

**Regular Meeting of the Town Council
October 16, 2018
6:30 pm in the Council Chambers
Minutes & General Account**

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

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

Visitors Present: Scott Humble, Brandon Bogue, Ricky Howard, Tommy Cole, Steve Showfety, & Carol Brooks

Call to Order- Mayor Montgomery called the meeting to order. Mayor Montgomery asked Tommy Cole to introduce the firefighters from Pincroft Sedgfield Fire Department that were in the audience. Cole introduced Scott Humble, Brandon Bogue, and Ricky Howard to Council.

- Pledge of Allegiance- The firemen led everyone in the Pledge of Allegiance
- Moment of Silence- Mayor Montgomery called for a moment of silence.
- Community Reflections- Mayor Montgomery noted that the community reflections had been printed on the back of all the agendas for citizens to take home after the meeting.
- Approval of Agenda- Council Member Capes made a motion to approve the agenda for the October 16th Town Council meeting. Council Member Wolfe 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 September 18, 2018 meeting
- Proclamation declaring October as Breast Cancer Awareness Month
- Analysis of financial position of the Town of Jamestown
- Analysis of financial position of the Jamestown Park & Golf Course
- Budget Amendment #7

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

Public Comment- Nobody signed up.

Old Business-

- Update on East Fork Pedestrian Bridge- Blanchard gave Council an update on the East Fork Pedestrian Bridge. He stated that he had presented the bids for the bridge at the previous meeting and they had all been significantly over budget. He noted that staff had reviewed the plans to look for areas that could be modified in order to reduce the cost of the project.

He stated that the contractors felt very strongly that they needed a temporary seven day road closure on East Fork Road in order to assemble the pieces of the bridge and lift it into place. He said that staff had been working with NCDOT to request a temporary road closure.

Blanchard gave Council an overview of the different aspects of the project that were increasing the price and described possible solutions to reduce the cost. He stated that he hoped staff could get the project rebid very soon.

Council Member Capes asked when new bids could be received for the project. Blanchard stated that he was planning on presenting the new bids at the November 20th meeting if everything went well.

Council Member Wolfe asked if it would be beneficial for the Mayor, Manager, or Council Members to call NCDOT to try to move the project forward. Blanchard stated that he welcomed the offer.

There was discussion about the material being used for the bridge between Council Members and Blanchard.

- Public Hearings-
 - **Public Hearing to consider the rezoning of 5834 West Gate City Blvd. from Industrial (I) and Commercial (C)** - Johnson stated that the requested rezoning site was approximately 1.1 acres. He said that the property was currently a commercial lease space and described the zoning of the bordering areas. He noted that the land was in in the commercial portion of the future land use map. Johnson stated that staff believed that the rezoning request was consistent with the intent of the land development plan. He also said that the Planning Board met on October 8th and unanimously recommended the approval of the rezoning.

Council Member Rayborn stated that the Planning Board had not had much discussion about the rezoning and seemed to be in agreement that the property should be rezoned.

Mayor Montgomery opened the public hearing to anyone that would like to speak in favor of the rezoning.

Ted Welborn- Welborn said he was the owner of the strip center. He stated that it would be difficult for him to lease the space if it remained zoned as industrial. Welborn noted that he had initially planned to lease the space to a bar, but he no longer believed there was adequate parking at the building for the restaurant and a bar. There was an insurance agency that was interested in renting the building and he thought it would be a better fit.

Mayor Montgomery asked if there was anyone else that would like to speak in favor of the rezoning. There was no one.

Mayor Montgomery opened the public hearing to anyone that would like to speak in opposition of the rezoning. There was no one. She closed the public hearing and opened the floor to Council for discussion.

Council Member Wolfe stated that she believed that the rezoning fit a commercial use. Council Member Nixon agreed.

Council Member Wolfe made a motion to approve the rezoning from industrial to commercial for the property located at 5834 West Gate City Blvd. Council Member Capes made a second to the motion.

McBride took a roll call vote as follows:

Council Member Wolfe- Aye
Council Member Capes- Aye
Council Member Nixon- Aye
Council Member Rayborn- Aye

The motion passed by unanimous vote.

Council Member Wolfe made a motion that the proposed amendment was consistent with the Comprehensive Plan based on the following:

“The proposed rezoning amendment is consistent with the adopted comprehensive plan of the Town of Jamestown because the commercial zoning district fits the land development patterns in the surrounding area.

The proposed rezoning amendment is reasonable because the report of the Town staff finding the proposed rezoning amendment to be reasonable is adopted by reference. The proposed rezoning amendment is reasonable because the area is identified as Commercial in the Future Land Use Map of the adopted 2020 Land Development Plan and therefore this rezoning request fits well within the land development patterns along existing major roads.

The proposed rezoning amendment is in the public interest because the report of the Town staff finding the proposed rezoning amendment to be in the public interest is adopted by reference. The proposed rezoning amendment is in the public interest because the rezoning carefully manages access along major thoroughfares and road entranceways, to protect safety, road function, and community aesthetics.”

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

- **Public Hearing to consider closing a portion of abandoned right-of-way of High Point Rd.** - Johnson gave an overview of the steps that need to be followed in order to close a street or public right-of-way. He noted that Council had already adopted a resolution of intent, and staff had completed all the notification requirements for the public hearing. He requested that Council reserve a right to utility easements on the property if they approve the street closing.

Mayor Montgomery opened the public hearing to anyone that would like to speak in favor of closing a portion of the abandoned right-of-way.

Steve Showfety- Showfety stated that he was representing Koury Corporation, one of the sponsors of the request. He said that the request was consistent with the earlier request that had been done a year ago.

Mitchell Johnson- Johnson was representing Guilford County Community College, the second sponsor of the request. He said that the College was fully in support of the closing. It would allow for the right-of-way to be divided up, and they already had an agreement with NCDOT to maintain the area at their end. It would also allow the College to have an emergency exit.

Mayor Montgomery asked if there was anyone else that would like to speak in favor of the closing. There was no one.

Mayor Montgomery opened the public hearing to anyone that would like to speak in opposition of the closing. There was no one. Mayor Montgomery closed the public hearing and opened the floor to Council for discussion.

Council Member Wolfe stated she was fully in support of the closing.

Council Member Capes made a motion to adopt the order of street closing to close a portion of the vacant right-of-way as proposed with the addition of reserving the twenty foot utility easement. Council Member Nixon made a second to the motion.

McBride took a roll call vote as follows:

- Council Member Wolfe- Aye
- Council Member Capes- Aye
- Council Member Nixon- Aye
- Council Member Rayborn- Aye

The motion passed by unanimous vote.

New Business

- Proclamation declaring October as Fire Prevention Month- Mayor Montgomery presented the Proclamation declaring October as Fire Prevention Month to Tommy Cole, Assistant Chief of Pinecroft Sedgfield Fire Department.
- Consideration of Authorization of Town Manager to bid on foreclosed lot 109 Robbins Ave. and Consideration of Approval of Budget Amendment #8- Cole stated that the Town had received notice from the Guilford County Tax Office that the lot located at 109 Robbins Avenue was in tax foreclosure. He noted that the property would sell to the highest bidder. He said that the Town's contract with Guilford County required the Town to bid on the property in an amount that would cover all Town and County ad valorem taxes. He stated that budget amendment #8 was included in their packet and listed the minimum bid.

Beth Koonce, Town Attorney, gave Council some details on the history of the property.

There was discussion between Council and staff about how the Town could utilize the foreclosed lot.

Cole stated that he was requesting a motion to authorize the Town Manager, Assistant Manager, or Finance Officer to attend the meeting on October 30th to place the bid on the lot. He was also requesting that Council approve budget amendment #8.

Council Member Capes made a motion to give authorization to the Town Manager, Assistant Manager, or Finance Officer to place a bid on the property and also to approve budget amendment #8. Council Member Nixon made a second to the motion. The motion passed by unanimous vote.

Manager/Committee Reports-

- Manager Report- Cole presented Council his Manager's report. He stated that the community events would be printed on the back of the Agenda from that month forward. He also noted that there would be a new High School representative, Micah Marston, and he would attend the November meeting. He gave an overview of the upcoming recycling changes. Cole spoke about the damage that resulted from Hurricane Michael. He also introduced Tammy Salyards, a new Town Hall employee, to Council.

Cole introduced Elizabeth Greeson to speak about the Fall Litter Sweep. Greeson gave an overview of what the Litter Sweep involved and presented information about the amount of trash that was picked up.

- Council Member Committee Reports-
 - Cole said that he attended the TAC meeting because Council Member Wolfe was out of Town. He stated that they discussed the damage that resulted from Florence.
 - Council Member Rayborn said she attended the Planning Board meeting on October 8th. She noted that they held a public hearing for the rezoning Council had voted on and that they canceled their November 12th meeting.

Public Comment- Nobody signed up.

Other Business- There was discussion between Council Members and staff about setting a date for a Council Retreat and the items that would be on the agenda for that meeting.

There was a brief discussion about the progress of updating the Town website between Council Member Capes and staff.

Council Member Wolfe asked if the funding plan for the revitalization grant money had been approved by the state. Cole said that staff was waiting to hear back, but a contract had been signed.

Council Member Nixon reiterated the fact that there needed to be something done about the Oakdale Cotton Mill.

Cole stated that there was an incident that took place at his condo unit. Someone had been breaking into cars. He said that he wanted to thank the Sheriff's Department because they were diligent about catching the culprits.

Mayor Montgomery said she wanted to commend the public works staff for all their hard work during the power outages following the hurricane.

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

The meeting ended at 7:35 pm.

Mayor

Town Clerk