

Regular Meeting of the Town Council  
July 18, 2017  
6:30 pm  
Minutes & General Account

**Council Members Present:** Mayor Volz, Council Members Montgomery, Ragsdale, Nixon, & Straughn

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

**Visitors Present:** Martha Wolfe, Rebecca Mann Rayborn, Charles Clapp, Marie Painter, Wid Painter, Robert Frederick, John Capes, Sarah Glanville, & Carol Brooks.

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

- Pledge of Allegiance- Mayor Volz led everyone in the Pledge of Allegiance
- Community Reflections- Mayor Volz stated that he hoped everyone had a good Fourth of July holiday and noted the following upcoming community events:
  - Cake's by B Blue House Bakery is offering a summer camp for children interested in learning how to bake. The camp is \$150 per child and takes place from 9:00 am until 12:00 pm. The summer camp lasts from July 31<sup>st</sup>-August 4<sup>th</sup> for 8-12 year olds and August 7<sup>th</sup>-August 11<sup>th</sup> for 13-16 year olds.
  - Community Farmer's Market will be held on Wednesday evenings from 5:00 pm to 8:00 pm at the First Baptist Church
  - July 21<sup>st</sup> at 12:00 pm-deadline for the filing period for those wishing to run for public office
  - September 23<sup>rd</sup> at 1:00 pm- Michael Briggs is hosting a seminar discussing the longrifle makers of Guilford County in the Ragsdale Civic Center at Town Hall
  - October 10<sup>th</sup>- The Primary Election will be held at Town Hall
  - November 7<sup>th</sup>- The Regular Election will be held at Town Hall
- Moment of Silence- Mayor Volz called for a moment of silence

**Approval of Minutes from the June 20, 2017 Regular Town Council meeting-** Council Member Straughn made a motion to approve the minutes from the June 20, 2017 Regular meeting. Council Member Nixon made a second to the motion. The motion passed by unanimous vote.

**Old Business**

- Public Hearings
  - **Public Hearing to consider a rezoning request from Gannaway, LLC for the property located at 720 RI W Main St and 101 Matthews Lane from Conditional Zoning- Multifamily Residential (CZ-MFR) and Commercial (C) to Conditional Zoning- Multifamily Residential (CZ-MFR)-** Johnson stated that the applicant had requested to continue the public hearing until the August 15<sup>th</sup> Regular Town Council meeting. He requested that Council open the public hearing and make a motion to continue it until the August 15<sup>th</sup> meeting at 6:30 in the Council Chambers. He asked Council if there were any questions.

Council Member Straughn asked if the applicant had given a reason for requesting that the public hearing be continued. Johnson stated that they needed more time to fulfill their contractor agreement.

Council Member Straughn made a motion to continue the public hearing until the August 15<sup>th</sup> Regular Town Council meeting at 6:30 pm in the Council Chambers. Council Member Montgomery made a second to the motion. The motion passed by unanimous vote.

- **Public Hearing for amendment to the Land Development Ordinance (LDO): Parking of Oversized/Commercial vehicles in residentially zoned areas-** Johnson gave an overview of the LDO amendment. He stated that the public hearing had been continued at the June 20<sup>th</sup> meeting because the language of the ordinance had been too vague. He noted that he had changed the phrases and had shifted focus from commercial vehicles to oversized vehicles. He had defined oversized vehicles as those that exceed 10,000 pounds GVWR or are used to transport hazardous materials or construction vehicles designed primarily for off-road usage. The amendment would prevent oversized vehicles from being parked or stored in residentially zoned areas. He asked Council if they had any questions.

Council Member Straughn had some concerns about the weight limitation. He did not want to prevent people that were assigned police, EMT vehicles, etc. from being able to store them at their home. There was also discussion about the impacts the amendment would have on parking church buses. Council Member Straughn stated that he believed that the amendment was too restrictive and Council Member Nixon agreed. Council discussed possible exemptions to the amendment.

Johnson stated that he would make the suggested change of defining oversized vehicles as exceeding 20,000 lbs. with an exemption for school buses and religious land uses.

Mayor Volz opened the public hearing to anyone that would like to speak in favor of the amendment. There was no one. Mayor Volz closed that portion of the public hearing.

Mayor Volz opened the public hearing to anyone that would like to speak against the amendment. There was no one.

Mayor Volz suggested that the Planning Board review the amendment after the changes had been made and then they could discuss it at the next Council meeting.

Council Member Nixon made a motion to continue the public hearing for the amendment to the August 15<sup>th</sup> Regular Town Council meeting. Council Member Straughn made a second to the motion. The motion passed by unanimous vote.

Johnson stated that staff would present the amendment to the Planning Board during their August meeting and relay the Planning Board's recommendation to Council at the August 15<sup>th</sup> Town Council meeting.

- **Public Hearing for amendment to the LDO: Winery, Brewery, or Distillery-** Johnson presented an overview of the amendment. He stated that the public hearing for the amendment had been continued at the June 20<sup>th</sup> meeting. He had spoken with each of the Council Members about the amendment since the continuation and attempted to address their concerns. He asked Council if they had any questions.

Council Member Nixon stated that she was still uncomfortable with the amendment, but felt that she could not object to something that she did not have a solution for. She felt that the amendment would not prohibit someone from opening a winery or distillery in an inappropriate place such as a tattoo parlor.

Johnson stated that the Town would have to approve that the retailers were in the authorized zones before they could begin producing alcohol. He noted that this did give the Town some authority over the process.

Mayor Volz asked if Art Wise, Planning Board Chair, had anything to add. He did not.

Mayor Volz opened the public hearing to anyone that would like to speak in favor of the amendment. There was no one. Mayor Volz closed that portion of the public hearing.

Mayor Volz opened the public hearing to anyone that would like to speak against the amendment. There was no one. Mayor Volz closed that portion of the public hearing.

Council Member Ragsdale made a motion to approve the amendment to the LDO. Council Member Montgomery made a second to the motion.

McBride took a roll call vote as follows-

Billy Ragsdale- Aye  
Lynn Montgomery- Aye  
Georgia Nixon- Aye  
Lawrence Straughn- Aye

Council Member Nixon made a motion that the amendment to the LDO was in the public interest as it was located, designed, and proposed to be operated so as not to substantially injure the value of adjoining property, conforms with the general plans for the land use and development of the Town of Jamestown, and will be in harmony with the area in which it is located; and the Council finds that the request is consistent with the following provisions of the adopted 2020 Land Development Plan. Council Member Montgomery made a second to the motion.

McBride took a roll call vote as follows:

Billy Ragsdale- Aye  
Lynn Montgomery- Aye  
Georgia Nixon- Aye  
Lawrence Straughn- Aye

**Public Comment-** Nobody signed up.

**New Business-**

- Presentation on installing bicycle lanes in Jamestown- Cole stated that Painter had raised some concern about the safety of cyclists in Jamestown with Town Staff. He said that Painter had prepared a presentation on the issue.

Painter stated that riding a bicycle has several positive benefits. It is better for the environment and can help cyclists lead a healthier lifestyle. However, the roads in Jamestown are not safe for those wishing to use their bicycles as primary transportation. He highlighted ten roads that he felt were the most dangerous:

- Guilford Road
- East Main Street
- Ragsdale Road
- West Main Street
- Oakdale Road
- Guilford College Road
- Penny Road
- Scientific Street
- Dillon Road
- East Fork Road

Painter requested that the Council speak to NCDOT about grant opportunities to install and improve bicycle lanes within the Town.

Mayor Volz and Council discussed the possibility and implications of installing new bicycle lanes. Cole stated that Town staff would reach out to NCDOT and explore grant opportunities.

- Discussion of new annexation agreement between the Town of Jamestown and the City of High Point- Johnson stated that Jamestown’s annexation agreement with the City of High Point would expire in December 2018. He explained that an annexation agreement defines the boundaries that the Town of Jamestown or the City of High Point could annex in the future. He requested that Council set a public hearing for the annexation agreement for the August 15<sup>th</sup> Regular Town Council meeting at 6:30 pm in the Council Chambers.

Council Member Nixon made a motion to set the public hearing date for the annexation agreement for August 15<sup>th</sup> at 6:30 in the Council Chambers. Council Member Straughn made a second to the motion. The motion passed by unanimous vote.

- Consideration of adoption of Consent Agenda- Cole presented the idea of adopting a consent agenda to Council. It would allow Council Members to approve several items at once. The items that would be placed on the consent agenda would be routine (ex. minutes, budget amendments, resolutions, etc.). This would allow for the Council to be more efficient and spend time on more complex items on the agenda. Council Members would also have the right to remove any item from the consent agenda and place it on the regular agenda for discussion.

Council Member Straughn asked if there would have to be a vote to remove an item from the consent agenda. Cole stated that a vote would not be required and that any Council Member could request to move an item.

Council Member Montgomery asked if the items would have to be removed from the consent agenda before the meeting began. Cole stated that they could make the request before or at the beginning of the meeting.

Council Member Straughn made a motion to approve the implementation of a consent agenda. Council Member Ragsdale made a second to the motion. The motion passed by unanimous vote.

- Discussion of additional payment request from Koury Corporation- Cole gave the background information of the initial agreement between the Town of Jamestown and Koury Corporation. Koury had to install water and sewer line extensions in order to complete their construction project. The Town and Koury signed a reimbursement agreement for the extensions that totaled \$575,000. The agreement stated that the reimbursement amount could not exceed \$575,000. Koury had submitted an invoice for additional costs totaling \$63,274.70. Cole stated that Blanchard had examined the numbers and calculated a reasonable estimate that could be paid to Koury for their additional expenses.

Blanchard explained how Koury had calculated the numbers on their invoice. Blanchard stated that he had examined the numbers and had estimated a different amount that would be appropriate for the invoice. Blanchard said that his analysis led him to believe that \$45,023.25 would be a sufficient amount for reimbursement. He asked Council if they had any questions.

Council Member Straughn asked Blanchard for clarification about the difference between the requested amount from Koury and the numbers that he had estimated. Blanchard stated that Koury's estimate was higher because they were including expenses that resulted from supervision, labor, and salaries of their workers. Blanchard noted that there were some additional expenses that were not anticipated before both parties came to an initial agreement, but his estimate for the reimbursement was \$45,023.25.

Council Members discussed the history of the initial negotiations of the contract. Council Member Nixon stated that Koury had been very firm in their negotiations and she did not believe that the Town should give them a reimbursement for the expenses that exceeded the agreed upon cap. She noted that there were several factors that were considered and taken into account before both parties agreed to the initial contract. She stated that Koury had been accommodating and fair to the Town, but she believed that the Town had been to them as well. She disagreed with giving Koury any reimbursement.

Council Member Nixon made a motion to deny the reimbursement request. Council Member Montgomery made a second to the motion. The motion passed by unanimous vote.

## **Committee/Department Reports**

- Jamestown Park & Golf Course Quarterly Report- Sanderlin presented the quarterly report for the Golf Course. He compared the revenue generated by the Golf Course in the month of April 2017 to April 2016. The revenues had increased by 50%. The revenue for the golf course has been steadily increasing over time. He also noted that there had been an increase in citizens utilizing the Clubhouse space that were not golfers. It has been rented for several events such as bridal showers, birthday parties, book clubs, garden clubs, and reservations have been increasing for the upcoming holiday season. Sanderlin stated that the new grill equipment would be installed in the coming weeks.

Council Member Nixon told Sanderlin that she had visited the Golf Course recently and the customer service she received was excellent.

Mayor Volz suggested using the money generated by the Golf Course and Clubhouse exclusively to invest in future improvements and maintenance of the facilities. Cole agreed that they could speak with Gallman about the issue.

- Budget Amendments- Cole presented the budget amendments prepared by Judy Gallman, Finance Director. He explained that Budget Amendment #1 was for expenditures that did not get spent in time to be recorded for Fiscal Year 2016/2017. The amendment would re-appropriate the funds in the new 2017/2018 Fiscal Year.

Council Member Straughn made a motion to approve the amendment. Council Member Ragsdale made a second to the motion. The motion passed by unanimous vote.

Cole explained that Budget Amendment #2 was prepared in advance to address Koury Corporation's reimbursement request. The budget amendment would have transferred money from the Water/Sewer Capital Reserve Fund to the Koury capital project. However, the reimbursement request had been denied by Council.

Council Member Nixon made a motion to deny Budget Amendment #2. Council Member Montgomery made a second to the motion. The motion passed by unanimous vote.

- Analysis of financial position of the Town of Jamestown- Cole presented the financial summary that Gallman had prepared. He highlighted the total fund balances and noted that the numbers were preliminary. He also briefly spoke about the revenues and expenditures of the Golf Course.

**Public Comment**- Nobody signed up.

**Other Business**- There was a brief discussion between Council Members and Blanchard about the progress of completing the E. Fork pedestrian bridge, sidewalk projects, and the Public Services Facility.

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

The meeting ended at 7:52 pm.