

**Regular Meeting of the Town Council
October 20, 2020
6:00 pm in the Council Chambers
Minutes & General Account**

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

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

Visitors Present: Alan Johnson, Jr.

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. There were no changes requested.

Council Member Wolfe made a motion to approve the agenda for the October 20th Regular Town Council meeting as presented. Council Member Capes 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 15, 2020 Regular Meeting
- Proclamation National Breast Cancer Awareness Month
- Proclamation Fire Prevention Month
- Analysis of the financial position of the Town of Jamestown
- Analysis of the financial position of the Jamestown Park & Golf Course
- Budget Amendment #8
- Notification of Advances

Council Member Straughn 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.

(Proclamation National Breast Cancer Awareness Month, Proclamation Fire Prevention Month, & Budget Amendment #8)

Public Comment- Nobody signed up.

Resolution Honoring Alan F. Johnson- Council Member Wolfe presented the resolution honoring Alan F. Johnson to his son, Alan Johnson, Jr. Council Member Wolfe highlighted the many years of service that Alan F. Johnson had dedicated to the Jamestown Public Library and the community.

(Resolution Honoring Alan F. Johnson)

Old Business-

- Consideration of approval of Coronavirus Intergovernmental Agreement- Cole stated that Council had discussed the agreement at their previous meetings. He added that there had been some questions about the agreement at that time. Cole noted that Koonce had reviewed the agreement and was not concerned about it. He said that he and Gallman had spoken with the Guilford County Manager about the FEMA requirement. Cole said that the County Manager had ensured him that the Town of Jamestown's request would be considered even if there was no initial application for relief through FEMA. Cole had sent the County Manager a letter that stated that Council intended to approve the agreement.

Council Member Wolfe stated that Council could have approved the agreement sooner if their questions had been answered at the previous meeting. She added that she had expected to receive something in writing from the County that guaranteed that the FEMA requirement would be waived. She said that Council would have to approve the agreement with the hope that the verbal agreement between the Town Manager and County Manager would be upheld.

Council Member Straughn asked Koonce if there would be any repercussions if the Town did not apply to FEMA and sought reimbursement from the County first. Koonce said that she did not believe there would be any negative consequences if the Town applied for financial relief with the County instead of FEMA.

Council Member Capes made a motion to approve the Coronavirus Intergovernmental Agreement. Council Member Rayborn made a second to the motion. The motion passed by unanimous vote.

- Consideration of approval of Budget Amendment #9- Gallman requested that Council approve the budget amendment. The amendment would allow staff to purchase a camera system that would improve the quality of the broadcast of meetings. She stated that the purchase would qualify for consideration for reimbursement through the County's Coronavirus Intergovernmental Agreement.

Council Member Wolfe made a motion to approve budget amendment #9. Council Member Straughn made a second to the motion. The motion passed by unanimous vote.

Council Member Rayborn asked if it would be possible to hire somebody to operate the camera and sound system during the meetings. Cole said that he intended to contact someone in the community about that possibility within the coming weeks.

(Budget Amendment #9)

- Jamestown Park & Golf Course Quarterly Report- Sanderlin presented his quarterly report on the Jamestown Park & Golf Course to Council. He noted that the golf course had a very busy first quarter. He stated that the numbers showed a consistent increase in the rounds of golf played. He added that the course had been operating at almost full capacity on a daily basis. He added that the grill was currently only allowing customers to order take-out and that the clubhouse was not available to rent as a result of the Coronavirus.

Council Members praised the condition of the golf course and thanked Sanderlin for his hard work.

Council Member Wolfe asked Sanderlin if there had been any discussion about allowing customers the option to dine-in at the grill. Sanderlin stated that he planned to discuss that option with Kenny. They also briefly discussed the possibility of renting the clubhouse out to small groups.

- Discussion about seeking membership in the American Association of Retired Persons (AARP) Network of Age-Friendly Communities- Cole stated that Mark Hensley, AARP Representative, had attended the February 18th Town Council meeting. He said that Hensley had presented information about the Livable Communities Program to Council. Cole noted that Council had seemed interested in pursuing participation in the program at that meeting. He requested that Council approve the resolution seeking membership in the AARP network of age-friendly communities.

Council Members discussed the details of the membership with Cole.

Council Member Rayborn said that she had attended an AARP conference to learn more about the program. She added that the Town of Jamestown was already doing several things that were aligned with the goals of the age-friendly community initiative.

Council Member Wolfe stated that the Town of Jamestown became a certified retirement community in January 2016. She added that it seemed reasonable to seek membership with AARP because of the retirement community designation that the Town had already received.

Council Member Rayborn noted that membership would also allow the Town to be eligible for certain grants.

Council Member Capes said that he thought the concept was a great idea. However, he stated that he was concerned about timing. He added that the discussions of seeking membership in the AARP network was happening too close to the discussions regarding the Johnson property. Council Member Capes said that he had learned that Council Member Rayborn had brought up the concept of age-targeted housing at a Planning Board meeting. He stated that the Planning Board was already considering several different aspects of the proposed development. He did not think it was appropriate to add age-targeted housing to the list of considerations at that time. He added that he thought that the Town should pursue membership at a later time so that there was no perceived connection with proposed development of the Johnson property.

Council Member Wolfe said that she believed it would be beneficial to apply for membership while the Town was working to update the Comprehensive Plan.

Council Members continued to discuss the pros and cons of seeking membership in the AARP network of age-friendly communities.

Mayor Montgomery and Council Members Rayborn, Wolfe, and Straughn did not foresee any negative consequences that could result from seeking membership.

Council Member Capes made a motion to table the resolution until a future date after the Johnson property had the opportunity to evolve so that there would be no perceived overlap.

Council Member Wolfe asked Cole if there were any time limitations on the approval of the resolution in regard to the potential membership. Cole stated that there were none.

Mayor Montgomery stated that she did not think that the resolution and the development of the Johnson property were interconnected.

The motion died for lack of a second.

Council Member Rayborn made a motion to approve the resolution seeking membership in the AARP network of age-friendly communities. Council Member Wolfe made a second to the motion. The motion passed with a 3 to 1 vote with Council Member Capes voting in opposition.

(Resolution seeking Membership in the AARP Network of Age-Friendly Communities)

- Consideration of approval of equipment lease contracts for recreation and golf maintenance equipment- Gallman stated that she was requesting the approval of two separate leases. She added that the first lease was for a utility cart from Tri State Pump & Control. She said that the second lease was for mowers from VGM Financial. Gallman noted that Koonce had reviewed the lease from Tri State Pump & Control. However, she stated that Koonce had requested some changes to the lease for the mowers.

Koonce said that she had a minor concern about some of the phrasing within the lease for the mowers. Koonce added that the financing aspects of the lease were more significant than the wording. She stated that she was comfortable enough with the lease for Council to approve it if they were inclined to do so.

Council Member Straughn made a motion to approve the leases for the recreation and golf equipment and to allow the Finance Director to enter into the lease agreements. Council Member Capes made a second to the motion. The motion passed by unanimous vote.

Manager/Committee Reports-

- Manager Report- Cole spoke about the ongoing renovations to Town Hall. He added that several projects were almost complete. He noted that staff would begin working on the sidewalk project near Jamestown Elementary and the renovation of the recreation building at the Golf Course within the coming months. Cole requested that Koonce update Council about the ongoing legal proceedings.

Koonce said that the Town would be moving forward with the demolition of the structures at 301 Lee Street. She added that one of the pending cases with the owner of the property located at 2216 Guilford College Road had been dismissed. She noted that the second case regarding the appeal of the Board of Adjustment decision was ongoing.

Cole stated that Blanchard had received an award for the East Fork Pedestrian Bridge. He noted that there would be a ribbon cutting on November 13th.

Blanchard briefly updated Council on the East Main Street sidewalk project. Council Members discussed the details of the project with Blanchard.

Cole stated that he would have the Oakdale Cotton Mill improvement inventory finished by the end of the week. He also gave a brief update on the renovation of the fairgrounds building.

- Council Member Committee Reports-

- Council Member Rayborn stated that there was a Planning Board meeting on October 12th. She said that the Planning Board Members had discussed the notes that Jason Epley, Benchmark Representative, had taken over the last several meetings. She added that they had ranked their priorities in regard to their requested revisions to the Castleton Village Development. She gave Council an overview of the Board's priorities. She stated that their next meeting would be held on November 9th.
- Council Member Wolfe said that there had been a Comprehensive Plan Steering Committee meeting on October 6th. She stated that the Committee had discussed ideas for a new vision statement. She noted that Benchmark had concluded the walking tours on October 6th. She added that Benchmark would provide an overview of the walking tours at the next meeting.

Public Comment- Nobody signed up.

Other Business- Council Member Rayborn spoke about the Certificate of Sufficiency for the requested annexation of the Johnson Farm property. She noted that Council had approved the Certificate of Sufficiency with the condition that the petition be resubmitted with the corrected signature page. She added that Diamondback's legal representative had corrected and initialed the page by hand. Council Member Rayborn was unsatisfied with the corrections.

Koonce stated that there were typographical errors on the typed names underneath the signatures. Koonce added that the most important thing was that all the required signatures were there. She said that she believed that the corrections were sufficient for legal purposes.

Council Member Wolfe spoke with Gallman briefly about the Powell Bill allocations for the Town.

Council Member Wolfe asked Gallman about the nonprofit grants. Gallman stated that there was funding in place. However, she noted that the Town had not received additional applications for the grant money.

Closed Session Per General Statutes 143-318.11(a)(6) to discuss the performance evaluation of the Town Manager- Council Member Wolfe made a motion to go into closed session per general statutes 143-318.11(a)(6) to discuss the performance evaluation of the Town Manager. Council Member Capes made a second to the motion. The motion passed by unanimous vote.

-----**Closed Session**-----

Council Member Capes made a motion to resume open session. Council Member Straughn made a second to the motion. The motion passed by unanimous vote.

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

The meeting ended at 8:20 pm.

Mayor

Town Clerk