

Regular Meeting of the Town Council
August 15, 2017
6:30 pm
Minutes & General Account

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

Council Members Absent: Council Member Ragsdale

Staff Present: Kenny Cole, Matthew Johnson, Paul Blanchard, Judy Gallman, Katie McBride, James Lanik, Attorney.

Visitors Present: Martha Wolfe, Joan Swift, Nick Scarci, Rebecca Mann Rayborn, Robert Frederick, Rich Glover, & 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 highlighted the following upcoming community events:
 - August 26th- Jamestown Civitans would be holding their annual Lobsterfest
 - September 4th- Town Hall would be closed for Labor Day. There would be no change in garbage or recycling collection.
 - September 16th- There would be a special event held in Wrenn Miller Park from 5:00 pm until 10:00 pm
 - September 23rd- Longrifle makers of Guilford County seminar would be held in the Ragsdale Civic Center at 1:00 pm
- Moment of Silence- Mayor Volz called for a moment of silence

Consent Agenda- The consent agenda included the following items:

- Approval of Minutes from the July 18, 2017 meeting
- Budget Amendment
- Analysis of financial position of the Town of Jamestown
- Consideration of new job classification in pay grade 14- Golf Superintendent
- Resolution designating Pinnacle Bank and First Bank as Official Depositories

Council Member Nixon made a motion to approve the consent agenda. Council Member Straughn 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 would like to speak first.

Rich Glover, Jamestown Engineering, said that the developer of the property in question had an emergency and was not able to attend the meeting. He also noted that the

developer had been addressing some issues with the contractor and would like to request that the public hearing be continued until the September meeting.

Mayor Volz opened the public hearing to allow anyone that had come for the public hearing to speak. He asked anyone in favor of the rezoning to come forward. 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 rezoning. There was no one. Mayor Volz closed that portion of the public hearing.

Council Member Nixon made a motion to continue the public hearing for the rezoning to the September 19th meeting. Council Member Montgomery made a second to the motion. The motion passed by unanimous vote.

- **Public Hearing to consider the new annexation agreement between the Town of Jamestown and the City of High Point-** Johnson gave an overview of the annexation agreement and explained what an annexation agreement consists of. He stated that the agreement would define territories the municipalities may be able to annex in the future. He used maps of the boundaries between the Town of Jamestown and the City of High Point to explain the details of the agreement and any changes that were being made. He noted that the Town had made every effort to be transparent throughout the process of creating and presenting the annexation agreement to the Town Council. The Town of Jamestown had followed all the legal requirements of notifying the public that there would be a public hearing on the agreement that night. He also noted that the boundaries for annexation lines are typically determined by the municipality's ability to provide water/sewer service to annexed areas.

Mayor Volz opened the public hearing to anyone that would like to speak in favor of the annexation agreement. 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 annexation agreement.

Robert Frederick, 706 Ragsdale Rd. - Frederick stated that he believed that the annexation agreement was drafted too quickly. He also said that the public had not been adequately notified about the public hearing and had not had sufficient access to the agreement. He stated that annexation agreements affected more than utility billing revenue. He encouraged the Council to consider creating an environmental circle around the Town of Jamestown.

Mayor Volz asked if there was anyone else that would like to speak against the annexation agreement. There was no one. Mayor Volz closed that portion of the public hearing.

Council Member Nixon stated that she was in favor of the annexation agreement. She noted that the properties that would be included in the new agreement were already receiving water/sewer services from the Town.

Council Member Straughn made a motion to approve the new annexation agreement between the Town of Jamestown and the City of High Point.

McBride took a roll call vote as follows:

Council Member Montgomery- Aye

Council Member Nixon- Aye

Council Member Straughn- Aye

Council Member Nixon made a motion that the annexation agreement was consistent with the Land Development Plan as presented. She stated,

“The Council finds that the proposed annexation agreement renewal is in the public interest as it is 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 the Council finds that the request is consistent with the following provisions of the adopted 2020 Land Development Plan: growth management policies and public services facilities.”

She also reiterated that the Town is already providing the properties within the agreement with water/sewer services.

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

- **Discussion of amendment to the Land Development Ordinance (LDO): Parking of Oversized/Commercial vehicles in residentially zoned areas-** Cole stated that the Planning Board met and discussed the amendment the previous night. Cole had presented the Planning Board the proposed amendment with the changes that Council had made at their last meeting. He stated that the Planning Board recommended changing the definition of oversized vehicles from those that exceed 20,000 lbs. GVWR to those that are over 13,000 lbs. GVWR. Cole stated that Art Wise, Planning Board Chair, was in attendance and would present the Planning Board’s recommendation.

Wise stated that the Planning Board believed that the definition for oversized vehicles should remain 13,000 lbs. while including the exemptions that Council had added. The Planning Board believed that the exemptions would address any problems that might arise without increasing the weight definition for oversized vehicles.

Cole stated that staff was requesting that Council set a public hearing date for the amendment for September 19th.

Council Member Nixon stated that she believed that the weight limitation of 13,000 lbs. was too low. Council Member Straughn agreed that he thought the limitation was too restrictive. Council Members discussed the implications of changing the weight limitation. Council Member Straughn suggested increasing the weight limitation to

19,500 lbs. in order to make the amendment less restrictive while preventing vehicles such as dump trucks from being parked in residential areas.

Council Member Nixon made a motion to set the public hearing date for September 19th with the addition of defining oversized vehicles as 19,500 lbs. and the deletion of the section regarding off-road construction vehicles. Council Member Montgomery made a second to the motion. The motion passed by unanimous vote.

Public Comment-

Joan Swift, High Point Realtors Association- Swift noted that every year the High Point Realtors Association presents a realtor report to the Council. She said that the Association currently had 566 members and that their goal was to protect the property rights of their clients. Swift stated that the demand for houses has greatly increased since the recession. She also highlighted the association's commitment to give back to the communities they serve.

New Business-

- **Discussion of new Brunch Ordinance-** Johnson gave an overview of the ordinance. He stated that it would allow businesses within the Town of Jamestown to begin selling alcohol at 10:00 am on Sundays. Johnson requested that Council set a public hearing date for the ordinance for September 19th.

Council Member Nixon made a motion to set the public hearing date for September 19th at 6:30 pm. Council Member Straughn made a second to the motion. The motion passed by unanimous vote.

- **Discussion of 2017 Pavement Condition Survey-** Blanchard stated that the pavement survey was conducted in order to assess the condition of the roads throughout the Town of Jamestown. The results of the survey would be utilized in order to prioritize repairs. Blanchard introduced John Fersner who was presenting on behalf of USI.

Fersner gave an overview of the results of the survey. He noted that they had examined 16.44 miles of road within Jamestown. He explained the eight different types of distresses that they were using to calculate the Pavement Condition Rating (PCR) of the Town. He noted that about 4% of the roads in Jamestown had severe alligator cracking and that staff should plan to address that issue. He stated that they observed some block cracking on some of the roads as well. Jamestown's PCR was within the average range when compared to other municipalities in North Carolina. Fersner emphasized the importance of maintaining roads and planning ahead for repairs and resurfacing.

Council Members discussed the details of the survey results.

- **Consideration of approval of water/sewer fee change-** Blanchard presented the fee change to Council. He stated that staff was recommending that water tap installation fees should be the cost of the water meter plus one hundred dollars for contractors /developers that were installing the taps themselves to Town standards. The one hundred dollar fee would cover the costs of the meter installation, inspection of water service, and setting up a new account. The fee was a product of House Bill 436 which addresses how water and sewer fees may be determined. The change would allow the Town to comply with House Bill 436.

The Town Council discussed the details of the change with Blanchard and Cole. Council Member Straughn made a motion to approve the water/sewer fee change. Council Member Montgomery made a second to the motion. The motion passed by unanimous vote.

- Consideration of approval of Continuity of Government Plan- Cole stated that Guilford County Emergency Management requested that the Town do an update on the Continuity of Government Plan. He noted that the plan outlines the authorities to contact and resources to use if there were an emergency. He stated that the plan has to be updated anytime contact information changes and that it may be brought back to Council in the future.

Council Member Straughn made a motion to approve the Continuity of Government Plan. Council Member Nixon made a second to the motion. The motion passed by unanimous vote.

Committee/Department Reports

- Update on Public Works Facility- Blanchard gave the Council an update on the construction of the new Public Works facility. He presented pictures of the original facility and photos taken throughout the building process. Blanchard noted that they had paved the parking lot on July 20th. He said that the new facility was almost complete.

Public Comment- No one signed up.

Other Business- There was none.

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

The meeting ended at 7:45 pm.

Mayor

Town Clerk