORANGE ST
WILMINGTON DE 19801

SHAWKAT, HILAL
5404 EMERALD SPRINGS CT
GREENSBORO NC 27407

SIMPSON, BETTY S
110 PENNY RD
HIGH PDINT NC 27260

SMITH, RONALD W;SMITH, JANICE L
PO BOX 799
TRINITY NC 27370

SOUIRES, DOUGLAS H
122 PENNY RD
HIGH POINT NC 27260

STREBA, DANIEL
696 DOGWOOD CR
HIGH POINT NC 27260

TRIPLE C HOLDINGS LLC
506 OVERBROOK DR
HIGH POINT NC 27262

VALLADARES, DONATO RAFAEL
733 DOGWOOD CIR
HIGH POINT NC 27260

WARD, GRAYSON LEE;WARD, JOYCE E
837 DOGWOOD CIR
HIGH POINT NC 27260

WHITAKER JONES, ROBIN VICTORIA
638 DOGWOOD CIR
HIGH POINT NC 27260

WILLIAMS LAND DEVELOPMENT INC
2990 #604C BETHESDA PL
2990 #604C BETHESDA PL
WINSTON-SALEM NC 27103

WILLIARD INVESTMENT LLC
499 S WRENN ST
HIGH POINT NC 27260

ZAREMBA, PAUL D
628 DOGWOOD CIR
HIGH POINT NC 27260

Exhibit C

Neighborhood Meeting Held
At Pennybyrn
109 Penny Road, High Point, NC 27260
July 30, 2019

PLEASE SIGN IN

Name (print)	Address (print)
MATTHEW JOHNSON TOWN OF JAMESTOWN	PO BOX 248 JAMESTOWN, NC 27282
Nicole + Jeffrey Hammond	224 Willowood Dr High Point NC 27260
Robin Hackley	638 Kigg Wood Circle High Point, NC 27260



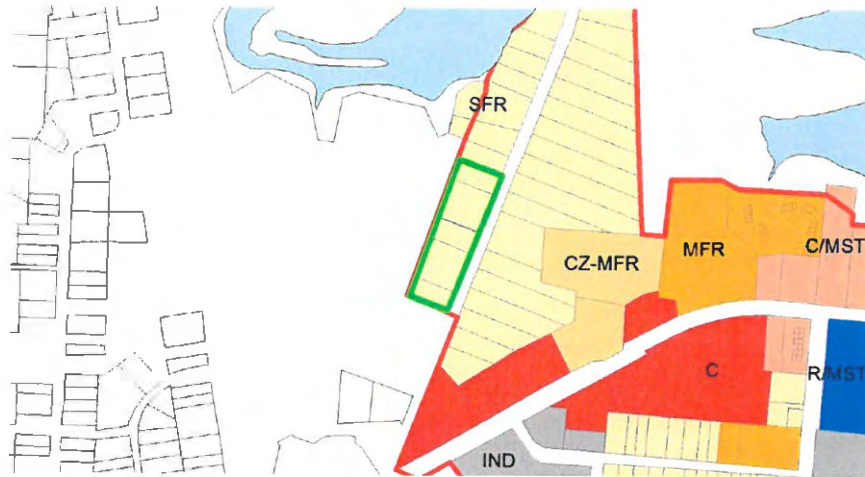
NOTICE OF PUBLIC HEARING Town Council

ZONING CASE 2019-02

A request for rezoning has been filed with the Town of Jamestown Planning Department for the property shown on the attached map (highlighted in green). The request is described below:

Proposal: Request for rezoning of 111, 113, 115, 121 and a portion of parcel #176232 (no address) from "SFR – Single Family Residential to CZ-CIV – Conditional Zoning - Civic".

Location: The site is located at 111, 113, 115, 121 and a portion of parcel #176232 (in green below).



Applicant: Maryfield, Inc. 109 Penny Rd. High Point, NC 27260

**Applicant's
Contact:** Tom Terrell – 336-378-5200

You are receiving this notice because public records indicate that you own property adjacent to this rezoning request, which has been scheduled for a public hearing. Recipients of this notice may wish to share it with their neighbors whose property is nearby the above noted zoning proposal.

The purpose of the public hearing is to allow citizens to comment regarding potential impacts the proposed development would have on their properties or on the area in general, and to identify issues or concerns related to the appropriateness of the request.

The public hearing is not the appropriate setting to learn about a zoning proposal for the first time. It is difficult to gain understanding of a proposal and offer well thought out comments during the relatively short time of a public hearing. The staff recommend that you contact the applicant or the Town of Jamestown prior to the meeting to learn more about the proposal.

PUBLIC HEARING

PUBLIC HEARING DATE: Tuesday, October 15, 2019 **TIME:** 6:30 PM
LOCATION: Town of Jamestown Town Hall, 301 E. Main St., **COUNCIL CHAMBERS**

The meeting facilities of the Town of Jamestown are accessible to people with disabilities. Anyone needing special accommodations should call (336) 454-1138. Notice of public hearing shall also be published in the Jamestown News.

Mailed: October 1, 2019

AFFIDAVIT OF NOTICE

REGARDING NOTIFICATION REQUIREMENTS FOR request for rezoning of 111, 113, 115, 121 and a portion of

parcel #157818 Penny Road from SFR to CZ-CIV located on Guilford County Tax Map/Parcel(s), and

PIN#(s) _____.

Check box if additional sheets are attached: ☒

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD, to-wit:

I Katie McBride, the undersigned, being first duly sworn, do hereby depose and certify as follows:

That in accordance with Section 160A-384 of the North Carolina General Statutes, the property owners listed on the attached sheet were notified of the October 15th, 2019, public hearing before the Town Council, to be held at 301 E. Main St. - Council Chambers at 6:30 pm.

That said notification consisted of a written notification letter mailed to each listed property owner or their agent at least 10 and no more than 25 calendar days before the referenced public hearing.

That a sample notification letter and a list of the names of property owners or their agents or occupants of the property to whom notification was sent are attached.

That said notification was mailed from the Jamestown Post Office, on October 1, 2019 by First Class mail.

That pursuant to the Town of Jamestown Land Development Ordinance, placards furnished by the Town, indicating the date, time and place of the public hearing before the Town Council, a brief description of the matter being heard, and identifying the land which is the subject of the application, were erected on the property at least 10 and no more than 25 calendar days prior to the public hearing, and further, that said placards have been maintained up to the time of said hearing.

That the placards were posted on October 1st, 2019.

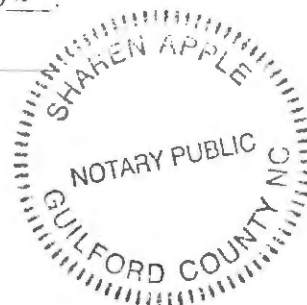
Katie McBride
Town Clerk's Signature

Subscribed and sworn to before me this 1st day of October, 2019.

My Commission Expires: 8/9/2022

Shahen Apple
Notary Public's Signature

SHAHEN APPLE
Printed Name of Notary Public





TOWN OF JAMESTOWN PLANNING BOARD

CONSISTENCY STATEMENT

The Planning Board of the Town of Jamestown recommend that the proposed zoning amendment (2019-02) **be approved** based on the following:

1. *Even though the proposed zoning amendment is inconsistent with the adopted comprehensive plan of the Town of Jamestown, a change in conditions in meeting the development needs of the community has occurred since plan adoption. These changes include rezoning three Single Family Residential (SFR) parcels to Conditional Zoning-Civic (CZ-CIV). Furthermore, the Board finds that the proposed zoning amendment meets the development needs of the community because it is in keeping with the zoning and usage of adjacent parcels and reflects the current growth pattern of the surrounding neighborhood.*

AND

2. *The proposed zoning amendment is reasonable. The Planning Board considers the proposed zoning amendment to be reasonable because:*

A. *The report of the Town staff finding the proposed zoning amendment to be reasonable is adopted by reference.*

B. *The Planning Board further finds that the proposed zoning amendment is reasonable because the amendment will allow strategic growth in a neighborhood highly impacted by zoning initiatives of a neighboring jurisdiction.*

AND

3. *The proposed zoning amendment is in the public interest. The Planning Board considers the proposed zoning amendment to be in the public interest because:*

A. *The report of the Town staff finding the proposed zoning amendment to be against the public interest is adopted by reference.*

B. *The Planning Board further finds that the proposed zoning amendment is in the public interest because it will allow for growth of services available to the community in a location that makes good strategic sense.*

AND

4. *By approving this motion, the Board also recommends that the Town Council also hereby amends the Town of Jamestown Land Development Plan (comprehensive plan) to reflect the approved zoning amendment.*

Adopted this the 16th day of September, 2019 by the Town of Jamestown Planning Board.

Sarah Glanville, Chair

Pennybyrn Transitional Rehab Center



Mayor
Lynn Montgomery

Town Manager
Kenneth C. Cole

Town Attorney
Beth Koonce



Council Members
Georgia Nixon, Mayor Pro Tem
Martha Stafford Wolfe
Rebecca Mann Rayborn
John Capes

TOWN OF JAMESTOWN AGENDA ITEM

ITEM ABSTRACT: Proclamation National Breast Cancer Awareness Month October 2019 AGENDA ITEM #: V-A

☐ CONSENT AGENDA ITEM

☐ ACTION ITEM

☒ INFORMATION ONLY

MEETING DATE: October 15, 2019

ESTIMATED TIME FOR DISCUSSION: 5 Minutes

DEPARTMENT: Administration

CONTACT PERSON: Katie McBride, Town Clerk

SUMMARY:

Proclamation declaring October as National Breast Cancer Awareness month in the Town of Jamestown.

ATTACHMENTS: Proclamation National Breast Cancer Awareness Month October 2019

RECOMMENDATION/ACTION NEEDED: N/A

BUDGETARY IMPACT: N/A

SUGGESTED MOTION: N/A

FOLLOW UP ACTION NEEDED: N/A



Settled 1752
JAMESTOWN
NORTH CAROLINA

**PROCLAMATION NATIONAL BREAST CANCER AWARENESS MONTH
OCTOBER 2019**

WHEREAS, Breast cancer affects so many women and their families, not only in the Town of Jamestown, but also throughout the country. One in eight women are diagnosed with breast cancer during their lifetime, making this disease the most frequently diagnosed cancer among women in the U.S., other than lung cancer; and

WHEREAS, The American Cancer Society predicts there will be approximately 268,600 new cases of breast cancer diagnosed among women in the U.S. this year, with about 41,760 deaths resulting from the disease; and

WHEREAS, The 3.1 million breast cancer survivors living in the U.S. today are a testament to courage, as well as to the importance of promoting awareness about breast cancer, providing information, funding research, following recommended screening guidelines and offering treatment to those who are affected; and

WHEREAS, There continues to be a need to increase awareness of breast cancer screening and to promote research for the prevention and cure of breast cancer; and

WHEREAS, October is designated as National Breast Cancer Awareness Month and the pink ribbon is the internationally recognized symbol of breast cancer awareness.

NOW, THEREFORE, I, LYNN MONTGOMERY, Mayor of the Town of Jamestown, North Carolina by the virtue of the authority vested in me as Mayor, do hereby proclaim the month of October 2019 as BREAST CANCER AWARENESS MONTH in the Town of Jamestown.

S. Lynn Montgomery

Mayor
Lynn Montgomery

Town Manager
Kenneth C. Cole

Town Attorney
Beth Koonce



Council Members
Georgia Nixon, Mayor Pro Tem
Martha Stafford Wolfe
Rebecca Mann Rayborn
John Capes

TOWN OF JAMESTOWN AGENDA ITEM

ITEM ABSTRACT: Quarterly update for Golf Course/Clubhouse

AGENDA ITEM #: V-B

☐

CONSENT AGENDA ITEM

☐

ACTION ITEM

☒

INFORMATION ONLY

MEETING DATE: October 15, 2019

ESTIMATED TIME FOR DISCUSSION: 10 MIN

DEPARTMENT: Golf Operations

CONTACT PERSON: Ross Sanderlin

SUMMARY:

First Quarter 2019 compared to 2018 showed a 12% increase in rounds played (1100 more rounds).

Green fee, cart fee, and driving range revenue also increased 12% (227K in 2018 to 255K in 2019)

Total revenue for the quarter increased 14% over same quarter last year.

There were 8 clubhouse rentals for the quarter compared to 2 last year.

ATTACHMENTS: None

RECOMMENDATION/ACTION NEEDED: N/A

BUDGETARY IMPACT: N/A

SUGGESTED MOTION: N/A

FOLLOW UP ACTION NEEDED: N/A

Mayor
Lynn Montgomery

Town Manager
Kenneth C. Cole

Town Attorney
Beth Koonce



Council Members
Georgia Nixon, Mayor Pro Tem
Martha Stafford Wolfe
Rebecca Mann Rayborn
John Capes

TOWN OF JAMESTOWN AGENDA ITEM

ITEM ABSTRACT: Approval of financing of Knuckleboom truck

AGENDA ITEM #: V. C.

☐

CONSENT AGENDA ITEM

☒

ACTION ITEM

☐

INFORMATION ONLY

MEETING DATE: October 15, 2019

ESTIMATED TIME FOR DISCUSSION: 10 Minutes

DEPARTMENT: Finance

CONTACT PERSON: Judy Gallman

SUMMARY:

The purchase of a knuckleboom truck was approved as part of the current year CIP, and debt payments are included in the current year budget. I sent out Requests for Proposal (RFP) to several banks. I received 2 proposals in response (attached). Both were the same as far as term, collateral, etc. The attached schedule shows other differences in proposals. In order to avoid paying a origination fee, and to take advantage of a lower interest rate, I propose that we choose the First Bank proposal to finance the knuckleboom truck.

ATTACHMENTS: Financing Proposals & Resolution Approving Financing Terms

RECOMMENDATION/ACTION NEEDED: Approve selection of First Bank; authorize Finance Director to sign loan documents.

BUDGETARY IMPACT: Loan payments of approximately \$15,432; capital outlay and loan proceeds of \$145,680.

SUGGESTED MOTION: Approve selection of First Bank to finance the knuckleboom truck and approve terms of the loan agreement; authorize the Finance Director to sign the loan documents on behalf of the Town

FOLLOW UP ACTION NEEDED: Sign resolution authorizing the Town to accept the loan proposal from First Bank.

Financing Proposals for Knuckleboom Truck:

Bank	Term	Fees	Interest Rate	Depository Accounts Required
First Bank	5 years	none	2.19%	No
Pinnacle Financial Partners	60 months	\$400 origination	3.50%	Yes



Please note that the following term sheet is a preliminary outline of terms that may be appropriate for your request. This is not a loan commitment or an agreement of any kind by Pinnacle Financial Partners ("PNFP"). Neither this term sheet nor any other discussions between us shall imply any obligation on the part of PNFP to continue to discuss or enter into any future agreement with respect to any financing. Notwithstanding the exchange of term sheets such as this one, or correspondence or discussions relating to financing, whether or not containing expressions suggesting an agreement or understanding, no such commitment or agreement will exist unless and until it is embodied in a formal document and executed specifically as a loan commitment or other agreement by an authorized officer of PNFP.

Date of Issuance: October 3, 2019

Expiration of Terms: The terms outlined herein will expire 280 days from the Date of Issuance

Borrower(s): Town of Jamestown

Bank: Pinnacle Financial Partners

Purpose: Purchase machinery. Installment Purchase Financing for a Knuckleboom Loader Truck

Loan Amount: Maximum loan amount of \$145,680 dollars and 00/100 (\$145,680.00).

Interest Rate: Fixed Rate of 3.50%

Origination Fee: Borrower shall pay a fee equal to \$400.00 at origination.

Terms of Repayment: Loan shall be payable in quarterly principal and interest payments of \$8,153.53 based on 60 month-amortization.

Maturity: All outstanding principal and interest shall be payable at Maturity on the 60th month after origination.

Prepayment Option: A prepayment fee will **NOT** be incurred in the event the loan is paid in full prior to maturity.

Collateral: Loan shall be secured by a first lien security interest on 2020 Freightliner model M-2 chassis with Pac ac Model TKB 18/24 body and Pac Mac model KB20H loader.

Guarantor(s): Loan will require a signor or signors, but no guarantors, as outlined in the minutes from the Town of Jamestown.

Covenants: None

Loan Costs/Expenses: Borrower shall pay for all costs and expenses for title fees, lien recording fees and any other third-party expenses incurred in connection with preparing, negotiating and documenting this loan at the time of Loan Origination.

Depository Accounts: Borrower agrees to maintain its primary depository accounts with the Bank throughout the life of the proposed loan.

Financial Reporting Requirements: {Select} shall provide the Bank with two (2) years of tax returns and financial statements as required. Interim financial statements may be required if the fiscal year end is greater than six months old.

Additional Items: Prior to issuance of a formal commitment, standard credit underwriting will be required. All standard Bank loan documentation and closing requirements will be required. Any final agreement would be evidenced in writing between the parties and would be subject to analysis and approval by Bank (and counsel).

The bank will abide by all conditions stated in the Request for Proposal submitted by the Town of Jamestown including items 6 and 7.

Submitted by:

Eva Ogden:

Date: 10/3/19

Office Leader

Concurring Officer:

Susan Apple

Date: 10/3/19

Are Manager

COMMITMENT LETTER

October 3, 2019

Judy Gallman
Town of Jamestown Finance Director
301 East Main Street
Jamestown, NC 27282

Dear Ms. Gallman:

First Bank is pleased to inform you that your application for a commercial loan to purchase a 2020 Knuckleboom Loader Truck for the Town of Jamestown has been approved subject to the terms and conditions listed below:

Borrower:	Town of Jamestown, NC
Loan Amount:	Up to a principal loan amount not to exceed \$145,680.00
Type of Loan:	Term financing agreement pursuant to N.C.G.S. §160A-20 and bank-eligible under Section 265 of the Internal Revenue Code of 1986.
Interest Rate:	2.19% tax-exempt fixed rate (this rate is guaranteed for up to six years)
Term:	5 years
Repayment:	20 level quarterly payments of principal and interest, commencing approximately seven months after the truck order has been placed.
Prepayment:	Optional prepayment is permitted, with normal prepayment fees for these types of transactions waived.
Loan Fee:	None
Collateral:	Perfectured lien on the title of the 2020 Knuckleboom Loader Truck referenced in the Town of Jamestown's <u>Request for Proposal</u> .
Insurance:	The Town of Jamestown will maintain hazard insurance on the collateral against such risks and in such form and amount as First Bank may require. First Bank will be listed as Loss Payee on this policy under a standard clause acceptable to the Bank.
Financial Statements:	The Town of Jamestown agrees to provide audited financial statements annually within 30 days of completion.
Other Expense:	None

Organizational Documents:

We require the following Organizational Documentation, certified by an authorized officer or representative of the Borrower:

1. Certificate of Existence (Good Standing) from the Secretary of State's Office.
2. Certified copy of the Articles of Incorporation (Organization) from the Secretary of State's Office.
3. A copy of the Bylaws or Operating Agreement.
4. A resolution (and incumbency certificate) authorizing the entity to accept the loan (or guarantee thereof) from First Bank and authorizing appropriate officers/managers to sign the loan documents on behalf of the entity.

Miscellaneous:

There will be a non-appropriation clause in the financing agreement and no non-substitution clauses. First Bank agrees to the contract specifications set forth in the 2020 Knuckleboom Loader Truck Request for Proposal.

Assignment:

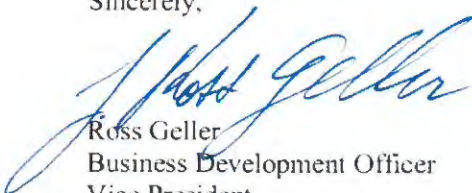
This commitment is issued to the borrower and cannot be assigned by the borrower without the written consent of First Bank.

Thank you for giving First Bank the opportunity to be of service to you. We sincerely hope that you find these terms and conditions to your satisfaction. Please indicate your acceptance by signing below and returning this letter to our office. Unless received by First Bank on or before October 30, 2019, this commitment letter shall expire and no longer be binding. If accepted, the rate and terms contained herein are valid through October 3, 2020. If the loan does not close by that date, these terms and conditions will expire and must be renegotiated.

First Bank has relied upon the statements, representations and information provided by Borrower in the evaluation of this loan request. Borrower certifies that all information provided to First Bank has been true and complete in all respects to the best of Borrower's knowledge and Borrower further covenants to provide additional information to First Bank in the event of any material or adverse change in Borrower's condition. If any information is found to be inaccurate, misrepresented or misleading, or if there exists any material or adverse change, this commitment may be revised or canceled by First Bank in its sole discretion.

First Bank has not and does not provide investment advice in any loan transaction. In accepting this commitment, the Borrower and any Guarantors acknowledge that any loan involves risk that must be assessed by the Borrower and Guarantors in the exercise of their independent business judgment.

Sincerely,



Ross Geller
Business Development Officer
Vice President
(336) 286-8770

ACCEPTANCE

The foregoing terms and conditions are hereby accepted and agreed to this _____ day of October, 2019.

BORROWER:

Town of Jamestown, NC

By: Judy Gallman, Finance Director

(Town Seal)

Attest:

Town Clerk

AMORTIZATION SCHEDULE

Principal \$145,680.00	Loan Date 10-03-2019	Maturity 10-03-2024	Loan No	Call / Coll	Account	Officer	Initials
References in the boxes above are for Lender's use only and do not limit the applicability of this document to any particular loan or item Any item above containing "*****" has been omitted due to text length limitations							

Borrower: TOWN OF JAMESTOWN

Lender: FIRST BANK
GREENSBORO MAIN
101 N SPRING ST
PO BOX 10209
GREENSBORO, NC 27404

Disbursement Date: October 3, 2019
Interest Rate: 2.190

Repayment Schedule: Installment
Calculation Method: 365/360 Actuarial

Payment Number	Payment Date	Payment Amount	Interest Paid	Principal Paid	Remaining Balance
1	01-03-2020	7,715.94	815.32	6,900.62	138,779.38
2	04-03-2020	7,715.94	759.82	6,956.12	131,823.26
3	07-03-2020	7,715.94	729.75	6,986.19	124,837.07
4	10-03-2020	7,715.94	698.67	7,017.27	117,819.80
2020 TOTALS:		30,863.76	3,003.56	27,860.20	
5	01-03-2021	7,715.94	659.40	7,056.54	110,763.26
6	04-03-2021	7,715.94	606.43	7,109.51	103,653.75
7	07-03-2021	7,715.94	573.81	7,142.13	96,511.62
8	10-03-2021	7,715.94	540.14	7,175.80	89,335.82
2021 TOTALS:		30,863.76	2,379.78	28,483.98	
9	01-03-2022	7,715.94	499.98	7,215.96	82,119.86
10	04-03-2022	7,715.94	449.61	7,266.33	74,853.53
11	07-03-2022	7,715.94	414.38	7,301.56	67,551.97
12	10-03-2022	7,715.94	378.07	7,337.87	60,214.10
2022 TOTALS:		30,863.76	1,742.04	29,121.72	
13	01-03-2023	7,715.94	337.00	7,378.94	52,835.16
14	04-03-2023	7,715.94	289.27	7,426.67	45,408.49
15	07-03-2023	7,715.94	251.37	7,464.57	37,943.92
16	10-03-2023	7,715.94	212.36	7,503.58	30,440.34
2023 TOTALS:		30,863.76	1,090.00	29,773.76	
17	01-03-2024	7,715.94	170.36	7,545.58	22,894.76
18	04-03-2024	7,715.94	125.35	7,590.59	15,304.17
19	07-03-2024	7,715.94	84.72	7,631.22	7,672.95
20	10-03-2024	7,715.94	42.99	7,672.95	0.00
2024 TOTALS:		30,863.76	423.42	30,440.34	
TOTALS:		154,318.80	8,638.80	145,680.00	

NOTICE: This is an estimated loan amortization schedule. Actual amounts may vary if payments are made on different dates or in different amounts.

Amort Pro v10.10.2017 Copyright © JSA Corporation 1997-2019 All Rights Reserved. NC GREENSBORO, NC 27404

Resolution Approving Financing Terms

WHEREAS: The Town of Jamestown ("Town") has previously determined to undertake a project for the financing of a knuckleboom truck, (the "Project"), and the Finance Director has now presented a proposal for the financing of such Project.

BE IT THEREFORE RESOLVED, as follows:

1. The Town hereby determines to finance the Project through First Bank, in accordance with the proposal dated October 3, 2019. The amount financed shall not exceed \$145,680.00 the annual interest rate (in the absence of default or change in tax status) shall not exceed 2.19% and the financing term shall not exceed 5 years from closing.
2. All financing contracts and all related documents for the closing of the financing (the "Financing Documents") shall be consistent with the foregoing terms. All officers and employees of the Town are hereby authorized and directed to execute and deliver any Financing Documents, and to take all such further action as they may consider necessary or desirable, to carry out the financing of the Project as contemplated by the proposal and this resolution.
3. The Finance Director is hereby authorized and directed to hold executed copies of the Financing Documents until the conditions for the delivery of the Financing Documents have been completed to such officer's satisfaction. The Finance Director is authorized to approve changes to any Financing Documents previously signed by Town officers or employees, provided that such changes shall not substantially alter the intent of such documents or certificates from the intent expressed in the forms executed by such officers. The Financing Documents shall be in such final forms as the Finance Director shall approve, with the Finance Director's release of any Financing Document for delivery constituting conclusive evidence of such officer's final approval of the Document's final form.
4. The Town shall not take or omit to take any action the taking or omission of which shall cause its interest payments on this financing to be includable in the gross income for federal income tax purposes of the registered owners of the interest payment obligations. The Town hereby designates its obligations to make principal and interest payments under the Financing Documents as "qualified tax-exempt obligations" for the purpose of Internal Revenue Code Section 265(b)(3).
5. The Town intends that the adoption of this resolution will be a declaration of the Town's official intent to reimburse expenditures for the project that is to be financed from the proceeds of First Bank financing described above. The Town intends that funds that have been advanced, or that may be advanced, from the Town's general fund, or any other Town fund related to the project, for project costs may be reimbursed from the financing proceeds.
6. All prior actions of Town officers in furtherance of the purposes of this resolution are hereby ratified, approved and confirmed. All other resolutions (or parts thereof) in conflict with this resolution are hereby repealed, to the extent of the conflict. This resolution shall take effect immediately.

Approved this 15th day of October, 2019.

By: _____
(Town Clerk)

By: _____
(Mayor)

SEAL