

**Regular Meeting of the Town Council
September 15, 2020
6:00 pm in the Civic Center
Minutes & General Account**

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

Staff Present: Kenny Cole, Matthew Johnson, Katie Weiner, Paul Blanchard, John Crowe, & Beth Koonce, Town Attorney

Visitors Present: No visitors were present.

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

- 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. There were no changes requested.

Council Member Straughn made a motion to approve the agenda for the September 15th Regular Town Council meeting. 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 August 18, 2020 Regular Meeting
- Resolution recognizing the Retirement of Mike Mills from NCDOT
- Approval of Proclamation for Constitution Week 2020
- Analysis of financial position of the Town of Jamestown
- Analysis of the financial position of the Jamestown Park & Golf Course
- Budget Amendment #7
- Notification of Advances

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

(Resolution recognizing the Retirement of Mike Mills from NCDOT, Proclamation for Constitution Week 2020, & Budget Amendment #7)

Public Comment- Nobody signed up.

Old Business-

- Consideration of approval of Coronavirus Intergovernmental Agreement- Cole stated that Council had discussed the Coronavirus Intergovernmental Agreement at their August 18th Regular meeting. He added that Guilford County had received some money to assist municipalities with expenditures that resulted from the Coronavirus pandemic. He noted that the Town of Jamestown had been allocated up to \$40,070 in relief funding.

Cole stated that Council had decided to table the item at their previous meeting in order to allow for him to contact other municipalities about the agreement. He said that he had contacted staff in the other incorporated areas. He learned that most had not entered into the agreement because they did not have a large amount of expenditures that had resulted from the Coronavirus. He added that Beth Koonce, Town Attorney, had reviewed the contract, and he believed it would be in the Town's best interest to approve the agreement.

Council Member Capes made a motion to approve the agreement.

Council Member Wolfe stated that she had made her feelings about the agreement clear at the previous meeting, and they had not changed. She said that she did not think that the agreement would be in the best interest of the Town as it was currently written. She was still concerned about the FEMA requirement, the potential penalties, and the cost for a single-audit that would have to be conducted if the Town received funding.

Council Member Capes stated that Council Member Wolfe made a very good point, and he withdrew his motion.

Council Members continued to discuss the details of the agreement with Cole.

Cole said that he thought it would be a good idea to have the agreement in place so that the Town had the option to file with the County for reimbursement on Covid related expenses.

Koonce stated that she had reviewed the contract. She noted that it was her understanding that the Town would have to file a claim with FEMA and receive a response before the Town could file for reimbursement with the County.

Cole said that if the agreement were approved that the Town may never have to apply for reimbursement with the County. However, the Town may lose an opportunity for additional funding if the agreement were denied. He added that he would get approval from Council and the Town Attorney before he applied for anything with the County.

Council continued to discuss the details of the agreement. Cole encouraged the Council to approve the agreement.

Council Member Capes made a motion to approve the agreement. The motion died for lack of a second.

Several Council Members requested more information about the details of the agreement. Council Member Wolfe stated that she would like to know if the FEMA requirement resulted from the federal CARES Act. She also requested more information about the potential penalty of interest.

Mayor Montgomery stated that the Council would revisit the potential approval of the agreement at the October 20th Town Council meeting.

- Consideration of approval for Order of Demolition for property located at 301 Lee Street- Johnson stated that the Council had made multiple attempts to remedy the nuisance at 301 Lee

Street. He said that the owner had been granted a permit to repair the structures. He added that the permit had expired in February 2020, and the structures had continued to deteriorate. He said that he and Koonce had hosted a teleconference with the owner on May 28, 2020. He stated that Town staff had informed the owner of the property that the home and accessory structure had been found to be unsafe during that teleconference. He added that demolition of the structure would be necessary to alleviate the dangers to public safety. Johnson said that the owner had been notified in writing on May 27, 2020 that he had the right to appeal. Johnson stated that the owner had not sought an appeal. Therefore, the Town had the option to demolish the home and the accessory structure.

Johnson noted that Koonce had drafted an order of demolition which would be recorded with the register of deeds if it were approved. Johnson said that the Town would then contract with a demolition contractor to demolish the structures and remove the debris. He added that staff had recently learned that the property owner had hired an attorney.

Koonce stated that she had been contacted by an attorney that was representing the property owner, Mr. Young. She said that she had sent the attorney the information that she had from the inspection report. Koonce said that he had requested that Council consider giving Mr. Young additional time to remedy the issue. However, she added that Council did not have to formally consider that option during the meeting that night and that the only item that they needed to vote on was the proposed order of demolition.

Council Member Wolfe discussed the details of placing a lien on the property with Koonce. They also spoke about the ways that the Town could recuperate the expenses that would result from the condemnation and demolition.

Council Members discussed the process of demolishing the property and any potential legal repercussions that may result from that action.

Council Member Straughn made a motion to approve the order of demolition for 301 Lee Street. Council Member Capes made a second to the motion. The motion passed by unanimous vote.

(Order of Demolition for 301 Lee Street)

- Consideration of Adoption of Certificate of Sufficiency- Johnson stated that Town staff had received a petition for annexation of the property commonly known as the “Johnson Farm.” He added that Council had requested that staff investigate the petition at their August 18th Regular meeting. He added that Town staff had investigated the petition and had submitted a certificate of sufficiency for the Council’s consideration.

He said that staff had discovered that the parcel located at 5230 Mackay Road was previously annexed into the City of Greensboro in 1988. Johnson added that the parcel would not currently be considered for annexation as a result. He stated that the developer’s attorney informed him that they would seek the deannexation of that parcel from Greensboro. He noted that the developer’s attorney would then seek to annex the parcel into the Town of Jamestown through the General Assembly. Johnson requested that Council adopt the certificate of sufficiency.

Council Member Rayborn noted that there were two typos in the typed names on the petition. She added that she had learned that the errors did not impact the legality of the document. However, she requested that the applicant resubmit the document with corrections.

Council Member Wolfe made a motion to adopt the certificate of sufficiency with the condition that the petition were resubmitted with corrections by the October 20th Town Council meeting. Council Member Straughn made a second to the motion. The motion passed by unanimous vote.

(Certificate of Sufficiency)

- Consideration of approval of Resolution Fixing Date of Public Hearing on Question of Annexation pursuant to G.S. 160A-31- Johnson requested that Council approve the resolution which would set a public hearing date for the consideration of annexation of the “Johnson Property” for the January 19th Regular Town Council meeting at 6:00 pm in the Civic Center.

Council Member Straughn made a motion to approve the Resolution fixing the date of the public hearing on the question of annexation pursuant to G.S. 160A-31 for the January 19th Regular Town Council meeting at 6:00 pm in the Civic Center. Council Member Capes made as second to the motion. The motion passed by unanimous vote.

(Resolution Fixing Date of Public Hearing on Questions of Annexation pursuant to G.S. 160A-31)

New Business-

- Jamestown Park & Golf Course Greens Report- Crowe came forward to present his report on the greens of the Jamestown Park and Golf Course. He thanked Council for having the foresight to close the course for six weeks during the beginning of the Coronavirus pandemic. He stated that it gave employees the opportunity to do several things around the Golf Course. He noted that they had aerified the greens and the fairway during that time. He added that Covid had brought people out to play golf that had never played before because it was a sport that allowed for social distancing.

Crowe added that there was a honeybee hive that staff had found on the greens. He noted that this made him happy because it meant that the chemicals that they were using on the greens were not toxic to wildlife. He also described issues that staff had with controlling the nematodes that were within the soil. He added that staff would continue to treat the greens in order to prevent damage that may result from nematodes. Crowe gave an overview of the ways in which staff was maintaining the health of the greens and preparing for the upcoming fall weather. He added that the Jamestown Park & Golf Course was also ranked as the second best course in Guilford County.

Council thanked Crowe for his hard work.

Manager/Committee Reports-

- Manager Report- Cole presented his monthly Manager’s Report to Council. He noted that several of the sidewalk projects that had been ongoing were completed. He added that work had begun for the creation of the human resources office in Town Hall. Cole stated that the internet connection had been upgraded so that the live stream of the meetings would be improved. He said that loose leaf collection would begin on October 26th.

Council Member Wolfe asked about the progress of the installation of the payment drop box at Town Hall. Blanchard stated that a location for the drop box had been selected, and that it would be setup in the next few days.

Council Member Wolfe spoke about the improvements that needed to be made to the Oakdale Cotton Mill. She stated that she thought a letter needed to be written that listed the parcels and the required maintenance that needed to occur. Cole said that he had emailed the property owner and let them know that the grass needed to be mowed.

Council Members discussed the need for the doors on the homes to be locked.

Council Member Capes had provided photos of the Oakdale Cotton Mill to Council. He said that there was one home on the property that had a gutter hanging off the side which could be hazardous. He added that there was a window that had been completely busted out. Council Member Capes stated that the property manager needed to prioritize addressing the issues.

Council Member Wolfe reiterated the need for a detailed inventory of improvements that needed to be made.

Council Members discussed ways that the issues with the Oakdale Cotton Mill could be resolved. Cole agreed that a formal letter to the property owner and manager would be a good idea. He stated that he would attempt to schedule a virtual meeting with the owner. Cole encouraged Council to be involved with the conversations with the owner.

Council discussed possible security measures that could be put into place and the potential increased involvement of the Guilford County Sheriff's office.

Council Member Capes also asked Cole if the new Jamestown sign at Flowers Bakery would be lit. Cole stated that there were plans to install lights for the sign.

- Council Member Committee Reports-

- Council Member Wolfe stated that the deadline for the census had been extended until the end of October. She said that there was a TAC meeting on August 25th. She added that they had presented Mike Mills with a resolution for his retirement at that meeting. She stated that there was a Comp Plan Steering Committee meeting on August 31st. She added that they had received an overview of the listening sessions conducted by the consultant at that meeting. She added that Benchmark planned to do several walking tours with citizens in the coming weeks in order to gain more feedback for the update.
- Council Member Rayborn gave Council an overview of the Planning Board meetings that had occurred. She stated that Planning Board Members had discussed several details about the potential Castleton Village Development. She noted that a consultant from Benchmark had attended the last meeting to facilitate the discussion. She stated that it led to a very productive conversation. She added that Planning Board Members had discussed the location of amenities, density, overcrowding of schools, lighting along sidewalks, buffers, and several other issues.

Council Members discussed the details of the Planning Board meeting with Council Member Rayborn. Council Members also expressed their appreciation for all of the hard work that the Planning Board Members were doing.

Public Comment- Nobody signed up.

Other Business- There was no other business discussed.

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 7:44 pm.

Mayor

Town Clerk