

**Regular Meeting of the Town Council
January 19, 2021
6:00 pm in the Civic Center
Minutes & General Account**

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

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

Visitors Present: John Frank, Derek Carson, Captain Holder, Lieutenant Wiseman, Tom Tervo, Laura Kathryn Fuqua

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 Regular January 19th meeting as presented. 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 November 30, 2020 Special Meeting
- Approval & Sealing of Closed Session minutes from the November 30, 2020 Special Meeting
- Approval of minutes from the December 10, 2020 Special Meeting
- Approval & Sealing of Closed Session minutes from the December 10, 2020 Special Meeting
- Approval of minutes from the December 15, 2020 Regular Meeting
- Approval of Annual Regular Town Council meeting schedule
- Financial Position of the Town of Jamestown
- Financial Position of the Jamestown Park & Golf Course
- Notification of Advances
- Budget Amendment #14

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.

(Annual Regular Town Council Meeting Schedule & Budget Amendment #14)

Public Comment- Nobody signed up.

Presentation of CAFR and Audit Results- John Frank, Dixon Hughes Goodman LLP Representative, presented the CAFR and audit results for fiscal year 2019/2020. Frank stated that the Town had received an unmodified audit opinion. He added that the Town had also received a Certificate of Achievement for excellence in financial reporting. Frank noted that they had also completed a single audit of federal

grant money related to the sidewalk funding that had been received from NCDOT. He stated that they had not identified any deficiencies to report.

Frank presented an overview of the one page financial summary. He said that the overall cash was down in the general fund because of the advances that had to be made for the sidewalk projects. He stated that this was a temporary decrease. He noted that the advances had also impacted the Town's fund balance. However, he reiterated that it was not something to be concerned about because it was temporary. Frank said that the general fund revenues were virtually unchanged from the previous fiscal year. He noted that the general fund expenditures had increased by about \$171,000. He added that the increase was primarily due to contracted services related to the update to the Town's Comprehensive Plan. He also stated that close to 100% of the property taxes had been collected. Frank said that there were no negative items to report to Council. He praised Gallman and her staff for doing an exceptional job.

Annual Fire Department Report- Derek Carson, Interim Chief, presented the annual report on behalf of the Pinecroft Sedgefield Fire Department (PSFD). He stated that PSFD had been providing services to the Town of Jamestown since 2003. He briefly gave an overview of the fire department's organizational chart and district map. He added that there were always three firefighters on location at Station 46. Carson stated that a lot of their numbers were down as a result of the COVID pandemic. He added that it had primarily affected their fire prevention statistics because they could not teach children in schools about fire safety. Carson presented a summary of the types of calls the fire department had responded to over the past year. He added that the majority of calls that they had responded to were related to medical issues. Carson said that Station 46 had improved their response time by about 30 seconds that year.

Council thanked Carson and the firemen for their service to the citizens of the Town of Jamestown.

Annual Law Enforcement Report- Captain Holder presented the annual law enforcement report on behalf of the Guilford County Sheriff's Department. He gave an overview of the area that District III served and the staffing that worked within the district. Captain Holder presented statistics on part one offenses, victim related crimes, in Jamestown. He noted that there were 62 total part one crimes that occurred that year. He added that there had been an increase in aggravated assaults which could be related to people spending more time at home during the pandemic. He stated that they had seen more motor vehicle thefts in the area. Captain Holder encouraged everyone to lock their car doors. He added that they had created a street crimes unit and special enforcement team that year. He explained the multiple ways that the Sheriff's Department was addressing specific problems throughout the area. Captain Holder stated that their response time was between 8.5 and 9 minutes.

Council thanked Captain Holder and all of the police officers for keeping everyone safe.

Old Business-

- Discussion regarding nonprofit contracts- Gallman stated that staff had received a request from the YMCA in December to provide services to the residents of the Town of Jamestown in exchange for funding. She added that they had provided a cost breakdown of funding requests to provide certain sports, yoga in the park, an adult wellness machine, etc. She noted that the total of the request was \$27,750. Gallman said that the Town had funded about \$20,000 to the YMCA the previous year.

She added that the JYL had also submitted a funding request for a total of \$15,000. She noted that they had not provided a cost breakdown for specific services or the number of Jamestown residents that would be served. Gallman requested that they provide her that information, but she had not received it yet.

Gallman requested that Council give her direction on whether or not they would like to contract with the YMCA to provide services.

Council Member Wolfe stated that Yoga in the Park had been well-received in the past. She added that the youth swim lessons would be beneficial to citizens. She noted that she thought the YMCA requests should be funded because they had followed the proper contracting and funding request procedures. However, she would prefer to provide funding for an older adult program instead of the wellness machine.

Council Member Straughn said that he would like to see more specific numbers about the participants that would be Jamestown residents.

Council Members discussed the details of the funding requests that had been submitted by the YMCA and the JYL with Gallman.

Council Member Wolfe said that it may be a good idea to reconsider the requests in February when Council had more specific information about the number of Jamestown participants. Council Member Rayborn agreed.

Treme stated that it may be beneficial to allow staff to meet with the applicants to determine a formula for reporting. He noted that it may prevent similar issues that could arise in future years if everyone had a better understanding of the cost utilization and expectations.

Council Member Wolfe made a motion to table the consideration of the nonprofit contracts to the February 16th meeting at 6:00 pm in the Civic Center. Council Member Capes made a second to the motion. The motion passed by unanimous vote.

- Discussion regarding the unsealing of closed session minutes- Koonce stated that she had completed her annual review of the closed session minutes. She added that they all pertained to personnel matters or ongoing litigation. Therefore, it was her recommendation that they remained sealed.

Council thanked Koonce.

- Public Hearing on Question of Annexation pursuant to G.S. 160A-31 for 2221 Guilford College Road, 5300 Mackay Road, 2207 Guilford College Road, & 5303 Mackay Road- Johnson gave a brief overview of the property that was being considered for annexation. He noted that staff had received a petition from the owners of the property. He added that Council had adopted the Certificate of Sufficiency at their September 15th meeting. Johnson said that the public hearing had been advertised according to the requirements of the general statutes. He noted that the annexation was a companion request to the rezoning. Therefore, he requested that Council continue the public hearing to the February 16th meeting. He added that the applicant was present if Council had further questions.

Mayor Montgomery called the applicant forward.

Amanda Hodierne, legal representative for Diamondback Investment Group, came forward. She stated that she would reserve her comments for the following public hearing regarding the rezoning request.

Mayor Montgomery opened the public hearing to anyone that would like to speak about the annexation request.

Nobody came forward to speak.

Council Member Wolfe made a motion to continue the public hearing to the February 16th meeting at 6:00 pm in the Civic Center without further advertisement. Council Member Capes made a second to the motion. The motion passed by unanimous vote.

- Public Hearing for rezoning request for 2221 Guilford College Road, 5300 Mackay Road, 2207 Guilford College Road, & 5303 Mackay Road- Johnson gave an overview of the rezoning request. He stated that the parcels totaled 443 acres. He noted that the request was to rezone the property from Agricultural (AG) to Planned Unit Development (PUD). He presented maps of the parcels and explained their locations by noting neighboring subdivisions. He added that the Planning Board had recommended that Council deny the current iteration of the plans with a 6 to 1 vote in November. Johnson stated that the applicant was present.

Mayor Montgomery called the applicant forward.

Amanda Hodierne came forward. She stated that her office was located at 804 Green Valley Road in Greensboro. She introduced Zach Tran, principal partner of Diamondback Investment Group, to Council. She presented some background information on Diamondback.

Hodierne stated that she would like to discuss the journey of the plan up until that night and the future possibilities with Council. She noted the reasons that Diamondback was initially interested in the property. She added that the development team had reviewed the Land Development Ordinance and the Comprehensive Plan. They had determined that the property would be a good candidate for a PUD as a result. She noted all the specific details that were included in the LDO and the Comp Plan that were aligned with the PUD zoning district. She added that the Castleton Village plan would also move the Town towards their goals of increased walkability, interconnectivity of sidewalks, and age in place house.

Hodierne stated that the developer had held a neighborhood meeting in order to make the public aware of the plans and to gather feedback. She added that the development team had attempted to modify the plan as a result of the concerns that the citizens had raised. She said that they had also paid very close attention to the discussions that Council had during their consideration of the PUD amendment to the LDO in order to shape their request. Hodierne stated that the team had submitted their rezoning request for the property. She noted that the Planning Board began their consideration in July and continued their discussion until November.

She added that the Planning Board had done a lot of hard work during their deliberation. Hoderne said that they had received a lot of good feedback through that process. However, she stated that the plan had not gotten to where it needed to be because the focus had been on the details instead of the overall plan. She added that the plan that had been submitted to the Planning Board in November had been a sincere attempt by the development team to respond to the feedback they had received. Hoderne stated that the development team was excited to discuss the proposal with Council and determine the best way to move forward.

Hoderne stated that she would like to discuss the best framework for the development and the Council's vision for the property. She added that she would also like to gain a better understanding of the Council's expectation for a planned unit development. She noted that it would be easier to begin pinpointing details of the plan after there was an agreement on how the overall plan should look. Hoderne also stated that the development team was open to the items that were included in the original draft of the plan or other alterations that Council may request.

Council Member Wolfe thanked the Planning Board and the development team for all the work they had done on the plan. She noted that this was the first time that Council had an opportunity to consider the plan for approval or denial. She agreed that the focus should be on the major items in order to determine if it was a viable option for Jamestown. She noted that she was concerned about density and school overcrowding. Council Member Wolfe added that she would like the civic section to be used for a new fire department. She said that she would also prefer to see a rubberized walking track within the recreation space instead of a baseball field because it could be enjoyed by citizens of all ages. Council Member Wolfe stated that she believed the commercial space should be located internally within the development. She said that it would be beneficial for Council to have some expert assistance with the review of the proposed plan. She requested that Treme and Johnson contact a land use attorney that could help the Council make an informed decision.

Hoderne thanked Council Member Wolfe for her feedback. She added that the development team was open to exploring those options.

Mayor Montgomery called for a five minute recess at 8:00 pm.

Mayor Montgomery called the meeting back to order at 8:05 pm.

Council Member Capes stated that he agreed with Council Member Wolfe. He reiterated his concern about density, the civic use area being utilized by the municipality, and that the architecture of the homes should resemble those throughout Jamestown.

Council Member Straughn also said that he agreed with Council Member Wolfe. He added that everyone he had spoken with in Town had concerns about density, setbacks, overuse of vinyl, parking, too much commercial, and overcrowding of schools. He added that he was not against a PUD, but he wanted something that was the best for everyone involved. He stated that he also believed that the Council needed some legal assistance.

Council Member Rayborn noted that she was also in favor of legal and expert assistance. She reiterated the concerns that had been stated about density and school overcrowding. She said

that she would like for the development team to address the questions that had been raised by concerned citizens and the Board. She was also concerned about the additional strain that would be placed on the Town to provide services to the increased amount of citizens. She wanted to see ways in which the development would benefit current and future residents of the Town. She encouraged the development team to take the historical architecture of Jamestown into consideration while reworking the design of the development. Council Member Rayborn also wanted the age in place housing to be quality homes. She added that she would like to see a variety of lot sizes and housing styles.

Hodierne discussed the option of addressing infrastructure needs of the Town with Council Member Rayborn. Treme stated that those concerns could be addressed once the development takes shape.

The Council Members discussed the details of the buffers within the proposed plan with Hodierne.

Council Members also reiterated that they would like to have some expert support so that they could make an informed decision.

Mayor Montgomery thanked Hodierne for her comments.

Mayor Montgomery opened the public hearing to anyone that would like to speak regarding the rezoning request.

- Tom Tervo, 2 Langholm Court- Tervo stated that he had lived in Whittington Hall for over 20 years. He encouraged Council to use Whittington Hall as an example of how the Castleton Village development could be designed. He stated that the new development should be an extension of existing neighborhoods. He noted that he had given the Town Clerk a one-page summary of his thoughts that she would distribute to Council after the meeting.
- Laura Kathryn Fuqua, 101 Mendenhall Road-Fuqua said that the development had been discussed for over a year. She added that the conversations had been the same. She stated that the proposed development was too dense and would overwhelm the Guilford County school system. Fuqua said that citizens would not gain anything from Castleton Village. She encouraged Council to deny the request.

Mayor Montgomery asked if anyone else would like to speak about the rezoning request. Nobody came forward.

Council Member Wolfe made a motion to continue the public hearing to the February 16th Town Council meeting at 6:00 pm in the Civic Center without further advertisement. Council Member Straughn made a second to the motion. The motion passed by unanimous vote.

New Business-

- Jamestown Park & Golf Course Quarterly Report- Sanderlin presented his quarterly report to Council. He stated that there had been about 2,000 more rounds of golf this quarter than there had been last year. He noted that revenue had increased about 50% in comparison to the

previous year. Sanderlin said that there had also been an increase in food and beverage sales. He added that the greens had been covered once this year.

Council Member Wolfe briefly discussed the state of the greens at the Golf Course with Sanderlin.

Council thanked Sanderlin for presenting his report.

- Consideration of approval of Resolution adopting the Guilford County Multi-Jurisdictional Hazard Mitigation Plan- Johnson stated that Guilford County was in the process of updating their Hazard Mitigation Plan. He added that it was a multi-jurisdictional plan which sought to comply with the Disaster Mitigation Act of 2000. He noted that it was a requirement for any jurisdiction applying for federal mitigation grant funding.

Council Member Wolfe stated that the plan was routinely updated every five years. She added that Guilford County did an excellent job on the plan.

Council Member Wolfe made a motion to approve the resolution adopting the Guilford County Hazard Mitigation Plan as presented. Council Member Rayborn made a second to the motion. The motion passed by unanimous vote.

(Resolution adopting the Guilford County Multi-Jurisdictional Hazard Mitigation Plan)

- Consideration of approval of bonus and associated Budget Amendment #15- Gallman stated that Council had decided to pay out a one-time bonus of \$1,000 to Johnson for his service during the time period when the Town Manager position was vacant. She requested that Council officially approve the bonus and approve Budget Amendment #15 which would increase the budget a needed for the payout.

Council Member Capes made a motion to approve the payout of the bonus and Budget Amendment #15. Council Member Straughn made a second to the motion. The motion passed by unanimous vote.

Council thanked Johnson for his hard work.

Manager/Committee Reports-

- Manager Report- Johnson presented the monthly manager report. He welcomed Dave Treme, Interim Town Manager, and noted that Treme would be presenting the report moving forward. Johnson stated that Council would have a budget retreat on January 22nd at 9:00 am at the Jamestown Park & Golf Course. He briefly updated Council on the ongoing issues with 301 Lee Street. He said that Preservation NC had suggested that the Town fund an appraisal of the Oakdale Cotton Mill.

Council Members briefly discussed whether or not it would be appropriate to fund an appraisal of the Oakdale Cotton Mill with Johnson.

- Council Member Committee Reports- There were no Council Member Committee reports.

- High School Representative Report- Win Scott presented his High School Representative report. He highlighted that Ragsdale students had been attending school virtually throughout the school year. He stated that they were supposed to go back to school in person that week. However, the rise in COVID cases throughout the area had prevented them from physically attending class. He added that the school clubs had also been meeting virtually.

Public Comment- Nobody signed up.

Other Business- No other business was discussed.

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 9:04 pm.

Mayor

Town Clerk