

Regular Meeting of the Town Council
May 21, 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, Pall Blanchard, Katie McBride, Elizabeth Greeson, & Beth Koonce, Town Attorney.

High School Representative: Micah Marston

Visitors Present: Emily Lawing, Stacy Shavers, Guy Shavers, Rick Clapp, Jamestown Elementary Leading Ladies of Distinction, Sarah Glanville, Stevra Hudson, Carole Mach, Robert Frederick, Kevin Bottomley, Marlee Rindal, Priscilla Richardson, Charles Hinsley, Robert Pickett, & Carol Brooks.

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

- Pledge of Allegiance- Mayor Montgomery called the Jamestown Elementary Leading Ladies of Distinction forward to lead everyone in the Pledge of Allegiance. The Leading Ladies led 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 "IV-G. Update on Oakdale Cotton Mill" under "Old Business." He also requested to remove the resolution recognizing Southwest Guilford's State Basketball Championship win from the consent agenda and place it before the public comment period. Cole asked that Council also move the "Consideration of ordinance amending the Town Charter to create staggered Town Council terms" from the first item under "Old Business" to the last item under "Old Business."

Council Member Capes made a motion to approve the agenda with the requested changes. Council Member Rayborn made a second to the motion. The motion passed by unanimous vote.

Council Member Wolfe thanked Jane Payne for being willing to serve as the Town of Jamestown's representative on the Guilford County Historic Preservation Commission.

Consent Agenda- The consent agenda included the following items:

- Approval of minutes from the April 16, 2019 meeting
- Proclamation observing Peace Officers Memorial Day and Police Week
- Proclamation observing Memorial Day
- Reappointment of Jane Payne to the Guilford County Historic Preservation Commission
- Analysis of financial position of the Town of Jamestown
- Analysis of financial position of the Jamestown Park & Golf Course

Council Member Wolfe made a motion to approve the consent agenda for the May 21st meeting as presented. Council Member Capes made a second to the motion. The motion passed by unanimous vote.

(Proclamation Peace Officers Memorial Day and Police Week & Proclamation Memorial Day)

Resolution recognizing Southwest Guilford's State Basketball Championship win- Mayor Montgomery presented the resolution to Southwest Guilford's basketball coach, Guy Shavers. She congratulated him and his team for their great accomplishment.

(Resolution recognizing Southwest Guilford's State Basketball Championship win)

Public Comment-

- Robert Frederick, 706 Ragsdale Rd. - Frederick stated that a tragedy had occurred recently in Jamestown when a man was hit by a train. He said that citizens had grown accustomed to hearing the train horn and the man may have been hit because he was desensitized to the noise. He stated that many citizens from neighborhoods throughout Town had signed a petition to silence the train. He urged Council to begin the process of silencing the train horn.
- Lori Herron, 2216 Guilford College Rd. - Herron said that she had lived in Jamestown for about twenty years. She stated that she owned pot belly pigs and had been told in the past by the Town that they were not a problem. Herron said that she had received a letter in February that stated that she needed to rehome the pigs. She noted that the pigs had become members of her family and she cited a Town ordinance that did not permit livestock. She said that although pigs were considered swine, they were not livestock unless they were being imported or exported. She also presented a letter from her doctor stating that the pigs were emotional support animals.

Cole stated that he recommended the issue be referred to the Planning Board for consideration. Council agreed to allow the Planning Board to consider the issue and submit a recommendation.

Old Business

- Consideration of property donation from the City of High Point (107-115 Kingsdale Ct. parcel #158884) - Koonce stated that she did not have much to report. She noted that the City of High Point was still considering the Town's request to change the language in the deed. She said that she hoped to hear back from them before the next meeting.

Council Member Wolfe made a motion to table the consideration of the property donation until the June 18th meeting. Council Member Capes made a second to the motion. The motion passed by unanimous vote.

- Update on East Main Street Sidewalk Project- Blanchard updated Council on the ongoing sidewalk project. He stated that staff had opened bids on the project on May 9th. There had only been one bidder and the bid had exceeded the available funding by about \$659,000. He noted that staff had been advised by NCDOT to re-bid the project and to try to determine if there were any ways to save money on certain components of the project. Blanchard stated that the lack of competition on the project had impacted the amount of the bid.

Council Members Capes and Wolfe discussed how rebidding the project might affect the overall timeline with staff. They also discussed potential funding options.

Council Member Wolfe made a motion to reject the bid from Atlantic Contracting Company, Inc. Council Member Capes made a second to the motion. The motion passed by unanimous vote.

- Presentation of the 2019/2020 Recommended Budget and Capital Improvement Plan (CIP) - Gallman stated that there had been a few changes made since the April meeting. She noted that the changes had been made due to more information being received about certain items that resulted in increases in health insurance expenditures, equipment rental expenditures, and the animal control contract with Guilford County. She also stated that the generator for Town Hall had been moved to a later year in the CIP. Gallman said that an estimate for a sound system for the Civic Center had been included into the budget. She also noted that the estimate for the water tank cleaning had decreased significantly.

Gallman stated that there was no tax rate increase proposed in the budget. She said that there was a 2% Cost of Living Adjustment (COLA) and a 0-2% merit raise for employees included in the budget. She said that staff were proposing a water rate increase of 3.5% due to the increased price of purchasing water. She also noted that the budget included \$100,000 for nonprofit grants that would be allocated after the final approval of the budget. She stated that staff were proposing to use \$547,000 of the Town's fund balance to fund capital improvement projects. Gallman noted that the budget had been made available on the Town's website and there was a copy in Town Hall for citizen inspection. Gallman also gave a brief overview of the recommended CIP.

- Citizen Input regarding the Capital Improvement Plan (CIP) - Cole stated that staff and Council would like to have input from the public regarding the CIP. He noted that this section of the meeting would be used for citizens to comment on any current or future CIP items.
 - Michael Freeman, 103 Shoals Ct. - Freeman said that he lived in the Riverwalk community. He stated that the streets in that residential area needed to be repaired. He noted that a sewer line had been put in nearby and that the installation had created cracks in the streets. Freeman also stated that the Jamestown Bypass was under construction. He asked that Council consider banning commercial signage along the route to the bypass. Freeman was concerned about billboards being placed in residential areas.
 - Robert Frederick, 706 Ragsdale Rd. - Frederick stated that there was \$90,000 hidden in the CIP for an automatic washing station for golf carts. He said that he did not think that the Town's golf course needed a washing station since no other golf courses in the area had one. He recommended hiring teenagers to do the work as a summer job. Frederick stated that there should be some funding set aside to increase the safety at railroad crossings. He reiterated the Town's need to begin the process to establish quiet zones at the crossings.

Cole thanked them for their comments. He said that citizens were always welcome to call Town Hall or to set up a meeting with staff to discuss the budget or any of the CIP projects.

- Public Hearings-
 - **Public Hearing to consider the Recommended Budget and CIP FY 2019/2020-** Cole stated that the budget had been submitted to Council. He said that local governments were required to have a public hearing on the budget before approval.

Mayor Montgomery opened the public hearing to anyone that would like to speak in favor of the budget and CIP. There was no one.

Mayor Montgomery opened the public hearing to anyone that would like to speak in opposition of the budget and the CIP.

- Robert Frederick, 706 Ragsdale Rd. - Frederick said that the budget had increased by 10% in one year. He said that the increase suggested reckless budgeting. Frederick noted the difference between certain projected and actual revenues and expenditures. He recommended that Council budget a little more carefully in regard to expected revenues.

Mayor Montgomery asked if there was anyone else that would like to speak in opposition. There was no one. Mayor Montgomery closed the public hearing and opened the floor to Council for discussion.

Council Member Nixon stated that Council had been carefully considering the budget since January, and she did not think that they had been reckless at all.

- Update on Oakdale Cotton Mill- Johnson stated that staff had been communicating with the owners of the property about some zoning violations. He said that there had been some crews working in the area last week. They had removed some rubbish and some cars had been towed. He stated that the owners of the property had been making an effort to prevent unauthorized people from entering the facility. He noted that staff had still been working with Guilford County to determine what the next steps would be to encourage compliance at that location.

Council Members discussed the details of potential next steps to encourage compliance with Johnson.

- Consideration of Ordinance amending the Town Charter to create staggered Town Council terms- Cole stated that there had been a public hearing on the consideration of staggering Council terms at the April meeting. He said that the ordinance would create staggered four-year terms for the Council Members. He noted that the top vote getters of the 2019 election would serve for four years, and that the two Council Members with the lowest votes would serve a two-year term. The bottom vote getters would be up for reelection in 2021. He noted that the two Council Members elected in 2021 would then serve four-year terms. Cole stated that the Mayor of the Town of Jamestown would serve four-year terms going forward if the ordinance were approved.

Council Member Wolfe stated that she believed that Council had discussed the issue thoroughly, and she was in favor of the staggered terms. She noted that it would be beneficial to have a couple of experienced Members on Council, and it would be helpful to staff.

Council Member Capes agreed and noted that it would add stability.

Council Member Rayborn agreed with Council Members Wolfe and Capes. She said that she believed having some veteran Council Members on the board would encourage new people to run for office.

Council Member Nixon said that there was a lot of turnover when she was elected and that it would have been helpful to have a few Members with more experience on the board.

Council Member Wolfe made a motion to approve the ordinance amending the Town Charter of the Town of Jamestown to implement four-year staggered terms for Members of the Town Council and Mayor. Council Member Capes made a second to the motion.

McBride took a roll call vote as follows:

Council Member Wolfe- Aye
Council Member Capes- Aye
Council Member Nixon- Aye
Council Member Rayborn- Aye

The motion passed by unanimous vote.

(Ordinance amending the Town Charter to create staggered Town Council terms)

New Business-

- Resolution recognizing Marlee Rindal and Priscilla Nobles for hosting Yoga in the Park- Mayor Montgomery presented the resolution to Marlee Rindal and Priscilla Nobles. She thanked them both for dedicating their time and energy to improving the health and wellness of everyone in the community.

(Resolution recognizing Marlee Rindal and Priscilla Nobles for hosting Yoga in the Park)

- Resolution recognizing Robert Pickett's service on the Parks & Recreation Committee- Mayor Montgomery presented the resolution to Robert Pickett. She thanked Pickett for his distinguished service on the Parks and Recreation Committee.

(Resolution recognizing Robert Pickett's service on the Parks & Recreation Committee)

- Appointment/Reappointment of Parks & Recreation Members and Alternate- McBride stated that there was currently an opening on the Parks & Recreation Committee due to Robert Pickett's retirement from the board. She said that Daniel McDaniel and Charles Clapp, Jr. were both currently serving as Alternate Members. She noted that Daniel McDaniel had been serving since March 2017 and Charles Clapp, Jr. had been serving since August 2018. She stated that staff was requesting that Council appoint one of the Alternate Members to be a full-time Member of the Parks and Rec Committee.

Council Member Wolfe stated that she was in favor of appointing Daniel McDaniel because he had been serving as an Alternate for a longer period of time. Council Member Capes and Nixon both agreed.

Council Member Wolfe made a motion to appoint Daniel McDaniel to serve as a Member of the Parks & Rec Committee. Council Member Capes made a second to the motion. The motion passed by unanimous vote.

McBride stated that the terms of current Parks & Rec Members Bob Wilson and Jim Pendry expired in May. She said that staff was requesting that Council reappoint Bob Wilson for a third term and Jim Pendry for a second term.

Council Member Wolfe made a motion to reappoint Bob Wilson and Jim Pendry to serve another term on the Parks & Rec Committee. Council Member Nixon made a second to the motion. The motion passed by unanimous vote.

McBride said that there was now a vacancy for a Parks & Rec Committee Alternate as a result of Daniel McDaniel's appointment to become a full-time Member. She noted that Amy Reese had applied to serve on the Parks & Rec Committee. She requested that Council appoint Amy Reese to the Alternate position.

Council Member Rayborn made a motion to appoint Amy Reese as the Parks & Rec Committee Alternate. Council Member Nixon made a second to the motion. The motion passed by unanimous vote.

- Update on the Town of Jamestown Litter Sweep- Greeson thanked all the volunteers that participated in the Spring Litter Sweep. She noted that there were fifty-eight attendees and forty-eight bags of trash had been collected. Greeson said that the Fall Litter Sweep would be held on September 21st, and she hoped to see everyone there.

The Mayor and Council thanked Greeson for her hard work.

- Discussion of Condemnation of 301 Lee Street- Johnson said that staff had received several citizen complaints about the property at 301 Lee Street. He stated that a letter was sent to the owners to either demolish the building or bring it into compliance with state building code. Johnson noted that the owner had not responded to staff. He said that he had been in communication with Guilford County's building inspection staff about issuing a notice of condemnation. The Guilford County Planning Director recommended that the Town submit a formal request from the Town Council asking that Guilford County inspect the home and determine if it was beyond repair or if it were possible to bring it into compliance. Johnson requested that Council make a formal request to Guilford County to inspect the home.

Council Member Wolfe stated that she believed that the home did need to be inspected.

Council Member Capes made a motion to formally request assistance from Guilford County building inspection staff in regards to possible condemnation of 301 Lee Street. Council Member Wolfe made a second to the motion. The motion passed by unanimous vote.

Manager/Committee Reports-

- Manager Report- Cole stated that staff had been busy with the budget and had been working to complete various projects around Jamestown. He commended staff for their hard work on the budget and said that he appreciated all that they do. Cole also noted the ongoing repaving that was going on around Town.
- Council Member Committee Reports-

- Mayor Montgomery said that she had attended the PTRC meeting and that there had been a speaker about doppler radar coverage in the area. She said that it was very interesting and that the location of Jamestown made it difficult to predict certain weather patterns.
- High School Representative Report- Marston stated that the school year was coming to an end and the seniors at Ragsdale had graduation practice at the end of the week. He noted that graduation was June 8th and that this would be the last meeting he would attend as the High School Representative.

Mayor Montgomery and Council thanked Micah for serving as the High School Representative and wished him well in all his future endeavors.

Public Comment- Nobody spoke.

Other Business- Council Member Wolfe stated that the Music in the Park event was wonderful. She thanked Johnson, Scott Coakley, and Austin for all their hard work.

Mayor Montgomery also thanked Scott Coakley for his work at the Movies in the Park event.

Closed Session Per General Statutes 143-318.11(a)(6) to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee- Council Member Capes made a motion to go into closed session per General Statutes 143-318.11(a)(6) to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee. Council Member Wolfe made a second to the motion. The motion passed by unanimous vote.

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

Council Member Nixon made a motion to resume open session. Council Member Wolfe made a second to the motion. The motion passed by unanimous vote.

No action was taken in the closed session.

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

The meeting ended at 8:04 pm.

Mayor

Town Clerk