

**Regular Meeting of the Town Council**  
**January 25, 2022**  
**6:00 pm in the Civic Center**  
**Minutes & General Account**

**Council Members Present:** Mayor Montgomery, Council Members Wolfe, Rayborn, Capes, & Straughn (via telephone)

**Staff Members Present:** Interim Town Manager Treme, Assistant Town Manager/Director of Planning Matthew Johnson, Director of Public Services Paul Blanchard, Town Planner Anna Hawryluk, Finance Director/CPA Judy Gallman, Accounting Specialist Faith Wilson, Town Attorney Beth Koonce, Interim Town Clerk Nancy Avery

**Visitors Present:** Tom and Lynn Duffy, Carol Brooks, Jeff and Marleen Mites, Ron Cross and Gwen Fbod, Sarah Glanville, Jon Hardister, Ronnie Sanders, Marlane Conway.

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

- Roll Call- Avery took roll call as follows:
  - Council Member Wolfe- Present
  - Council Member Capes- Present
  - Mayor Montgomery- Present
  - Council Member Straughn- Present
  - Council Member Rayborn- Present

Avery stated that a quorum was present.

- 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.

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

**Consent agenda – the Consent Agenda included the following items:**

Approval of minutes from the December 21, 2021 Regular Town Council Meeting

- Approval and sealing of the December 21, 2021 Town Council closed session minutes
- Analysis of the financial position of the Town of Jamestown
- Analysis of the financial position of the Jamestown Park and Golf Course
- Notification of Advances
- Budget Amendment #14

Member Capes made a motion to approve the Consent Agenda as presented. Member Rayborn made a second to the motion. The motion passed by a unanimous vote.

## **Public Comment - None**

### **Jamestown Rotary Club – Clifford Paddock**

Johnson introduced Clifford Paddock with the Jamestown Rotary Club. Paddock said he is joined by Stephanie Johnson. He thanked the Council and staff for the help with this year's Christmas parade. There were 80 entries and lots of folks watching it. The club has only 20 members and could not pull it off without the help of the town staff and Council.

Stephanie Johnson invited the Council to attend their February 8th meeting at 5:30 pm at the Jamestown Golf Course in the Mendenhall room to present the winners from the parade. There will be dinner and lots of photos from the parade on show.

### **Legislative Briefing** by Representative Jon Hardister, Chairman of the Guilford County Legislative Delegation and N. C. House Majority Whip

Treme introduced Representative Hardister who stated thanked the Council members for their service and the residents for attending. He said the General Assembly news from last year is we have passed a state budget. We went two years without passing a budget. In the case of when no budget is passed, the previous year's budget rolls over, but nothing shuts down. The consequence of a roll over budget is that no additional revenue is provided. We received a lot of federal funds for Covid relief. The budget is bi-partisan and is \$26 billion dollars. North Carolina is the 9th largest state in the country. If we were a country, we would be the 26<sup>th</sup> largest. The budget includes a four percent (4%) pay increase for all state employees and teachers, and also includes bonus pay. Fifty-seven percent (57%) goes to public education, and the second largest part of the budget is health care (Medicaid). Transportation funding is separate from the General Fund and comes from the fuel tax and other highway and DMV fees. As we are seeing more electric vehicles on the road which do not use gas and do not pay the gas tax, we are looking at ways to recoup that tax revenue loss. There are gradual tax cuts with income tax dropping from 5.25% to 5%. We have the lowest corporate tax in the country which will go down to 0 %. The standard deduction increased a lot to help lower income folks. Redistribution of districts is currently going on. His district is on the eastern side of Guilford County and includes some areas in the north of the county. There is litigation based on 2020 census that requires redistricting. We should know the results of this in February. He was asked to speak about House Bill 496 which is about property rights and loss of trees. This did not become law. He was also asked to speak about Senate Bill 473 on local government transparency to identify issues in local government where auditors verified misconduct. An example is where a council member was not paying his/her water bill. This bill allows more oversight by the Local Government Commission. Elected government officials do not make much. His salary is \$14,000 annually. He is pleased to award Jamestown with the Small Town Development Grant of \$50,000. Towns with fewer than 10,000 population are eligible and he presented a congratulatory check.

### **PSFD Annual Report by Chief Carson**

Carson presented the annual report noting that staffing stayed consistent throughout 2021 even with Covid. They staff three people on a truck as part of the response agreement. Station 23 on Mackay Road as well as High Point responds to Jamestown along with the station in town. Out of the \$4.2 million budget, \$700,000 is for the Jamestown contract. Insurance rating for

Jamestown is class two (2). The rating in the rest of the district is class three (3). Hydrants in Jamestown help with that rating. EMS is based in Jamestown. Fire prevention is mostly done in working with the schools which has been difficult with Covid. They installed eighteen (18) smoke alarms and offered 631 training classes. Staff received 11,240 training hours. A lot of training takes place at the Jamestown station. November and December were the highest call volume in our history. Turnout time is 1:34 minutes. Benchmark is 2.0 minutes. Travel time is 4:21 minutes.

Member Capes asked if alarm installation is still free.

Carson replied yes, they receive alarms free from the state and there is no charge to install them.

### **Old Business-** **Public Hearings**

#### 1. Public Hearing regarding several updates to the Land Development Ordinance

Hawryluk stated the updates are in Articles 17 and 24. She said that Council Member Straughn recommended returning the updates to the Planning Board's February 14<sup>th</sup> meeting for further review.

The Mayor opened the Public Hearing at 6:40 pm.

As there were no comments, the Mayor closed the Public hearing at 6:41 pm.

Member Rayborn made a motion to refer the LDO updates back to the Planning Board for further review at the February 14<sup>th</sup> meeting and to continue the Public Hearing to Council's February 15<sup>th</sup> meeting at 6:00 pm without further advertisement. Member Capes made a second to the motion. The motion passed by a unanimous vote.

#### 2. Public Hearing on Question for Annexation pursuant to G. S. 160A-31 for 2221 Guilford College Road, 5300 Mackay Road, 2207 Guilford College Road, and 5303 Mackay Road

Johnson said the Public Hearing opened at the November 16<sup>th</sup> meeting but is not yet ready for discussion. He requested Council continue the hearing to the February 15<sup>th</sup> meeting without further advertisement.

The Mayor opened the Public Hearing at 6:42 pm

- a. Ron Cross, 5600 Wellsley Drive - He received a letter about the meeting, but his neighbors did not. He asked why certain members of the community received letters and others did not.

Johnson said state law requires written notice be mailed to adjacent property owners. The Town's ordinance extends it to a 500 foot radiance and we went one step further and notified everyone within 1,000 foot radius.

- b. Jose Arrigetta, 3901 Hunt Chase Drive in Fox Hollow – He supports what the first person said. It is important for them to receive the notifications. He and his neighbors want to know what will be built on the Johnson Farm property and how many trees will be removed.

The Mayor closed the Public Hearing at 6:44 pm.

Member Wolfe made a motion to continue the Public Hearing to the February 15<sup>th</sup> meeting at 6:00 pm without further advertisement. Member Capes made a second to the motion. The motion passed by a unanimous vote.

3. Public Hearing for rezoning request from D. R. Horton for properties at 2221 Guilford College Road, 5300 Mackay Road, 2207 Guilford College Road, and 5303 Mackay Road from AG (Agricultural) to PUD (Planned Unit Development)
4. Public Hearing for consideration of Development Agreement for D. R. Horton property

Johnson stated there are two items, a rezoning request and an associated Development Agreement. Both need additional work and are not ready for the hearing. He asked Council to continue both the hearings to the February 15<sup>th</sup> meeting with no further advertisement.

The Mayor opened the Public Hearing at 6:46 pm.

- a. Ron Cross – asked if they will know what will be in the rezoning agreement?

The Mayor replied that he will know.

Member Wolfe made a motion to continue the Public Hearing on the rezoning request to the February 15<sup>th</sup> meeting at 6:00 pm without further advertisement. Member Cape made a second to the motion. The motion passed by a unanimous vote.

Member Wolfe made a motion to continue the Public Hearing on the Development Agreement to the February 15<sup>th</sup> meeting at 6:00 pm without further advertisement. Member Cape made a second to the motion. The motion passed by a unanimous vote.

#### Discussion of financing of golf equipment

Gallman stated the Town ordered golf equipment in July 2021 to be financed locally. A rate was locked in. Due to supply chain issues we have not received the equipment and the rate has expired. We will have to re-bid and she wanted to make Council aware of this.

#### **New business**

##### Appointment of Council representatives on Boards/Committees

1. Piedmont Triad Regional Council (PTRC) Delegate & Alternate

Member Wolfe made a motion to appoint Mayor Montgomery as the delegate. Member Capes made a second to the motion. The motion passed by a unanimous vote.

Member Wolfe made a motion to appoint Member Straughn as the alternate delegate. Member Capes made a second to the motion. The motion passed by a unanimous vote.

2. Transportation Advisory Committee (TAC) Representative and Alternate for the High Point Metropolitan Planning Organization (HPMPO)

Member Rayborn made a motion to appoint Member Wolfe to continue as the TAC representative. Member Capes made a second to the motion. The motion passed by a unanimous vote.

Member Wolfe made a motion to appoint Member Straughn as the alternate delegate. Member Capes made a second to the motion. The motion passed by a unanimous vote.

3. Appointment of Council Representative to Planning Board

Member Wolfe made a motion to appoint Member Rayborn to continue as the representative to the Planning Board. Member Capes made a second to the motion. The motion passed by a unanimous vote.

4. Appointment of Council Representative to Parks & Recreation Committee

Member Rayborn made a motion to appoint Member Capes as representative to the Parks and Recreation Committee. Member Wolfe made a second to the motion. The motion passed by a unanimous vote.

Manager report

Treme stated they held a strategic and budget planning retreat last Friday from 9 am to 1 pm. They reviewed the progress on the strategic plan and goals. Council members that could not attend will be briefed next week. Next year's budget process has begun and the current Capital Improvement Projects were discussed along with upcoming needs to be included in the new draft budget. The results of the wastewater needs study were presented for current and future capacity. Results are the Town has capacity for future growth and development. Also talked about was future staffing needs and maximizing space in Town Hall and the Fire Station. The Fire Department did a location study last year and it resulted in the current location being the best for now and future. It was announced that the construction of the maintenance facility is now out for bids. In February we are expecting a report on waste and recycling collection needs. We are working on a business continuity plan to ensure proper staffing for the Town. We do not have enough staff for back-ups for each position. Benchmark Planning continues to work with the Town on future growth. The focus in February and March will be on developing the budget for next year.

Council committee reports

Member Rayborn said the Planning Board did not meet in January. The AARP committee met via zoom in January and discussed future surveys and online education opportunities offered by the AARP.

Member Wolfe reported that the HPMPO TAC committee met today and she was elected chair person. They discussed the progress of different projects and policies of the DOT. High Point was awarded funds to do a system wide signal lights synchronization study and she would like to have Jamestown added to that. The Council of Government gave a presentation on finding alternate sources for fuel tax for electric cars.

High School Representative Report

Conway stated school starts back with in person attendance Monday, January 31st. Winter sports are coming to an end and Covid testing for students has started.

Public comment - None

**Closed Session Per G.S. 143-318 to discuss matters related to Personnel**

Member Wolfe made a motion to go into closed session per G.S. 143-318.11 (a) (6) to discuss a personnel matter at 7:09 pm. Member Rayborn made a second to the motion. The motion passed with a unanimous vote.

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

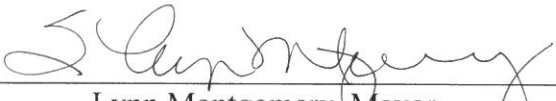
Member Capes made a motion to return to open session at 7:26. Member Rayborn made a second to the motion. The motion passed with a unanimous vote.

Member Capes made a motion that the Mayor and Town Council authorize the Mayor to sign the contract with Matthew Johnson as Town Manager effective January 29, 2022 with a salary of \$112,500 per the terms and conditions set forth in the employment agreement. Member Wolfe made a second to the motion. The motion passed with a three to one vote with Member Rayborn against.

**Adjournment**

Member Rayborn made a motion to adjourn at 7:27 pm. Member Capes made a second to the motion. The motion passed by a unanimous vote.

The meeting adjourned at 7:27 pm.

  
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Lynn Montgomery, Mayor

ATTEST:   
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Nancy Avery, Interim Town Clerk