

Regular Meeting of the Town Council
June 15, 2021
6:00 pm in the Civic Center
Minutes & General Account

Council Members Present: Mayor Montgomery, Council Members Wolfe, Rayborn, Capes, & Straughn

Staff Present: Dave Treme, Matthew Johnson, Katie Weiner, Judy Gallman, Paul Blanchard, Anna Hawryluk, & Beth Koonce, Town Attorney.

Visitors Present: Derek Carson, Steve Monroe, Peggy Levi, Seth Heath, Charlie Melvin, Mitchell Johnson, Sarah Glanville, and Carol Brooks.

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

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

Weiner 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.

Council Member Wolfe requested to move item "VI-A. Discussion about recycling services in the Town of Jamestown" to item "V" before "Old Business."

Council Member Straughn made a motion to approve the agenda with the requested change. 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 May 7th Special Town Council Meeting
- Approval of minutes from the May 18th Regular Town Council Meeting
- Approval & Sealing of the May 18th Closed Session Minutes
- Resolution calling for a Regular Election for the Town of Jamestown
- Resolution supporting Application for Bicycle & Pedestrian Planning Grant
- Analysis of financial position of the Town of Jamestown
- Analysis of financial position of the Jamestown Park and Golf Course
- Notification of Advances
- Budget Amendment #25

(Resolution calling for a Regular Election, Resolution supporting Application for Bicycle & Pedestrian Planning Grant, & Budget Amendment #25)

Public Comment- Nobody signed up.

Discussion about recycling services in the Town of Jamestown- Blanchard introduced Seth Heath, General Manager of Green for Life (GFL) recycling services, to Council. He added that Heath would present information on the Town's current recycling program and would answer any questions that Council may have.

Heath said that he was grateful for the opportunity to address Council. He added that he was aware that there had been some missed pickups over the past couple of months. He stated that he wanted to publicly acknowledge those issues and explain the steps that GFL was taking to proactively correct those problems.

Heath said that GFL had historically only used one truck for pickup throughout Jamestown. He stated that several residents had been placing items outside of their totes. He noted that this added additional time for workers to manually collect those recyclables. Heath said that GFL had been using two trucks temporarily to address the overflow even though their contract stated that they were only responsible for what is included in the tote. He added that some residents had also been placing their totes out after pickup had occurred. Heath spoke about educational resources that GFL could utilize to better educate citizens about proper procedures. He asked Council if they had any questions.

Council Member Capes and Council Member Rayborn asked Heath to clarify GFL's procedures regarding cardboard pickup. Heath stated that residents should breakdown cardboard and place the material into the tote.

Mayor Montgomery asked Heath if the route had been standardized. Heath said that it had been, but there were sometimes unforeseen delays.

Council Member Straughn thanked Heath for being willing to acknowledge past mistakes. He added that he appreciated that they were using GPS to track which streets had been serviced. He also spoke about the need to further educate residents about tote placement.

Resolution honoring Steve Monroe's service as an ETJ Planning Board Member- Mayor Montgomery presented the resolution to Steve Monroe and thanked him for his service. Monroe stated that he loved the Town of Jamestown and he cherished the time that he had lived in the community.

(Resolution honoring Steve Monroe)

Old Business-

- Appointment of Parks and Recreation Committee Members- Weiner stated that there were currently three vacancies on the Parks and Rec Committee. She added that Charles Clapp, Jr., Amy Reese, Phyllis Bridges, Summer Foster, Denise Bowie, and Peggy Levi had submitted their applications for consideration. However, she noted that Summer Foster and Peggy Levi lived in the Town's ETJ area. Weiner stated that Peggy Levi would like to be considered for one of the vacant ETJ Planning Board positions instead. She requested that Council appoint three people to serve as Parks and Rec Committee Members and one person to serve as an Alternate.

Council Member Wolfe stated that Charles Clapp, Jr. and Amy Reese were both currently Alternates to the Committee. She noted that Denise Bowie was currently serving as an advisory board steering committee member for the Town and would have some experience. She added that Phyllis Bridges was very active in the High Point Preservation Society and the Washington Street Historical Preservation Society. She noted that Bridges also had valuable experience.

Council Member Wolfe made a motion to appoint Charles Clapp, Jr., Amy Reese, and Denise Bowie to serve as Parks and Rec Committee Members and Phyllis Bridges to serve as a Parks and Rec Alternate. Council Member Straughn made a second to the motion. The motion passed by unanimous vote.

- Appointment of ETJ Planning Board Members- Weiner stated that there were currently two vacancies for ETJ Members on the Planning Board. She said that Robert Coon, Donald Dale, and Peggy Levi had all applied for consideration for appointment. She added that Robert Coon was currently serving as an Alternate Member. She noted that a new Alternate would need to be appointed if Council chose him to serve as a full-time Member. Weiner requested that Council appoint two people to serve as ETJ Planning Board Members and one person to serve as an Alternate if necessary.

Council Member Wolfe made a motion to appoint Robert Coon and Donald Dale to serve as ETJ Planning Board Members and Peggy Levi as an ETJ Alternate Member. Council Member Straughn made a second to the motion. The motion passed by unanimous vote.

- Consideration of adoption of Strategic Plan- Treme stated that he had worked with staff and Council to create a strategic plan that focused on specific goals and outcomes for the Town of Jamestown. He explained the process that staff would use to implement the plan if it were approved by Council. He requested that Council adopt the strategic plan.

Council Member Straughn made a motion to adopt the strategic plan for the Town of Jamestown. Council Member Rayborn made a second to the motion. The motion passed by unanimous vote.

(Strategic Plan)

- Public Hearing for the Fiscal Year 2021/2022 Annual Budget- Gallman briefly updated Council on the budget for fiscal year 2021/2022. She noted some minor changes to contracted services and the inclusion of the purchase of a piece of equipment for the golf course. She presented an overview of the different funds within the budget. She added that there was no tax increase included for the upcoming fiscal year.

Mayor Montgomery opened the public hearing to anyone that would like to speak about the 2021/2022 annual budget or capital improvement program.

Nobody came forward to speak.

Mayor Montgomery closed the public hearing and opened the floor to Council for discussion.

Council Member Wolfe said that she was comfortable with the budget. She thanked Gallman and the rest of staff for all their hard work on the budget.

Council Member Straughn also thanked staff for working so hard on the budget.

Council Member Wolfe made a motion to adopt the 2021/2022 annual budget ordinance as presented. Council Member Capes made a second to the motion.

Weiner took a roll call vote as follows:

Council Member Wolfe- Aye
Council Member Capes- Aye
Council Member Straughn- Aye
Council Member Rayborn- Aye

The motion passed by unanimous vote.

Council Member Wolfe made a motion to approve the resolution adopting the Capital Improvement Program (CIP) for the fiscal years 2021/2022 through 2025/2026. Council Member Straughn made a second to the motion. The motion passed by unanimous vote.

(Resolution adopting a Capital Improvement Program for the Town of Jamestown for fiscal years 2021/2022 to 2025/2026)

- Public Hearing for rezoning request for 6014 & 6016 West Gate City Boulevard from Civic (CIV) to Conditional Zoning Commercial (CZ-C) - Hawryluk presented her staff report on the rezoning request that had been submitted on behalf of the Guilford Technical Community College (GTCC) Foundation. She explained where the parcels were located and noted the zoning classifications of surrounding properties. She added that the applicant had included specific uses that would be permitted on the property within their request. Hawryluk said that the Planning Board had met on May 10th to discuss the request. She stated that they had unanimously recommended that Council approve the rezoning. She added that Sarah Glanville, Planning Board Chair, was present to present the Board's recommendation.

Glanville came forward to present the Planning Board's recommendation. She stated that the Members of the Board had agreed that the request was reasonable. She said that they believed that the request was fitting with the other development that was occurring within the area. She also noted that GTCC would be very limited in ways in which they could utilize the property as it was currently zoned.

Mayor Montgomery opened the public hearing and called the applicant forward to speak about the request.

Charlie Melvin came forward. He stated that his address was 234 North Elm Street in Greensboro. He said that the parcels were currently owned by GTCC. He added that GTCC's goal was to enter into long-term leases for commercial uses as a way to generate a source of income for GTCC. He said that they had felt that CZ-C would be the best fit. Melvin stated that they had formulated a list of uses that they believed would be compatible with the GTCC campus and also

the surrounding properties. He noted that the uses were limited to those that were specifically included on that list. He requested that Council approve the rezoning request.

Council Member Straughn discussed the details of the entryway access to the property with Melvin and Mitchell Johnson.

Council Member Wolfe stated that she had reviewed the list of permitted uses. She noted that she believed they were all appropriate for the property. She added that everything being built in the area was commercial and it seemed logical to approve the request.

Mayor Montgomery asked if there was anyone else that would like to speak about the proposed rezoning request.

Nobody came forward to speak.

Mayor Montgomery closed the public hearing and opened the floor to Council for discussion.

Council Member Rayborn stated that she believed the request was consistent with surrounding properties.

Council Member Wolfe made a motion to approve the rezoning request for 6014 and 6016 West Gate City Boulevard from civic to conditional zoning commercial with the conditions restricting the uses of the property as presented. Council Member Rayborn made a second to the motion.

Weiner took a roll call vote as follows:

- Council Member Wolfe- Aye
- Council Member Capes- Aye
- Council Member Straughn- Aye
- Council Member Rayborn- Aye

The motion passed by unanimous vote.

Council Member Wolfe made the following motion:

"I make a motion that the proposed zoning amendment #2021-01 be approved based on the following:

Even though the proposed zoning amendment is inconsistent with the adopted comprehensive plan of the Town of Jamestown, a change in conditions in meeting the development needs of the community has occurred since the adoption of the plan. These changes include:

GTCC has purchased the site and use it for civic purposes. Also, the current development in the surrounding area is commercial in nature.

The proposed zoning amendment is reasonable because:

The Town staff report is adopted by reference. The Town Council finds the proposed zoning amendment to be reasonable and consistent with the current zoning, trends in the commercial development in the surrounding areas, and it coordinates planning with the surrounding jurisdictions.

The proposed zoning amendment is in the public interest because:

The Town staff report is adopted by reference. The Town Council finds the proposed zoning amendment is in the public interest because the conditional zoning will carefully manage growth and strategically locate new land development in the most appropriate places.

The Town Council also approves the amendment to the Town of Jamestown Land Development Plan (Comprehensive Plan) to reflect this zoning amendment.”

Council Member Rayborn made a second to the motion. The motion passed by unanimous vote.

- Public Hearing on Question of Annexation pursuant to G.S. 160A-31 for 6014 and 6016 W. Gate City Blvd.- Johnson stated that the Town had received a petition for annexation of the property located at 6014 and 6016 West Gate City Boulevard. He added that the Town Clerk had investigated the petition and that Council had adopted the Certificate of Sufficiency at their May 18th meeting. He said that a public hearing date had been set for the current meeting. He noted that there was a copy of an ordinance to extend the corporate limits of the Town included in the Council packet.

Mayor Montgomery opened the public hearing to anyone that would like to speak about the proposed annexation.

Nobody came forward to speak.

Mayor Montgomery closed the public hearing and opened the floor to Council for discussion.

Council Member Wolfe stated that the property was in the Town’s ETJ. She added that it was logical to annex the parcels per the applicant’s request.

Council Member Wolfe made a motion to adopt the ordinance to extend the corporate limits for the annexation of 6014 and 6016 West Gate City Boulevard. Council Member Straughn made a second to the motion.

Weiner took a roll call vote as follows:

Council Member Wolfe- Aye
Council Member Capes- Aye
Council Member Straughn- Aye
Council Member Rayborn- Aye

The motion passed by unanimous vote.

(Ordinance to Extend the Corporate Limits of the Town of Jamestown)

New Business-

- Consideration of approval of Capital Project Ordinance for Oakdale Sidewalk Project Phase II and Budget Amendment #26- Gallman stated that the Oakdale Sidewalk project was originally included in the General Fund during the design phase. She added that staff would like to set up a capital project ordinance for the project's construction. She requested that Council adopt the resolution to establish the capital project ordinance and approve Budget Amendment #26. She added that the amendment would allow staff to adjust the budget so that the Town's match for the project could be transferred into the capital project fund.

Council Member Wolfe made a motion to approve the resolution adopting the capital project ordinance for Oakdale Sidewalk Phase 2 and Budget Amendment #26. Council Member Rayborn made a second to the motion. The motion passed by unanimous vote.

(Resolution adopting the Capital Project Ordinance for Oakdale Sidewalk Phase 2 and Budget Amendment #26)

- Consideration of approval of Amendment to the Employment Contract for the Town Manager- Koonce stated that staff had submitted a copy of an amendment to the employment contract for the Interim Town Manager to Council. She said that the amendment would extend Treme's employment to the end of December and would adjust his weekly hours to 26.5 per week. She added that all the other terms included in the original hiring contract still applied.

Council Member Straughn made a motion to approve the amendment to the employment contract for the Interim Town Manager. Council Member Rayborn made a second to the motion. The motion passed by unanimous vote.

Manager Report-

- Manager Report- Treme said that staff was proceeding with the construction of the recreation maintenance facility. He also highlighted the inclusivity training that staff and Council had attended that morning. He noted that this was related to one of the goals included in the Town's strategic plan. He stated that Council would have a Special Meeting on July 15th to focus on clarifying the Town's mission, vision, and values. He also spoke about the upcoming growth strategic plan meeting that staff would attend to prepare for future change in the area.

Treme called Derek Carson forward. He announced that Carson had been formally appointed to serve as the Fire Chief of Pinecroft Sedgefield Fire Department effective July 1st.

Carson stated that he was excited and honored to lead his team and to serve the community.

- Council Member Committee Reports-
 - Council Member Wolfe stated that there had been a TAC meeting on May 25th. She noted that NCDOT had reported that their finances were stable. She also noted that litter along roadways was a significant issue. She encouraged anyone that was interested in picking up litter around the area to contact Elizabeth Greeson at Town Hall.
- High School Representative Report- Mayor Montgomery stated that Scott was not present because he was pitching in a playoff baseball game for Ragsdale High School. She added that he had graduated with honors on June 5th.

Public Comment- Nobody signed up.

Other Business- Council Member Wolfe stated that Town Hall would reopen to the public in July. She asked if Council would return to the Council Chambers for the July meeting. Treme said that Council would need to make that decision.

Council Member Capes said that he thought the Civic Center was a better venue for meetings. He added that it allowed more people to attend.

Council Member Rayborn stated that she still felt more comfortable holding meetings in the Civic Center. She noted that Covid cases had declined, but that vaccines were still not available to all age groups.

Council Member Straughn said that he did like the round table in the Council Chambers. However, he noted that it was difficult for everyone to fit into that space when the meetings were heavily attended.

Closed Session per G.S. 143-318.11 to discuss matters related to Attorney Client Privilege- Lori Herron (2216 Guilford College Road) vs. the Town of Jamestown- Council Member Wolfe made a motion to go into closed session per G.S. 143-318.11 to discuss matters related to attorney client privilege- Lori Herron (2216 Guilford College Road) vs. the Town of Jamestown. Council Member Capes made a second to the motion. The motion passed by unanimous vote.

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

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

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

The meeting ended at 8:31 pm.

Mayor

Town Clerk