

Regular Meeting of the Town Council
September 21, 2021
6:00 pm in the Civic Center
Minutes & General Account

Council Members Present: Mayor Montgomery, Council Members Wolfe, Rayborn, Capes (attending virtually), & Straughn

Staff Members Present: Dave Treme, Matthew Johnson, Katie Weiner, Paul Blanchard, Judy Gallman, Elizabeth Greeson, Kenneth Clouser (Audio & Video Technician), & Beth Koonce, Town Attorney

Visitors Present: Jane Walker Payne, Deborah Beach, Eddie Oakley, Charles Hinsley, Brant Gomez, & 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 add item "II-H. Budget Amendment #7" to the consent agenda and to remove the closed session from the regular agenda.

Council Member Wolfe made a motion to approve the agenda with the requested changes. 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 August 11th Joint Town Council & Planning Board Meeting
- Approval of minutes from the August 11th Special Town Council Meeting
- Approval of minutes from the August 17th Regular Town Council Meeting
- Reappointment of Sherrie Richmond as an ETJ Planning Board Member
- Analysis of the financial position of the Town of Jamestown
- Analysis of the financial position of the Jamestown Park and Golf Course
- Notification of Advances
- Budget Amendment #7

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.

(Budget Amendment #7)

Public Comment-

- Charles Hinsley, 109 Winrow Drive- Hinsley stated that he would like to submit two documents to the board for their consideration. They were property summaries for the property known as the “Johnson Farm.” He added that he had been involved in several conversations with Council Members and citizens and it seemed that there was a misunderstanding about how the property was classified. He stated that a Council Member had told him that the property was classified as agricultural, but he noted that the documents seem to indicate that a large portion of the property was residential. Hinsley submitted the documents to Weiner. He requested that Council review the documents and follow up with him about the classification of the land.
- Brant Gomez, 211 Misty Waters Lane- Gomez stated that he was an HOA board member for the Riverwalk community. He spoke about the possibility of extending the sidewalk from the southeast corner of Dillon Road and Main Street to the Black Dog Café. He stated that residents currently had to cross the road several times because of the lack of connectivity. He thanked Council for their time.

Resolution honoring Eddie Oakley for his service as a Planning Board Member- Mayor Montgomery presented the resolution to Eddie Oakley. She thanked him for his many years of service and for all that he had contributed as a Planning Board Member.

Oakley stated that it had been an honor to serve the Town. He also thanked the Town’s staff for their dedication and hard work.

(Resolution honoring Eddie Oakley for his service as a Planning Board Member)

Proclamation for Constitution Week in the Town of Jamestown 2021- Mayor Montgomery presented the proclamation to Deborah Beach, Daughters of the American Revolution (DAR) Representative.

(Proclamation for Constitution Week in the Town of Jamestown 2021)

Proclamation Fall Litter Sweep 2021- Mayor Montgomery presented the proclamation for the 2021 Fall Litter Sweep to Elizabeth Greeson. She thanked Greeson for all the hard work that she put into organizing the sweep twice a year for the Town of Jamestown.

Greeson stated that the Fall Litter Sweep had been a success. She said that it was an honor to organize the event twice a year. She noted that there had been 31 volunteers that picked up a total of 37 bags of litter on September 18th. She encouraged anyone that wanted to do their own litter sweep to reach out to her and she would provide them with the equipment.

(Proclamation Fall Litter Sweep 2021)

Old Business

- Review of mission, vision, and values statement for the Town of Jamestown- Treme stated that one of the Council's goals on the strategic plan was to update the Town's mission, vision, and values. He said that Council had a special meeting on July 15th to discuss the updates. He noted that Council had been divided into two groups and had created separate vision statements. The statements were as follows:

Vision Statement #1: We envision Jamestown to be a place for people to feel welcome, a destination for a variety of lifestyles, a friendly town with abundant recreational opportunities, a town that embraces its history and sense of community.

Vision Statement #2: Jamestown will be a thriving community with strong roots in our history. One dedicated to a high quality of life for residents of all ages, including: recreation, education, and supporting businesses. A community of clean, beautiful, and safe surroundings and welcoming neighborhoods where everyone can feel at home

He requested that Council adopt one of the vision statements.

Council Member Wolfe stated that she believed both statements were representative of the Town and essentially described the same vision. She added that she would be happy with the adoption of either statement.

Council Member Capes and Council Member Rayborn both preferred the second vision statement.

Council Member Straughn made a motion to adopt vision statement #2. Council Member Capes made a second to the motion. The motion passed by unanimous vote.

Treme requested that Council adopt the draft mission statement. The draft mission statement was as follows: "Creating an exceptional quality of life for all citizens by providing superior services."

Council Member Straughn made a motion to adopt the draft mission statement. Council Member Rayborn made a second to the motion. The motion passed by unanimous vote.

Treme stated that Council had also agreed on a set of primary and secondary values. The draft values were as follows:

Primary Values: compassion/fairness, accountability, servant leadership, and the ability to work together

Secondary Values: listening, open-mindedness, making a positive impact, and respect

Treme requested that Council adopt the primary and secondary values.

Council Member Straughn made a motion to adopt the primary and secondary values as presented. Council Member Rayborn made a second the motion. The motion passed by unanimous vote.

New Business-

- Appointment of Planning Board Member and Alternate- Weiner stated that there was currently a vacancy on the Planning Board. She added that Jane Walker Payne, Kerry Miller, Pam Burgess, Jeff Craig, and Al Stewart had all applied for consideration for appointment to the Board. She noted that Jane Walker Payne and Kerry Miller were currently serving as Alternates and were both interested in being appointed as full-time Members. She requested that Council appoint someone to serve as a Planning Board Member and someone to serve as a Planning Board Alternate if necessary.

Council Member Wolfe said that she was very happy that there were so many people willing to serve on the Board. She noted that Payne had served on the Comprehensive Plan Steering Committee and was also the Town's representative on the Guilford County Historic Preservation Commission. She noted that Payne had been attending the Planning Board meetings and serving when necessary. Council Member Wolfe said that Miller had served on the Planning Board in the past and had a wealth of knowledge. She stated that Burgess had served on the Comprehensive Plan Steering Committee as well as the AARP Livable Communities Committee. She added that Craig and Stewart had also submitted applications. She noted that Stewart had signed up to run for Council, but had requested to remove his name from the ballot. Unfortunately, he had not submitted his request before the deadline set by the Guilford County Board of Elections. She said that she believed his application should be kept on file until after the election results were finalized in November.

Council Member Wolfe made a motion to appoint Jane Walker Payne as a Planning Board Member and Pam Burgess as an Alternate Member. Council Member Straughn made a second to the motion. The motion passed by unanimous vote.

- Consideration of approval of Accounting Specialist position and Budget Amendment #6- Treme stated that he had evaluated the work of Town staff and had determined that it would be beneficial to hire an additional person with accounting knowledge to assist with current duties. He recommended that Council create a new position for an "Accounting Specialist." He also requested that Council approve Budget Amendment #6 which would allow staff to advertise the position and hire a new employee.

Council Member Wolfe and Treme briefly discussed the duties of the new employee. Treme stated that staff would seek to hire a qualified person for the job as soon as possible.

Council Member Wolfe made a motion to approve the creation of the position for an Accounting Specialist and Budget Amendment #6. Council Member Capes made a second to the motion. The motion passed by unanimous vote.

(Budget Amendment #6)

- Request to set a public hearing date for the adoption of the Town of Jamestown's updated Comprehensive Plan- Johnson said that the Planning Board held a public hearing for the update to the Comprehensive Plan the previous night. He added that they unanimously recommended that Council approve the updated Comp Plan. He requested that Council set a public hearing for

the consideration of the adoption of the updated Comp Plan for the October 19th Town Council meeting at 6:00 pm in the Civic Center.

Council Member Wolfe made a motion to set the public hearing date for the consideration of the adoption of the updated Comp Plan for the October 19th Town Council meeting in the Civic Center at 6:00 pm. Council Member Rayborn made a second to the motion. The motion passed by unanimous vote.

- Request to set a public hearing date for the adoption of amendments to the Land Development Ordinance- Johnson stated that the Planning Board had continued their public hearing on the amendments to the LDO to the November 8th Planning Board meeting. He requested that Council set a public hearing date for the consideration of approval of amendments to the LDO for the November 16th Town Council meeting at 6:00 pm in the Civic Center at Town Hall.

Council Member Wolfe made a motion to set the public hearing date for the consideration of approval of the LDO amendments for the November 16th Town Council meeting at 6:00 pm in the Civic Center at Town Hall. Council Member Rayborn made a second to the motion. The motion passed by unanimous vote.

- Consideration of adoption of Resolution directing the Clerk to investigate Annexation Petition- Johnson stated that the Town had received a petition for annexation for the property commonly known as the “Johnson Farm.” He recommended that Council direct the Town Clerk to investigate the annexation petition as the first step of the statutorily required process for annexation. He requested that Council adopt the resolution directing the Clerk to investigate the petition.

Council Member Wolfe said that the Town had entered into an annexation agreement with the City of Greensboro in 1991. She added that the Johnson property had been located in Jamestown’s annexation jurisdiction for decades. Therefore, she was in favor of adopting the resolution.

Council Member Wolfe made a motion to adopt the resolution directing the Clerk to investigate the annexation petition. Council Member Straughn made a second to the motion. The motion passed by unanimous vote.

(Resolution directing the Clerk to Investigate Annexation Petition)

- Consideration of waiver of a waiting period for a rezoning request per Article 5 Section 5.3-6- Johnson said that section 5.3-6 of the Town’s Land Development Ordinance (LDO) included a provision that stated that the Town would not consider a rezoning request for a piece of property if Council had voted on a request for the same property within twelve months. He added that the intent of the language was to prevent subsequent requests from applicants without some significant change. However, Johnson noted that the LDO did allow Council to adopt a waiver in order to consider an additional rezoning request if there was a significant change that warranted consideration by Council. He noted that the waiver would allow for the rezoning request process to begin.

He stated that Diamondback had submitted a rezoning request to the Town for the Johnson property that had ultimately been denied. Johnson said that D.R. Horton had purchased the property and had submitted a request for a waiver which would allow them to submit a new rezoning request. He added that the request would be submitted after the public engagement process with Seth Harry & Associates had concluded. Johnson stated that the new owners of the property were not involved with the previous rezoning and that they intended to submit a plan that was substantially different. He stated that staff had reviewed the request for the waiver and had consulted with the Town's land use attorney, Tom Terrell, concerning the matter. He said that everyone agreed that it would be prudent to permit the new owner the opportunity to submit a new request to be considered by the Planning Board and Town Council. Johnson stated that staff recommended that Council grant the waiver.

Council Member Wolfe said that she believed the waiver was reasonable. She added that the new property owner had noted that there would be substantial changes to street systems, the types of housing, density, and to open spaces in the waiver request. She stated that D.R. Horton would also be working closely with Seth Harry & Associates, the community planning advocate for the Town.

Council Member Straughn stated that he appreciated Tom Terrell's guidance through this process. He asked if Koonce had anything that she would like to add. Koonce said that she believed the waiver was appropriate because the owner had explicitly listed the ways in which the rezoning request would be significantly different.

Council Member Rayborn said that she was pleased to see that the owner had enumerated the ways in which the request would be different from the previous one submitted. She added that she felt comfortable granting the waiver.

Council Member Rayborn made a motion to grant a waiver under section 5.3-6 of the LDO to permit the applicant/owner, D.R. Horton, the right to submit a new rezoning application for the property commonly known as the "Johnson Farm." Council Member Capes made a second to the motion. The motion passed by unanimous vote.

Manager/Committee Reports-

- **Manager Report-** Treme presented his monthly Manager's Report to Council. He stated that there seemed to be some confusion about the way that sales tax was distributed to the Town amongst some of the people in the community. He explained the process in which the Town received sales tax. He added that sales tax revenue made an impact on the Town's budget. He also presented an overview of the contract that the Town had entered into with Seth Harry & Associates, the Town's Community Planning advocate.

Treme noted that the Town staff had been spending exponentially more time than usual on public records requests. He added that staff had received thirty-five public record requests since June 2020. He stated that twenty-nine of those requests were from one person. He described the magnitude of some of the requests and the amount of staff time and resources that it took to respond. He spoke about a new public records request policy that he would be recommending for approval at a meeting in the near future. He noted that Town staff were happy to respond to all requests, but the new policy would consider the requests cumulatively if

they came in within a certain timeframe. He added that it would allow staff to charge a reasonable fee for responding to some of the more voluminous requests.

Council Member Rayborn asked if the majority of the requests were coming from residents of Jamestown. Treme stated that 83% of the requests were from one person that resided in High Point.

Council Members discussed the policy with Treme.

- Council Member Committee Reports-
 - Council Member Wolfe stated that there had been a TAC meeting on August 24th. She noted that a resolution of support had been approved at the meeting for the Town's application for the NCDOT Bicycle and Pedestrian Planning Grant Initiative. She thanked Hawryluk for her work on the grant. She also spoke about ongoing NCDOT projects.
 - Council Member Rayborn said that the AARP Livable Communities Committee had met in September to discuss the finalization of the Town's age-friendly community designation application. She added that the Committee had received invaluable feedback from local AARP representatives and that she felt very confident that the application would be approved. She praised the work that the Committee Members had done throughout the process. Council Member Rayborn stated that the Planning Board had met the previous night. She added that the majority of their discussion had centered on the updated Comprehensive Plan.

Public Comment- Nobody signed up.

Other Business- Council Member Wolfe thanked Town staff for their work on the September Music in the Park event. She also thanked Greeson for organizing the Fall Litter Sweep.

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

The meeting ended at 7:27 pm.

Mayor

Town Clerk