

**Regular Meeting of the Town Council**  
**March 19, 2019**  
**6:30 pm in the Council Chambers**  
**Minutes & General Account**

**Council Members Present:** Mayor Montgomery, Council Members Nixon, Wolfe, Capes, and Rayborn

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

**High School Representative:** Micah Marston

**Visitors Present:** Tom Tervo, Robert Frederick, Dawn Beazer & Carol Brooks

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

- Pledge of Allegiance- Mayor Montgomery called Girl Scout Troop 13362 forward to lead the Pledge of Allegiance. Girl Scout Troop 13362 led the Pledge of Allegiance.
- Moment of Silence- Mayor Montgomery called for a moment of silence and asked that everyone remember their fellow citizens on Forestdale Drive.
- Approval of Agenda- Mayor Montgomery asked if anyone wanted to change, add, or delete any items on the agenda.

Cole requested that Council add item IV-D “East Fork Pedestrian Bridge and Sidewalk Supplemental Agreement.”

Council Member Wolfe made a motion to approve the agenda for the March 19<sup>th</sup> meeting with the requested addition. 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 February 19, 2019 meeting
- Proclamation recognizing Vietnam Veterans Day
- Proclamation Women’s History Month
- Proclamation recognizing Arbor Day
- Analysis of financial position of the Town of Jamestown
- Analysis of financial position of the Jamestown Park & Golf Course
- Resolution Closing Capital Project Fund
- Budget Amendment #16
- Budget Amendment #17
- Budget Amendment #18

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

(Proclamation Vietnam Veterans Day, Proclamation Women's History Month, Proclamation recognizing Arbor Day, Resolution to Closing Capital Project Fund, Budget Amendment #16, Budget Amendment #17, Budget Amendment #18)

**Public Comment-** Mayor Montgomery called Tom Tervo forward. He requested to speak at the second public comment period.

### Old Business

- Consideration of approval of Resolution of Intent to stagger Town Council terms- Koonce stated that there was a Resolution of Intent included in the Council packet. She noted that it needed to be approved if Council wanted to move forward with staggering the Town Council terms. She said that the next step would be to set a public hearing date for the April 16<sup>th</sup> Town Council meeting.

Council Member Nixon stated that she had always believed that there was a need to stagger the Council terms.

Cole said that he thought it would have a positive impact on the Town.

Council Member Capes made a motion to approve the Resolution of Intent to stagger the Town Council Member terms. Council Member Rayborn made a second to the motion. The motion passed by unanimous vote.

Council Member Capes made a motion to set the public hearing date for the consideration of staggering the terms for the April 16<sup>th</sup> meeting at 6:30 pm. Council Member Nixon made a second to the motion. The motion passed by unanimous vote.

(Resolution of Intent to stagger Town Council terms)

- Update on Revitalization Grant Funding Projects- Johnson stated that four new trash cans had been purchased with the revitalization grant funding. He gave an overview of the locations along Main Street that had been selected for the new trash cans. He noted that Town staff had almost finished the installation.

Johnson said that there was a sketch of the new entrance sign included in the packet. He stated that he was working on the easement details with Flowers Bakery and was in the process of obtaining a quote for the granite monument portion of the sign.

There was a brief discussion about the details of the sign between Council Members and Johnson.

- Sidewalk Updates- Blanchard gave Council an update on the ongoing sidewalk projects. He stated that staff had received a supplemental agreement for the East Fork Pedestrian Bridge project. He said that he had scheduled a pre-construction meeting with the contractor and the North Carolina Department of Transportation (NCDOT) for the following week.

Blanchard said that the environmental issues that had occurred with the East Main Street sidewalk project had been resolved. He said that he planned to advertise the project within the

next few days. He stated that he believed he would be able to present the bids for the project to Council at their April 16<sup>th</sup> meeting.

He also said that staff would meet with the consultant working on the Oakdale sidewalk project on Monday.

Council discussed the details of the progress of the Oakdale sidewalk project with Johnson.

- East Fork Pedestrian Bridge and Sidewalk Supplemental Agreement- Cole stated that staff had received a supplemental agreement from NCDOT for the East Fork Pedestrian Bridge project. He noted that the agreement would increase the funding for the project by \$511,459. Cole requested that Council approve the agreement between NCDOT and the Town of Jamestown.

Council Member Wolfe made a motion to approve the supplemental agreement between NCDOT and the Town of Jamestown. Council Member Nixon 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 the golf course had been closed a few more days this year than last year due to inclement weather. However, he said that there had been a 6% increase in green fee revenue this year.

Sanderlin stated that the golf industry typically evaluated rates in the spring to insure that they were competitive with other golf courses in the area. He said that rates were usually increased at the beginning of the season. He noted that a change in rates required Council's approval. He said that he had done some research and would like to make some adjustments to the rates. He noted that dynamic pricing would provide incentives for people to golf during times that were not very busy.

Cole said that Council typically adopted a fee schedule along with the budget. He stated that he had spoken with Ross and thought it might be good to consider the change before the busy season started.

There was discussion amongst Council Members about allowing Sanderlin more flexibility with setting the rates.

Council Member Nixon stated that she believed Council needed more time to discuss the issue. She also noted that she would like to have more information on the proposed fee changes.

Cole asked Sanderlin if he would be willing to discuss the details of the increased rates at the April 16<sup>th</sup> meeting. Sanderlin agreed to present more details at the next Council meeting.

- Consideration of property donation from the City of High Point (107-115 Kingsdale Ct. parcel #158884)- Koonce stated that the City of High Point had proposed to give a lot on Kingsdale Court to the Town of Jamestown. She said that the lot was basically unbuildable, but the Town had some sewer lines on the property. She had looked over the deed that was sent by the City of High Point's attorney. It included a clause that stated that the property was restricted to

public use only and that the Town would have to agree to use it only for a public purpose. She said that if the Town stopped using the property for a public purpose that it would have to be given back to the City of High Point.

Mayor Montgomery asked Koonce if they would strike the clause. Koonce said she had spoken to the attorney about it briefly and that they may consider striking it. However, she was not certain that it would be removed. She said that it could become a complicated situation if the Town no longer needed the sewer lines.

Koonce stated that she would like to have more time to discuss the details of the deed with the attorney before Council accepted the property.

Council Member Wolfe made a motion to table the decision on accepting the property donation to the April 16<sup>th</sup> meeting. Council Member Nixon made a second to the motion. The motion passed by unanimous vote.

- Recommendation to accept the lowest responsive, responsible bidder for Powell Bill repaving contract- Blanchard stated that staff opened bids for the 2018/2019 Resurfacing Contract on March 18<sup>th</sup>. He said that there were three bidders on the project. Blanchard noted that Waugh Asphalt, Inc. had submitted the lowest bid of \$375,588.70. He stated that \$315,686.66 would be paid for by Powell Bill funding and \$79,902.04 would be expended from the Water & Sewer Fund in order to cover the cost of the project. Blanchard noted that the current budgeted amount for resurfacing streets was \$247,010. Therefore, a budget amendment for \$69,000 would have to be approved in order to enter into the low bid contract.

Council Member Nixon made a motion to approve Budget Amendment #19 and the contract with Waugh Asphalt, Inc. Council Member Capes made a second to the motion. The motion passed by unanimous vote.

(Budget Amendment #19)

#### **Manager/Committee Reports-**

- Manager Report- Cole presented his Manager's report to Council. He stated that he attended the auction for the property in foreclosure on Yorkleigh Lane. He noted that there was another bidder at the auction and that the Town had not purchased the property. Cole highlighted that the Spring Litter Sweep would take place on April 27<sup>th</sup>. He also stated that a citizen had sent an email to Town staff that praised the new website.
- Council Member Committee Reports-
  - Council Member Wolfe said she attended the TAC meeting. She stated that they had given general updates on projects.
  - Council Member Capes stated that the Steering Committee met on March 18<sup>th</sup> to interview potential consulting groups. He noted that the Committee was still in the preliminary phases of making a final decision.
- High School Representative Report- Marston said that he was in the process of finding volunteers to participate in planting trees for Arbor Day.

#### **Public Comment-**

- Tom Tervo, 2 Langholm Ct. - Tervo said that he fully supported the idea of using dynamic pricing at the golf course in order to increase revenues. He stated that the golf course lost money every year and that taxpayers had to subsidize the expense. Tervo said that flexible pricing was essential.

**Other Business-** Council Member Capes asked if there were any updates on the Oakdale Cotton Mill. Johnson said that he was trying to find a contractor to give quotes on the cleanup and securing of the building and grounds.

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

The meeting ended at 7:20 pm.

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Mayor

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Town Clerk