

**Regular Meeting of the Town Council  
August 21, 2018  
6:30 pm in the Council Chambers  
Minutes & General Account**

**Council Members Present:** Mayor Pro Tem Nixon, Council Member Wolfe, & Council Member Rayborn

**Council Members Absent:** Mayor Montgomery & Council Member Capes

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

**Visitors Present:** Charles Clapp, Robert Frederick, Jay Lowrey, Kyle Warise, Doug Sampson, & Carol Brooks.

**Call to Order-** Mayor Pro Tem Nixon called the meeting to order.

- Pledge of Allegiance- Mayor Pro Tem Nixon led everyone in the Pledge of Allegiance
- Moment of Silence- Mayor Pro Tem Nixon called for a moment of silence.
- Approval of Agenda- Council Member Wolfe made a motion to approve the agenda as presented for the August 21<sup>st</sup> meeting. Council Member Rayborn 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 July 17, 2018 meeting
- Resolution honoring Sarah Ulrich
- Resolution honoring Tony Brancazio
- Proclamation Fall Litter Sweep 2018
- Resolution to add First Bank as an official depository
- Analysis of financial position of the Town of Jamestown
- Analysis of financial position of the Jamestown Park & Golf Course
- Budget Amendment #4

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

**Public Comment-**

- Robert Frederick, 706 Ragsdale Rd. - Frederick encouraged Council to change the way they conducted public hearings. He believed that the current process discouraged citizens from speaking at public hearings. Frederick did not believe that Council had time to analyze what they heard from the public before they voted on an issue.

**Old Business**

- Consideration of approval of contract with North Davidson Garbage Services (NDGS) - Cole stated that staff had presented the recycling bids the Town had received at the July 17<sup>th</sup> Regular Town Council meeting. He said that Council had selected NDGS to provide recycling services and had instructed him to negotiate a contract with them. He noted that there had been a few

minor changes to the contract that had been included in their packets. Cole went over the changes to the contract with Council.

There was discussion between Council Members and Cole about how the carts would be distributed to citizens.

Council Members encouraged staff to begin educating the public about the upcoming change as soon as possible.

Council Member Wolfe made a motion to authorize the Town Manager to execute the contract with NDGS. Council Member Rayborn made a second to the motion. The motion passed by unanimous vote.

- Public Hearings-

- **Public Hearing to consider amending the Land Development Ordinance (LDO)-**

- Johnson stated that the ordinance update would allow for restaurants without drive thrus, bars, and retail sales to be uses that were permitted by right within industrial districts. He noted that those types of uses were not currently allowed in the industrially zoned areas. However, the Town had received a request to allow those uses.

- Johnson stated that the Planning Board held a public hearing on the issue at the July 9<sup>th</sup> meeting. The Board voted unanimously to recommend that Council adopt the resolution as presented.

- Johnson said that there were not enough Council Members present to approve the ordinance updates on the day of introduction. He recommended that Council open the public hearing, allow those present to speak on the subject, and continue the public hearing to the September 18<sup>th</sup> meeting without further advertisement.

- Mayor Pro Tem Nixon opened the public hearing to anyone that would like to speak in opposition of the update.

- Robert Frederick, 706 Ragsdale Rd. - Frederick stated that he did not understand the reason behind the change. He wanted to know who requested the change and what the purpose was for allowing those uses in industrial areas. He was concerned that allowing more bars would increase the noise levels at night within the community.

- Mayor Pro Tem Nixon asked if there was anyone else that would like to speak in opposition of the update. There was no one. She closed that portion of the public hearing.

- Mayor Pro Tem Nixon opened the public hearing to anyone that would like to speak in favor of the update.

- Ted Welborn- Welborn said that he was the owner of the Shoppes at Sedgefield. He stated that he had a tenant that would like to open a Craft and Vine shop. Welborn noted that it would be a great addition to Jamestown. He was very much in favor of

having a trendy and upscale business at the Shoppes at Sedgefield. He felt that it would be a compliment to the community. Welborn said that the building was initially zoned in 1994 as retail and was later zoned industrial. He stated that he thought the property should be grandfathered in to allow that type of use.

Mayor Pro Tem Nixon stated that the Council would be continuing the public hearing to the September 18<sup>th</sup> meeting. She urged Mr. Welborn and anyone else concerned about the issue to speak at that meeting.

Council Member Wolfe requested that the zoning maps be included in the packet for the September 18<sup>th</sup> meeting. She noted that the update would apply to all industrially zoned areas within the Town. She was concerned about maintaining the right balance between commercial and residential areas. Council Member Wolfe stated that it may be more appropriate for individual areas to be rezoned rather than approving a blanket amendment.

Council Member Rayborn agreed with Council Member Wolfe's concerns with the blanket amendment

There was discussion about the potential rezoning of that specific piece of property.

Council Member Wolfe made a motion to continue the public hearing to the September 18<sup>th</sup> Regular Town Council meeting. Council Member Rayborn made a second to the motion. The motion passed by unanimous vote.

### **New Business**

- Consideration of Appointment of Parks & Recreation Committee Member to serve remainder of unexpired term and Appointment of Alternate Member- McBride stated that Tony Brancazio had to step down from the Parks & Recreation Committee because of relocation for work. She said that Doug Sampson and Daniel McDaniel had both submitted applications for consideration to be appointed as a full-time Parks & Rec Member. She noted that they had both served as Alternates for the Committee since March 2017. She said that the person appointed to the full-time position would serve the remainder of Brancazio's term.

She also stated that Charles Clapp, Jr. and Danny Rogers had submitted applications for consideration to be appointed as an Alternate Member.

Council Member Wolfe said that Doug Sampson had submitted his application for his initial appointment before Daniel McDaniel. Therefore, she believed that he should be appointed to serve the remainder of Brancazio's term.

Council Member Rayborn noted that Danny Rogers had submitted an application for consideration to become an Alternate. However, she heard that he no longer lived within the town limits of Jamestown. Therefore, Rogers would not be eligible for appointment because Parks and Rec Members are required to live in town.

Council Member Wolfe made a motion to appoint Doug Sampson as the full-time Member and Charles Clapp, Jr. as the Alternate Member. Council Member Rayborn made a second to the motion. The motion passed by unanimous vote.

- Jamestown Park & Golf Course Quarterly Report- Sanderlin presented his quarterly report to Council. He stated that there had been several bad weather days in the last few months. He noted that it had affected the number of rounds of golf that had been played at the course. However, the golf course had been successfully aerified in July. He also said that the attendance at the parks for the special events had been continuing to grow. He stated that the National Night Out event had been very successful. He also gave an overview of the tournaments that would be held at the Jamestown Park.
- Request to set a public hearing date for solid waste ordinance updates- Blanchard requested that Council set a public hearing date to consider revising the solid waste ordinance.

Council Member Rayborn made a motion that Council conduct a public hearing to consider revisions to the ordinance related to the collection of solid waste at the Regular Town Council meeting on September 18, 2018. Council Member Wolfe made a second to the motion. The motion passed by unanimous vote.

- Consideration of approval of Resolution of Intent to close portion of abandoned right-of-way of High Point Rd. - Johnson stated that per North Carolina General Statute 160A-299, a municipality could entertain a request to close any portion of any street or right-of-way. He said that the first step in the process would be for Council to adopt a "Resolution of Intent" to close the street and set a public hearing date. He requested that Council set the public hearing date for October 16, 2018 in order to allow time to comply with the public notice requirements.

Council Member Wolfe made a motion to adopt the resolution of intent to close the portion of abandoned right-of-way of High Point Road. Mayor Pro Tem Nixon made a second to the motion.

McBride took a roll call vote as follows:

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

The motion passed by unanimous vote.

Council Member Wolfe made a motion to set the public hearing date for October 16<sup>th</sup> at 6:30 pm. Mayor Pro Tem Nixon made a second to the motion. The motion passed by unanimous vote.

- Discussion of appropriation of revitalization grant funding- Johnson stated that the Town of Jamestown had received \$50,000 for economic development and revitalization in grant funding. He said that the Town must submit proposals to the State no later than October 5<sup>th</sup> outlining how the funds would be used. He noted that the revitalization of the Oakdale Cotton Mill had been discussed and that staff had reached out to the owner of the property. He said that the

general consensus was that a portion of the money would be used to pay for Phase I of the revitalization plan. However, the owner was not interested in moving forward with the project.

He noted that the subcommittee had discussed using the funding for the following other projects:

- New entrance sign in the Penny Rd./W. Main St. vicinity
- New holiday decorations for downtown
- Flashing pedestrian crossing signs at selected crossings

He discussed the potential challenges of the projects with Council. He said that Council was not limited to selecting just one project, and that they could use the money for a combination of projects. Johnson stated that staff would like more direction from Council on their priorities at the September 18<sup>th</sup> meeting.

Mayor Pro Tem Nixon said that it was very disappointing that the owner of the Oakdale Cotton Mill was not interested in the revitalization project.

Council Members discussed the potential projects that could be funded.

### **Manager/Committee Reports**

- Manager Report- Cole noted the following in his manager's report:
  - **September 3<sup>rd</sup>**- Town Hall would be closed for Labor Day. There would be no change in garbage or recycling pickup
  - **September 7<sup>th</sup>**- Jamestown would host Music in the Park at Wrenn Miller from 6:00 to 10:00 pm. The band Spare Change would be playing and there would be food trucks at the event.
  - **September 13<sup>th</sup>**- The Town Council would have their retreat in Kernersville.
  - **September 18<sup>th</sup>**- The Town Council would have their Regular meeting in the Council Chambers at 6:30 pm
  - **September 22<sup>nd</sup>**- The Town of Jamestown would host the annual Fall Litter Sweep from 9:00 am to 11:00 am. He noted that Elizabeth Greeson did an outstanding job organizing the event last year. There was a great turnout and a lot of trash was picked up.
  - Cole also noted that staff had been working on implementing the new work order system. The system would provide a large amount of information on the work done by the employees of Jamestown.
  - He stated that the Flag Committee had met and selected a winner. Cole said that the chosen flag design had been included in the Council Member's packets.

Mayor Pro Tem Nixon stated that she had spoken with Council Member Capes about the competition. She said that there had been two submissions to the design competition. She stated that Brodie Loman had submitted the winning design and she thanked him for his hard work.

- Council Member Committee Reports-
  - Council Member Wolfe stated that TAC had not met that month, but that they would have a meeting the next week.
  - Council Member Rayborn said that the Planning Board had not met.

There was discussion between Mayor Pro Tem Nixon and Council Member Wolfe about the revitalization of the Oakdale Cotton Mill. Council Member Wolfe said that the mill was in really rough shape, but the property owner had no interest in funding any aspect of the project.

**Public Comment-** Nobody signed up.

**Other Business-** Council Member Rayborn encouraged everyone to consider volunteering at the schools in Jamestown. She noted that they always need more people to help out.

Mayor Pro Tem Nixon stated that one of her former teachers, Mr. Zidek, had passed away unexpectedly the night before. She said that he had taught at Ragsdale and she was sure he had made a positive impact on many students' lives.

Mayor Pro Tem Nixon also said that something needed to be done about the Oakdale Cotton Mill. She stated that it was an attractive nuisance for kids and she had several clients that had gotten into trouble there.

**Adjournment-** Mayor Pro Tem Nixon made a motion to adjourn. Council Member Wolfe made a second to the motion. The motion passed by unanimous vote.

The meeting ended at 7:31 pm.

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Mayor

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Town Clerk