

Regular Meeting of the Town Council
April 21, 2020
6:30 pm in the Council Chambers
Virtual Meeting (in accordance with social distancing restrictions due to Covid-19)
Minutes & General Account

Council Members Physically Present: Council Member Straughn

Council Members Virtually Present via Zoom: Mayor Montgomery, Council Members Wolfe, Rayborn, & Capes

Staff Physically Present: Kenny Cole, Matthew Johnson, Katie Weiner, & Beth Koonce, Town Attorney

Staff Virtually Present via Zoom: Judy Gallman & Paul Blanchard

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.

Cole requested to add item "II-M. Budget Amendment #17" to the Consent Agenda.

Council Member Wolfe made a motion to add Budget Amendment #17 to the consent agenda and to approve the agenda for the April 21st Town Council meeting. 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 February 18, 2020 Regular meeting
- Approval & Sealing of the February 18, 2020 Closed Session minutes
- Approval of minutes from the March 10, 2020 Special Town Council meeting
- Proclamation Vietnam Veterans Day
- Proclamation Women's History Month
- Proclamation of Municipal Clerks Week
- Analysis of financial position of the Town of Jamestown
- Analysis of financial position of the Jamestown Park & Golf Course
- Budget Amendment #15
- Budget Amendment #16
- Update on Sidewalk Projects
- Operator Responsible in Charge (ORC) Mutual Aid Agreement
- Budget Amendment #17

Council Member Straughn thanked staff for working on the mutual aid agreement with Trinity and Archdale. He said that he thought it was really important.

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

(Proclamation Vietnam Veterans Day, Women's History Month, Proclamation Municipal Clerks Week, Budget Amendment #15, Budget Amendment #16, & Budget Amendment #17)

Public Comment- Weiner read the public comments that had been submitted to her prior to the meeting. The public comments were as follows:

- Glen Alspaugh, 103 Brantmere Court- I would like to express some concerns regarding the Town Council's decision to close Jamestown Park's Golf Course. I have been playing golf all over Guilford, Forsyth, and Myrtle Beach, S.C. I know of no courses closed, with the exception of Grandover and I understand that decision since the hotel is closed. The current number of cases of this current virus in Guilford County is 172, which represents 0.032% of the county population. There have been, tragically, 13 deaths, which represents 0.002% of the county population. Your chances of getting killed in an auto accident are 1000 times greater than the chances of dying from the virus. All of the golf courses I have been playing at have instituted new guidelines to address this infection. They are one person to a cart, wiping down carts after each use, one person in the clubhouse while staying 6 feet from customers, credit card swipes without handling money, closed grills and dining areas or takeout only, leaving the pins in the cups with spacers so that the ball does not go to the bottom of the cup, and no rakes in the traps. I have heard that the staff was concerned about contracting this virus. Employees doing golf course maintenance and golf cart movement really do not have contact with players, with the exception of the one person accepting payment 6 feet from customers. I don't understand this major concern. Masks and gloves could even be utilized. With basically every other tax generating business in Jamestown closed, and all the other courses open, this seems to be a knee-jerk reaction that is most likely not really protecting anyone and will ultimately result in a loss of revenue.
- Ellen Wolf, 100 Violet Lane- My name is Ellen Wolfe and I live on 100 Violet Lane in the Cedarwood subdivision which makes me an ETJ resident. I have lived at this address since 1992. I used to live in Forestdale North back in the 70's and 80's. Jamestown is my home and I have seen it grow at a slow and steady pace. I love how the downtown area has developed and I love the sidewalk, Wrenn Park and more, and I enjoy the historical character of Jamestown. The Castleton Village proposal does not fit the Jamestown as I have known and loved it over the decades. I particularly oppose the commercial component and the high population density of the proposed project on the Johnson Farm property. Jamestown's population is about 4,000. Adding 2,000 would change the character of Jamestown forever. There are not enough schools to accommodate this increase. It would add traffic and place a lot of stress on garbage collection, fire stations, town government, and churches. Castleton Village in its present form would also remove the historic Armstrong House which I'd hate to see. I also think that the Johnson Farm development plan should go hand in hand with the Planning Committee's vision for Jamestown. Currently the planning seems to go in different directions as to their visions for the future. I strongly oppose the PUD, not only because of the Castleton Village proposal, but also for what it would do to the Mary Ragsdale property on 415 Main Street that Dr. Davis has put up for sale.
- Katie Gumerson, 4648 Jamesford Drive- Firstly, thank you for having this meeting available electronically so we can attend. Safety and health are certainly the most important right now. In March, there were many questions posed to Council regarding the possible LDO amendment.

We asked that when Council comes back after studying all these issues, the definitive answers to all the questions are answered before moving forward with a vote. I would like to know the progress gained on these issues and to understand both how and when we will be informed the answers to the questions. Will some type of public meeting be held? On the townspeople side, several of us have also been independently researching towns or cities facing a similar future, and the results of this digging has been telling. We are preparing this research and we are hopeful it will help Council gain insight; however, we have been unable to find any PUD anywhere near 450 acres. Again, we are eager to hear about what your findings are. I would like to also ask if the results of the survey that was launched at the March 10th meeting will be presented publicly? If so, how? Will the results of this second Comprehensive Plan survey also be released?

- Susan Myers, 314 Pearce Drive- I am trying to understand this PUD zoning to the full extent and how it will impact our town. I appreciate your patience and repetitive answers to help citizens understand. Can you please help confirm/clarify/correct and answer the following: As it was stated at the latest council meeting, how can people be for or against something (the PUD) if it is not defined until after it is zoned? It is my understanding that it is supposed to give people more opportunity for input for what they want to see, but ultimately only if the developers is willing. The "law" for the PUD would be what they plan to put on each area zoned for the designated use, but the details of such are at the discretion of the developer. Can you please confirm this as an accurate interpretation? A few other questions would be if there is a minimum for a PUD (seems to be the only part already defining such), why is there not a maximum? Can there be? How many communities similar in size as Jamestown has zoned a 400-500 acre area as PUD? If any, have they been successful? As also asked at the meeting, what is the acreage of the few other residential PUDs already approved and built in Jamestown? It seems if using those as a reference that it would be like comparing building a shed versus a college campus. I do have a few other questions I would like clarified, and explained to all trying to understand so the translation is not skewed, but these seem to be the priority at this point. One of the other questions/concerns seems the entire PUD being discussed/voted did not come about on the Council agenda until the inquiry for a PUD came from Diamond Back in November. It is my understanding since that point there were 2 Council meetings with intentions of voting on the issue in January. It seems once the residents were made aware, many of the concerns/inquiries expressed to the Council since February were not researched/taken into consideration during those 2 meetings. I hope the Council recognizes the significance and importance this is on the citizens and takes proper steps to provide quality answers and sound decisions before voting.
- Beth Hammer, 2120 Guilford College Road- I understand that we are in unprecedented times and we have to adapt, which is why there is a Town Council meeting on YouTube now. I believe some things can be resolved in this platform and some not. City of Greensboro had theirs last week on their TV channel, but when I read their agenda I did not see any hot topic items. It was mostly funding things. I know there are things on our agenda that can easily be settled in this format, however I believe the PUD vote is not one of them. I would like you to consider abstaining from any voting regarding PUD until we get back to a time when everyone can be present that wishes to be. This is something so big that it will change our Town forever, and I believe making these decisions when sitting behind a camera in an empty room is not the best option for our Town. There is something to be said about a room full of people on both sides of the issue. At the March 10th meeting, there were only 12 of us that had signed up ahead to

speaking, but there were so many more that got up when given the opportunity. Most did speak against the PUD for various reasons. The new Council platform does not give the opportunity for those who do not use technology to voice their concerns or even attend the meeting. Attendance of this meeting is also only known by the number of viewers and they can be anywhere in the world. At the March 10th meeting, something came up that peaked my interest. It was said that up to 2008 there was a PUD zoning in our LDO and somehow during the rewrite of that, it was left out. Mr. Johnson presented in his slides that there are already a few neighborhoods that are technically PUD neighborhoods. He specifically pointed out Jordan Creek. If I am right, Jordan Creek was built after 2008. How can that one be considered a PUD? This shows that we can build neighborhoods at the discretion of the Town without changing our current zoning rules. This will still allow a developer to develop within Jamestown and they can present their plan to the Planning Board. I also want to bring up other developments in the area. The 22 acres on Mackey Road is under due diligence, a huge parcel on Gate City Boulevard between Adams Farm and Guilford College Road sold pre-auction. I do not know what they will be building on these parcels, but I can tell you that it will be saturated based on the town that they are located within.

Cole stated that the three minute time limit had expired.

- Robert Frederick, 706 Ragsdale Road- Council and Mayor, I hope this message finds you and yours safe and in good health. I would like to tell you a short, personal story. I am woken up in the middle of the night by the sound of a train horn. I do not find it comforting. I find it disturbing. I find it disturbing because it literally disturbs my sleep. This happens several times a night. This time of year, sometimes the train horn also wakes up the birds. They start to sing. After about 20 minutes, they stop singing and go back to sleep, too. That is, until the next train comes along. That is the end of my story. But mine is not the only story about people losing sleep here in Jamestown. There are hundreds of us who are disturbed by the train horn every night. Of course, there are other communities in North Carolina and across our country that also have trains passing through at night. Turns out, so far, over 800 of them have silenced the train horn. Why doesn't Jamestown? There's a federal law to do so. That law establishes what are called "quiet zones." Here in North Carolina, there are "quiet zones" in Asheville, Apex, New Bern, Rocky Mount, Salisbury, Kannapolis, and Fayetteville is working on it, too. And one of the reasons these communities have silenced the train horn is so their residents can sleep at night. Now, I know you all want to be careful in how staff spends its time and taxpayer money. It turns out, establishing "quiet zones" doesn't take much of either. And it's still safe. That's because even in a "quiet zone" a train operator will sound the horn if there's reason to, such as when someone is on the tracks. Look, there are lots of things in this world that people "lose sleep over." We can get rid of this one. It wouldn't just help me with my sleep. It will help hundreds of us here in Jamestown. Please, Council, help us sleep better at night. Please start the process to create "quiet zones" at the railroad crossings at Dillon and Oakdale Roads.
- Patric Bradley, 103 O'Neil Court- With the apparent sale of more land in Jamestown, isn't it more important to have PUD in place to make certain that the Town growth is managed properly?

Old Business-

- Public Hearing to consider a text amendment to the Land Development Ordinance (LDO) to add a new zoning district, "Planned Unit Development" (PUD) to Article 8 "Zoning Districts"- Johnson

requested that Council continue the public hearing to the May 19th Regular Town Council meeting without further advertisement.

Council Member Straughn made a motion to continue the public hearing to the May 19th Town Council meeting in the Civic Center at 6:30 pm without further advertisement. Council Member Capes made a second to the motion. The motion passed by unanimous vote.

New Business-

- Request to set a public hearing date to consider an amendment to the Town Code of Ordinances: Chapter 52: Operation of Water and Wastewater System- Cole stated that in order to comply with Executive Order 124 issued by the State of North Carolina that Towns were encouraged to modify their water and sewer ordinance to include a section for "States of Emergency." He added that that the section would give the Town Manager the authority to suspend, modify, or otherwise alter the ordinance in regard to collections, billing, and continuation of services. He requested that Council set a public hearing date for the consideration of the amendment for the May 19th Regular Town Council meeting in the Civic Center at 6:30 pm.

Council Member Straughn made a motion to set a public hearing date for an amendment to the Town Code of Ordinances: Chapter 52: Operation of Water and Wastewater system for the May 19th Town Council meeting in the Civic Center at 6:30 pm. Council Member Capes made a second to the motion. The motion passed by unanimous vote.

- Request to set a public hearing date for the 2020/2021 Budget and CIP- Cole requested to set a public hearing date for the 2020/2021 Budget and CIP for the June 16th Regular Town Council meeting.

Council Member Wolfe made a motion to set the public hearing for the 2020/2021 Budget and CIP for the June 16th Regular Town Council meeting in the Civic Center at 6:30 pm. Council Member Capes made a second to the motion. The motion passed by unanimous vote.

- Consideration of waiving daily deposits less than \$500 during a State of Emergency- Cole requested that Council waive the policy requirement of a daily deposit if the amount collected is less than \$500. He noted that staff typically made a daily deposit, but if this change was implemented that the money would be kept at Town Hall until the next day. He requested that Council authorize the change.

Council Member Straughn asked Cole if the policy change would only apply during a State of Emergency. Cole stated that it would only apply at that time.

Council Member Straughn made a motion to approve the waiving of daily deposits less than \$500 during a State of Emergency. Council Member Capes made a second to the motion. The motion passed by unanimous vote.

Manager/Committee Reports-

- Manager Report- Cole presented his monthly manager report to Council. He noted that he had attempted to contact the owner of the Oakdale Cotton Mill that week, but he had not heard back from him.

Blanchard gave Council a brief update on the East Main Street and East Fork Sidewalk Projects.

Cole said that the Oakdale Sidewalk Project and the recreation maintenance facility building had been put on hold. He also updated Council on the progress of the “Welcome to Jamestown” sign at Flowers Bakery.

- Council Member Committee Reports-
 - Council Member Wolfe stated that the March TAC meeting had been canceled. She said that NCDOT had placed all new projects on hold. She added that the Complete Count Committee had not met since March. However, she noted that the deadline for the completion of the census had been extended. She also stated that the Comprehensive Plan Steering Committee met via zoom on April 20th. She encouraged citizens to take the survey that had been created by Benchmark regarding the update to the Comp Plan.

Public Comment- There were no other comments to be read.

Other Business- Council Member Wolfe stated that Alan Johnson had recently passed away. She said that he was eighty-six years old and very active in the community. She requested that the Town Council prepare a resolution in his honor. She also asked staff to research the cost of installing a plaque on the Memorial Wall at the Jamestown Library in honor of Alan Johnson.

The Mayor and Council agreed to move forward with the preparation of a resolution and the research on the price of the plaque in honor of Alan Johnson.

Cole thanked Matthew Johnson and Sharen Apple for setting up the virtual meeting.

Council Member Rayborn stated that there had been some discussion about raising the minimum wage for Town employees to \$15 an hour. She said that she would be in favor of increasing the minimum wage for employees that were not already paid \$15 an hour before any Cost of Living Adjustment (COLA) or merit raises were given in the upcoming budget year.

Council Member Wolfe and Council Member Capes were also in favor of increasing the minimum wage. Council Member Straughn said that he saw some problems with equity in increasing the wage unless it was done across the board. He added that he was in support of raising the wage, but he thought that it may be unfair to other employees.

Council directed Cole and Gallman to research the issue and report back to Council.

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 7:08 pm.

Mayor

Town Clerk