

Regular Meeting of the Town Council
April 16, 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: Charles Hinsley, Robert Frederick, & Carol Brooks

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 wanted to change, add, or delete any items on the agenda.

Cole requested to add a resolution opposing Senate Bill 367 to the agenda on behalf of Council Member Wolfe. He noted that the item would be “V-G” under “New Business.”

Council Member Wolfe made a motion to approve the agenda with the requested addition. Council Member Nixon 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 March 2, 2019 Budget Retreat
- Approval of minutes from the March 19, 2019 meeting
- Proclamation for Spring Litter Sweep 2019
- Proclamation National Day of Prayer
- Analysis of financial position of the Town of Jamestown
- Analysis of financial position of the Jamestown Park & Golf Course
- Nonprofit application for Budget FY 2019/2020

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 for Spring Litter Sweep 2019 & Proclamation National Day of Prayer)

Public Comment-

- Robert Frederick, 706 Ragsdale Rd. - Frederick encouraged Council to move forward with procedures to silence the train in Jamestown. He noted other communities that had restricted the times that trains were allowed to blow their horns. He also spoke about the public hearing on staggering Town Council terms. He noted that Council Members in Jamestown represented the whole community and not just a district within the Town. He stated that he did not believe that

extending the terms would impact the ability of Council Members to see long-term projects through to completion.

Old Business-

- Consideration of approval of fee rates for Jamestown Park & Golf Course- Sanderlin stated that Council had discussed the Golf Course fees and the use of dynamic pricing at the previous meeting. He proposed to increase the weekend green fee from \$27 to \$28, the senior/junior/ladies walk 9 green fee from \$7 to \$9, and the senior/junior/ladies walk 18 green fee from \$12 to \$14. He noted that the new rates would be effective on April 22nd if Council approved the changes.

Council Member Nixon made a motion to approve the changes to the fee rates effective April 22, 2019. Council Member Capes made a second to the motion. The motion passed by unanimous vote.

Council Member Rayborn made a motion to approve the use of dynamic effective April 22, 2019. Council Member Capes made a second to the motion. The motion passed by unanimous vote.

- Consideration of property donation from the City of High Point (107-115 Kingsdale Ct. parcel #158884) - Koonce stated that she had spoken with the attorney from the City of High Point about the removal of the reversionary clause. The attorney said that she would present the request to the City of High Point's Council and determine if they would be willing to remove the clause. Koonce stated that she would be able to give Council an answer at the May meeting, and Council could decide if they would like to accept or deny the property donation.

Council Member Wolfe made a motion to table the item until the May 21st Town Council meeting. Council Member Capes made a second to the motion. The motion passed by unanimous vote.

- Public Hearings-

- **Public Hearing to consider staggering Town Council Member terms-** Cole stated that Council had discussed the possibility of staggering Town Council terms at a previous work session and their last two meetings. He said that that there would not be a vote on the issue of staggering terms until the Regular Town Council meeting in May.

Mayor Montgomery opened the public hearing to anyone that would like to speak in favor of staggering Town Council terms.

Robert Frederick, 706 Ragsdale Rd. - Frederick stated that he was in favor of staggering Council terms. However, he would like for Council to have two year terms with elections every year. He noted that it would help with continuity and it would also keep elected officials responsible to the citizens.

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

Mayor Montgomery opened the public hearing to anyone that would like to speak against staggering the terms.

Robert Frederick, 706 Ragsdale Rd. - Frederick reiterated that he was in favor of staggering Council terms, but he thought the elections should be every year. He stated that he did not

believe continuity was an issue. He said that it was Town staff's responsibility to see projects through to completion, and that Council Members had to focus on the priorities of the citizens. He restated that he believed Council Members should serve two year terms.

Mayor Montgomery asked if anyone else would like to speak against staggering the terms. There was no one. Mayor Montgomery closed the public hearing and opened the floor to Council for discussion.

Council Member Capes asked if the Town had to pay to hold an election. Council Member Wolfe stated that the Town had to pay Guilford County in order to have an election.

Frederick attempted to speak to Council from the audience. Mayor Montgomery stated that Council Members had the floor to discuss the issue.

Council Member Wolfe said that she believed that there was a learning curve with new Council Members. She noted that continuity was a benefit to the citizens as well as to Town staff. She said that she did not see a negative in staggering the terms.

Council Member Capes stated that he thought that Council needed to plan for the future. He said that staggering terms was not about the current Council Members.

Council Member Rayborn highlighted that the Town Council consisted of volunteers. She noted that Council Members were not paid officials, and she believed that helped keep everyone honest. She stated that she had spoken to several citizens about the issue and they did not seem to have a problem with staggering the terms.

Council Member Nixon noted that two years goes by quickly, and she thought that staggered terms would be beneficial to future Council Members.

New Business-

- Proclamation recognizing Municipal Clerks Week- Mayor Montgomery presented the proclamation to McBride. She noted that Municipal Clerks week was May 5th-11th 2019. She thanked McBride for her service.

(Proclamation Municipal Clerks Week)

- Proclamation recognizing Public Works Week- Mayor Montgomery presented the proclamation to Blanchard. She highlighted that Public Works week was May 19th-May 25th 2019. She thanked Blanchard for all his hard work.

(Proclamation Public Works Week)

- Presentation of the 2019/2020 Preliminary Budget and Capital Improvement Plan (CIP) - Gallman gave an overview of the preliminary budget. She stated that there had been a few changes to the operating budget since she presented last month. She noted that the revenue distribution had been adjusted as a result of final numbers being slightly different than originally projected. She also stated that the General Fund had increased by about 4% and the Water/Sewer Fund had increased by about 10% in comparison to last year. The increase in the General Fund was directly related to

capital improvement items. The increase in the Water/Sewer Fund was mainly the result of the expense to paint the water tower. She noted that the 2019/2020 total of all funds showed a 6.46% increase from the 2018/2019 amended budget.

Gallman also stated that the proposed budget did not have a tax increase. It included a 2% Cost of Living Adjustment (COLA) and a potential 0-2% merit raise for staff. She said that staff had proposed to use \$623,000 from Fund Balance on capital improvement projects. Gallman stated that there was \$100,000 allocated for grants to non-profits. She also noted that staff had proposed to establish a Penny Road sidewalk capital project fund. She said that the budget included a water rate increase of 3.5% to match the cost to purchase water from the Piedmont Triad Regional Water Authority (PTRWA).

Gallman updated Council on the changes that had been made to the CIP. She also stated that she had gotten some estimates for the purchase and installation of a generator for Town Hall. She noted that it would cost about \$115,000.

Council Member Wolfe stated that she believed that the generator was necessary, but she was not sure if it should be considered a “must do” project. She noted that she had not anticipated that it would be that expensive. She suggested to lower the priority of the project and allow for Council to consider it in the upcoming years.

Council Members discussed removing the project from consideration for the 2019/2020 fiscal year. Council Members agreed to remove the project from the budget and reconsider in the next fiscal year.

Council Members discussed the details of the CIP with Gallman.

Council Member Capes asked if it would be possible to include the price of purchasing and installing a sound system in the Civic Center into the CIP. Council Members agreed that the installation of a sound system would be beneficial. Cole said that staff could research the price of sound system options and would present them to Council at the next meeting.

Council Member Rayborn also discussed the possibility of installing baseball lights at the sports fields with staff and Council.

- Request to set the Public Hearing date for the 2019/2020 Budget and CIP- Gallman requested that Council set a public hearing date for the 2019/2020 Budget and CIP for the May 21st Regular Town Council meeting.

Council Member Wolfe made a motion to set the public hearing date for the May 21st Regular Town Council meeting. Council Member Capes made a second to the motion. The motion passed by unanimous vote.

- Recommendation to accept the lowest responsive, responsible bidder for the East Main Street Sidewalk Project- Blanchard stated that there had been a bid opening on April 11th for the project. However, there was a three bid requirement, and only one bid had been submitted. Staff did discuss ways to make the project more marketable and less costly with the prospective bidder. There had been some adjustments made as a result of the conversation. Blanchard noted that a

proposed re-bid date was May 9th and that the three bid minimum requirement would not apply. Blanchard said that he would update Council on the project at the May 21st meeting.

- Request to give the Town Manager authorization to enter into a contract with McAdams Company- Johnson stated that a Steering Committee had been appointed to assist with the selection of a consultant that would help create a strategic plan and update the Parks & Recreation Master Plan. He noted that the consultant that was selected was McAdams. He said that there was \$20,000 allocated for the project in the 2018/2019 budget and that staff was requesting an additional \$25,000 included in the 2019/2020 budget. He stated that the Steering Committee interviewed three consultant companies and had selected McAdams for the project. Johnson noted that their proposal was included in Council's packet. He said that he was requesting that Council grant authorization to the Town Manager and Finance Director to execute any contract documents necessary to begin the project.

There was discussion between Council Members and Johnson about McAdams and the details of the project.

Council Member Rayborn discussed the importance of public input when creating the strategic plan. She also spoke with staff about possible ways that Council Members could get involved and increase the amount of community engagement for the project.

Council Member Capes made a motion to grant authorization to the Town Manager and Finance Director to execute any pre-audited contract documents for the project. Council Member Nixon made a second to the motion. The motion passed by unanimous vote.

- Consideration of Resolution Opposing Senate Bill 367- Cole stated that North Carolina Senate Bill 367 was being considered by the state legislator. He noted that the League of Municipalities was encouraging towns to contact their state senator and request that they oppose the bill.

Council Member Wolfe stated that the League was urging towns to oppose the bill because it would remove the authority of towns to regulate the removal of trees. She noted that it could negatively impact the character of the community. She also stated that it could potentially restrict the ability of local officials to protect the rights of existing property owners from neighboring developments that could harm their property values.

Johnson noted that it would mostly impact the Town's authority to protect against development.

Council Member Rayborn asked if Council typically considered resolutions that took formal positions on potential laws. Council Members and staff agreed that the Town Council had done it in the past if it impacted the Town of Jamestown.

Council Member Wolfe made a motion to adopt the resolution in opposition of Senate Bill 367. Council Member Capes made a second to the motion. The motion passed by a 3 to 1 vote with Council Member Rayborn voting in opposition. Council Member Rayborn stated that she did not know enough about the history of Council taking a formal stand on legislation being considered in the General Assembly to approve the action.

(Resolution opposing Senate Bill 367)

Manager/Committee Reports-

- Manager Report- Cole presented his Manager’s report to Council. He noted that the Litter Sweep would take place on April 27th and encouraged everyone to volunteer. He stated that the Oakdale Phase III Sidewalk plan would be ready to submit to NCDOT on April 26th. He also thanked Micah for helping Town staff on Arbor Day.
- Council Member Committee Reports-
 - Council Member Wolfe said that she was given an update on ongoing projects at the TAC meeting.
- High School Representative Report- Marston stated that Spring Break was coming up for students. He also noted that the starting quarterback at Ragsdale had committed to play for NC State. There was discussion about creating a schedule for Ragsdale’s sporting events between Marston and Cole.

Public Comment-

- Charles Hinsley, 109 Winrow Dr. - Hinsley stated that it seemed that the argument for going from a two year to a four year term was based on preference. He did not think that there was an operational or administrative reason to extend the Council Member terms. Therefore, he did not believe that there was a strong or valid argument for the change.
- Robert Frederick, 706 Ragsdale Rd. - Frederick restated that there were elections every year. He said that having elections every year would not impact the budget.

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 8:10 pm.

Mayor

Town Clerk