

Regular Meeting of the Town Council  
June 25, 2024  
6:00 pm in the Civic Center  
Minutes & General Account

**Council Members Present** – Mayor Montgomery, Council Members Rayborn, Wolfe, Burgess and Glanville

**Council Member Absent** - None

**Staff Members Present:** Heather Lunsford, Rebecca Ashby, Paul Blanchard, Scott Coakley, Katie Weiner, Matt Johnson

**Visitors Present:** John Capes, Maxine Fisher, David Fisher, Rich Yeager, Susan Yeager, Chris Hughes, Jane Hebard, Charles Hebard, Scott Blue, Jan Blue, Peyton Woody, Tarey Cullen, James Bowman, Jill Bowman, Keith Wagner, Jenny Wagner, Griffin Wagner, Rebekah Messer, Matthew Dameron, Rachel Dameron, Marion Boling, Eric James, Joe Turner, Rick Lewis, Oliver Lewis, Charles Clapp, Dan Pritchett, Ryan Moats, Mary Ragsdale, Will Ragsdale, Brad Yoder, Madalyn Kunow, Charles Hinsley, Erika Lopina, Matt Lopina, Patricia Gray, Richard Kirkman, Sal Taro, Carol Brooks, Melissa Logan, Leslie Heath, Lyna Goins, Judy Shupe, Gideon Messer, & Garrett Holton

**Call to Order** – Mayor Montgomery called the meeting to order at 6:00 pm.

- Roll Call – Weiner took roll call as follows:
  - Council Member Glanville Present
  - Council Member Rayborn Present
  - Mayor Montgomery Present
  - Council Member Burgess Present
  - Council Member Wolfe Present

Weiner stated that a quorum was present.

Pledge of Allegiance – Council Member Wolfe led everyone in the Pledge of Allegiance.

Moment of Silence – Mayor Montgomery called for a moment of silence

Approval of the Agenda – Mayor Montgomery asked if anyone had any changes to make to the agenda.

Council Member Rayborn made a motion to remove “consideration of award of contract for the lowest, responsive, responsible bidders for the shelters at the Jamestown Park” (item B, New Business) and add “Budget Amendment # 18” to the Consent Agenda as the last item.

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

**Consent Agenda**– The Consent Agenda included the following items:

- Minutes May 21, 2024, regular
- Minutes May 21, 2024, Closed Session (approval and sealing)
- Minutes June 13, 2024, budget retreat
- Analysis of the Financial position of the Town
- Budget Amendment # 17
- Budget Amendment # 18

(Budget Amendment # 17 & Budget Amendment # 18)

Council Member Glanville made a motion to adopt the amended consent agenda. Council Member Rayborn made a second to the motion. The motion passed by a unanimous vote.

#### **Public Comment-**

- John Capes, 704 O’Neill Drive – Capes said Jamestown owns only 8% of High Point’s water treatment facility and yet keeps getting beat up on by the same cadre of people over and over again for no particularly good reason. They are also the ones that are beating up on staff on zoning matters. It is disingenuous that people do not volunteer or offer any alternatives but only complain about the same things over and over again. He wonders what their true intention is. He is really tired of it.

#### **Old Business**

- Public Hearing on Question of Annexation pursuant to G.S. 160A-31 for properties located at 1905 1915, and 1903 Guilford College Road - Hawryluk explained the Town received a request for annexation and rezoning of properties located at 1905 1915 and 1903 Guilford College Road. The annexation is considered first before the rezoning, but they are contingent on each other. She explained the location of the property and the current zoning as well as surrounding properties. The request is for Single Family Residential to be rezoned to Conditional Zoning-Multifamily Residential to construct 99 townhomes. Staff has concerns about density. The Planning Board met on March 11th and continued the hearing to April 8<sup>th</sup> when they voted unanimously to recommend denial of the proposed rezoning. The Planning Board found it inconsistent with the comprehensive plan because the suburban residential future land use calls for lower intensity uses to be developed in a manner similar to or adjacent to similar development, there is a disregard for guiding principles that encourage design standards and enhance the quality of life and is not in the public interest because it deviates from our adopted comprehensive plan in a way that is unreasonable to approve as a conditional use.

Will Ragsdale, 411 E. Main Street – Ragsdale explained he is the owner of the property, Jamestown Equestrian Center. He is relocating due to concerns about safety because of a new development coming in behind them. He is in support of the applicant's plan.

Brad Yoder, on behalf of the applicants, requested a continuance. They feel the Council needs time to absorb this and they need some time to work through some things. They would still like to have a discussion about anything revolving around the plan, their intentions, and anything they could do to move this forward.

Council Member Glanville asked since they are requesting a continuance do they anticipate any substantive changes to the plan. She asked if he felt that relocating the entry points of the development to Chadwick appropriately addressed the concerns of the Planning Board.

Mr. Yoder said we still have a little bit of work to do, and we want to work with all of you (Council) to all get comfortable with whatever plan we do decide on and have it voted on in July. We went back to the original plan that was presented to the Planning Board as that plan was better received by staff, the Department of Transportation, and the Fire Department. It was also better for the community and the developer. The resistance that we met centered around the entrance on Guilford College. That was the version that the Planning Board recommended be denied. He reviewed the proposed development layout. This plan creates a safety issue for traffic, the DOT, fire preference, fire Marshall preference and offers them the opportunity to maintain the Chadwick Drive entrance. He believes the change of two entry points on Chadwick addresses the concerns of the Planning Board.

Mayor Montgomery opened the Public Hearing to anyone that would like to speak stating the annexation and rezoning request may be addressed at this time.

- James Bowman, 201 Chadwick Drive – Bowman said there are many reasons to deny the rezoning request but most significantly because it does not fit or conform to what surrounds it and the comprehensive plan. Chadwick Drive is not suitable for two lane traffic. Approval of the rezoning would require complete denial of comprehensive plan. He requested Council follow the Planning Board's recommendation and deny the annexation request.
- Marian Boling, 202 Cedarwood Drive – Boling asked Council to continue following the Comp Plan and give them something that would be an enhancement to preserve the beauty, character, and reputation of Jamestown.
- Jan Blue, 6310 Hickory Hollow Road – Blue stated the rezoning does not comply with the Envision Plan in place and does not conform to the guiding principles that address high quality, desired aesthetics, and protection of surrounding vegetation, wildlife, and the watershed. She asked Council to deny the rezoning and annexation.
- Keith Wagner, 102 McFarland – Wagner said this lot will become part of the Town's gateway. Jamestown deserves a better plan that respects the Town's character and enhances the community's gateway.

- James Messer, 205 Chadwick Drive – He likes the trees. Do not chop them down. Leave them alone.
- Rebecca Messer, 205 Chadwick Drive –Messer said she wants sustainable growth that does not look like Greensboro or High Point because Jamestown does not look like them. She requested Council deny the annexation and rezoning.
- Sal Taro, 120 Duchess Court – Taro said he represents 30 residents in the Grove neighborhood. Our houses are valued at \$600,000 to \$800,000 and he feels this development will bring their property values down. Some neighbors said they would move. There is too much building and expansion. People love the small-town charm of Jamestown. His neighborhood definitely opposes this.
- Charles Hinsley, 109 Wyndwood Drive – Hinsley stated he understands both sides. It looks like clearing has already occurred on the property. He wants Council to think about the impact of this to the community compared to what the people developing it are offering. Give it serious consideration.
- Jenny Wagner, 102 McFarland Court – Wagner implored Council to uphold the decision the Planning Board made. This does not meet Jamestown’s standards as outlined in the Comprehensive Plan. Deny the continuance as they will not come back with substantial changes to density. Say no to the request and keep to the Jamestown vision.
- Tarey Cullen, 101 Chadwick Drive –Cullen said he has serious concerns about the lack of engineering on stormwater drainage details. This fails to follow the guiding principles in the Comprehensive Plan and adds 150 vehicles using Chadwick Drive.
- Eric James, 6314 Hickory Hollow Road – James expressed concern about more traffic and asked Council to say no to the request.
- Maxine Fisher, 203 Chadwick Drive – Fisher stated this is in conflict with the Comprehensive Plan developed by Jamestown in 2020, which concluded this property should be suburban single-family. It will bring more traffic to an already congested area. She requested Council deny this rezoning request and grant the people who actually live in the area the continued zoning.
- Charles Perry Hebert, 63 Hickory Hollow Road– Hebert said the Planning Board was unanimous in turning this down and he hopes Council does the same.
- Ricky Lewis, 6306 Hickory Hollow Road – Lewis objected strongly to the rezoning and the development of multifamily homes in his neighborhood because it does not maintain the character of the community.
- Peyton Woody, 6308 Hickory Hollow Road – Woody spoke on behalf of his brother who could not attend. This property is not contiguous to the city limits and does not meet requirements for lot sizes, sidewalks, improvements, or street improvements. It is bad planning and inconsistent.

- Gideon Messer, 205 Chadwick Drive – Messer opposed the rezoning because of the lack of compliance with the Envision Jamestown Plan and urged Council to follow the plan.
- John Capes, 704 O’Neill Drive – Capes said he is an Alternate on the Planning Board and was at both of the meetings that involved this development. At the first meeting, we discussed density and traffic, and ingress and egress were big concerns. We continued the meeting for one month and then at the second meeting, they came back with one in and out which was on Guilford College Road and nothing on Chadwick. Nothing else changed as far as density, the design, or anything else. We still had concerns and even more so because it is a bottleneck and had 100 units instead of 99. Now they have brought back the original plan, and they are asking you to continue that, which we have already done one time. Nothing has changed.

Mayor Montgomery closed the Public Hearing as nobody else wished to speak.

Council Member Wolfe said the application states the impact should be minimized due to the low number of units. That is a very subjective statement because she does not think it is a low number of units. On the environmental impact there is a pond and there is worry about runoff. What would you do to make sure there is no negative impact?

Mr. Yoder responded they will do a survey of the property including testing the water to ensure throughout the development of the community that there is no negative impact.

Council Member Burgess asked if they took into consideration the surrounding homes.

Mr. Yoder replied absolutely. He stated that they considered the public when selecting the type of product to build, as well as the density of the proposed development. We are conforming to what is in the area.

Council Member Wolfe stated it is not low density which makes it inconsistent with our Envision Plan and not reasonable.

Council Member Glanville said there has been no substantial changes to the plan from two months ago. If it were to be continued, would there really be any substantial change?

Mr. Yoder said substantial changes had been made to the materials of the units. We understood that the density would be well-received if the materials used to construct the homes were improved.

Council Member Rayborn stated that Council have been engaged in this process with watching the Planning Board meetings and have seen that nothing has changed. We have

said no to your requests for private meetings as we feel this discussion should be held in a public forum. It is not in keeping with the area so much as adjoining properties.

Council Member Glanville said every development since she moved there in 2008 has been a multifamily development which she does not think meets the standard of a wide-range of housing types. One resident mentioned his home is \$600,000. Jamestown is becoming unaffordable to a lot of folks. If the property owner wants to develop it as single-family homes, then that contributes to a wider range of types of housing.

Council Member Burgess expressed concern that the developer did not visualize what is in Jamestown with this plan. She does not see any need for a continuance.

Council Member Rayborn made a motion to deny the ordinance to extend the corporate limits for the annexation of 1905 1915 and 1903 Guilford College Road.

Mr. Yoder withdrew the application for annexation and rezoning.

Johnson clarified that the applicant has the right to withdraw the application up until the vote. They preserved the right to bring a different request at a future time.

Mayor Montgomery asked if the withdrawal was for both the annexation and rezoning.

Johnson and the applicant clarified it was for both.

Mayor Montgomery called for a 10-minute recess.

Mayor Montgomery called the meeting back to order.

- Public Hearing for consideration of adoption of the Proposed Budget and CIP for fiscal year 2024-2025 – Johnson informed Council that at the May 21<sup>st</sup> Council meeting, there was a resident that stated they had found over \$100,000 in additional revenue. That was incorrect. Upon a thorough investigation by the Guilford County tax office, it was discovered that eight parcels owned by D. R. Horton were in fact incorrectly billed due to a software error that was resolved. As they had already paid a portion of the tax bill, there was approximately \$56,000 that was left to collect. From that, the Town owed the Fire Department approximately \$19,000, and a portion of the revenue will need to be allocated to the capital reserve fund, leaving approximately \$35,000 or less in additional revenue. Staff recommended that the additional revenue for the fiscal year 2023-2024 be received and moved to fund balance at the end of this month. Revenue projections for fiscal year 2024-2025 have been provided to Council in the proposed budget. Due to builder exemptions from the tax department, forecasted revenues will be lower for those eight parcels in fiscal year 2024-2025. We do not recommend changing the proposed

budget based on those forecasts. Once the property develops and parcels are sold, the exemptions fall off, and the Town will begin to see some tax revenue as the tax base grows.

The recommended budget for fiscal year 2024-2025 totals \$17,370,048 for all Town operations, capital improvements, transfers, and debt service. The proposed budget is balanced, and all revenues and expenditures have been identified. The budget as presented includes a tax rate of 62.5 cents for the 2024-2025 fiscal year. The amount of ad valorem property tax revenues is estimated at \$3,562,977 based on a collection rate of 99%. Sales and Use Tax revenues are expected to be just over a \$1,000,000 and motor vehicle taxes are estimated to be approximately \$306,000. The General Fund has roughly \$8.3 million, including capital projects. The Water and Sewer fund has roughly \$8.2 million including capital projects.

The Water and Sewer fund budget proposes an increase in rates by approximately 14%, essentially passing along increases in rates from our partners. The rate increase also takes into account pending capital projects slated for the next fiscal years. Water and Sewer usage fees are projected to bring in approximately \$4.6 million in revenues. Additional revenue sources such as connection fees, late fees, and investment income are projected at approximately \$281,000.

Interest income has been conservatively projected at approximately \$415,000 for all funds in the next fiscal year. Personnel accounts for just over \$4 million (26.7%) of the total budget, supplies and materials close to \$1.4 million (8.6%), and contractual services just over \$4 million (25.6%) of the total budget which include attorney fees, property liability insurance, cleaning security, system maintenance, other building service contracts and miscellaneous services.

Other operating expenditure categories account for just over \$1.3 million or (8%) of the total budget for travel expenses, conferences, educational classes, utilities, dues, advertising, repairs, maintenance, telephone and data fees and some other miscellaneous fees.

Capital outlay accounts for \$3.72 million (22.9%) of the total budget which includes vehicles and equipment that has value greater than \$5,000, buildings improvements greater than \$20,000, and infrastructure valued at greater than \$50,000. Recommended capital outlay in this upcoming budget includes a new service vehicle, recreation and golf equipment repairs to existing infrastructure as well as water and sewer improvements. Various capital expenditures are also accounted for in the capital project ordinance funds, which are multi year funds that exist for the life of the project. Some of the current capital

project ordinance funds the Town has open are sidewalk projects and some recreation projects with payments of approximately \$756,000 (4.6%). Transfers to the capital reserve fund are just over \$500,000 (3.5%) and make up the remaining balance of the budget.

The Town hosted three separate budget workshops open to the public on January 23rd, March 19<sup>th</sup>, and April 19<sup>th</sup>, with an additional meeting held on June 13<sup>th</sup>, at the request of the Council. Our first public hearing on the proposed budget was considered on May 21st. The public hearing was continued until tonight's meeting, when a final vote will occur for adoption.

For fiscal year 2024-2025, the budget direction from the Town Council was to take care of our existing assets which are our employees, infrastructure, utility lines, streets, equipment, buildings and spaces like parks, Town Hall, the library, etc.

About 40% of our current tax rate of 58.5 cents is used towards public safety, 24% goes to the Fire Department, and 15% goes to the County Sheriff's Department. Only 35.78 cents of our current tax rate is used to provide the rest of the services. Services provided are full time law enforcement, full time fire protection, weekly solid waste and recycling collection, weekly yard waste, monthly bulk solid waste, continuous loose-leaf collection, a very robust Parks and Recreation Department with a lot of open spaces, sidewalks and parks for everyone to enjoy and a well trained and professional staff.

Mayor Montgomery opened the Public Hearing to anyone that would like to speak regarding the recommended budget and CIP.

As nobody came forward to speak, Mayor Montgomery closed the Public Hearing.

Council Member Wolfe said she felt that Council had worked on this budget more than any since she has been here. She would have liked to keep the tax increase to 3 cents, but it has been a tough year. She believes Council did come up with savings to achieve what was achieved. She is willing to compromise and is comfortable adopting the budget as presented.

Council Member Glanville agreed she would have liked only a 3-cent tax increase. She expressed concern that they are out of line with what municipalities around them are doing. She also expressed concern about the affordability of the tax increase.

Council Member Rayborn said everyone was willing to put something on the table. There are things she wished could have remained or been increased. She said she is comfortable with the presented budget.



Council Member Burgess said everyone did a great job working together, but she is not comfortable with adopting the budget. That is not based on staff, but primarily on the recent tax increases.

Council Member Rayborn made a motion to adopt the proposed budget for fiscal year 2024-2025 as presented. Council Member Wolfe made a second to the motion.

Weiner took a roll call vote as follows:

Council Member Glanville - yes  
Council Member Rayborn - yes  
Council Member Burgess - no  
Council Member Wolfe - yes

The motion passed by a 3 to 1 vote with Council Member Burgess voting in opposition.

Council Member Rayborn made a motion to approve the Resolution adopting a Capital Improvement Program for the Town of Jamestown. Council Member Glanville made a second to the motion. The motion passed by a unanimous vote.

(Resolution adopting a Capital Improvement Program)

- Consideration of adoption of the Town of Jamestown's updated Strategic Plan- Johnson stated the Strategic Plan is a roadmap for Council to identify priorities used in the creation of the budget. It is updated annually with the adoption of the new fiscal year budget.

Council Member Burgess made a motion to adopt the updated Strategic Plan for fiscal year 2024-2025 as presented. Council Member Wolfe made a second to the motion. The motion passed by a unanimous vote.

### **New Business**

- Consideration of setting a Public Hearing date for text amendments to the LDO- Hawryluk explained staff prepared updates to the Land Development Ordinance (LDO) to update Chapter 2.20-2 Sidewalks for New Development and Expansion/Improvement of Existing Development. This section requires sidewalks on only one side of the new streets and is in disagreement with two other sections of the ordinance that calls for sidewalks on both sides of unlicensed streets. The amendment corrects 2.20-2 to require sidewalks along both sides of new streets. Staff also recommends a change for the term 'zone lot' to 'lot of record' for clarity. Staff requests Council schedule a Public Hearing for the July 16<sup>th</sup> regular meeting.

Council Member Wolfe made a motion to schedule a Public Hearing for text amendments to the LDO for the July 16<sup>th</sup> meeting at 6:00 pm in the Civic Center. Council Member Rayborn made a second to the motion. The motion passed by a unanimous vote.

- Consideration of award of contract to lowest, responsive, responsible bidder for the basketball court at Jamestown Park – Ashby explained the project was rebid and two bids were received. One was from Cunningham Recreation at \$147,732.71 and one from Barrs Recreation at \$136,644.27. She recommended awarding the contract to Barrs Recreation in the amount of \$136,644.27.

Member Glanville made a motion to award the contract for the basketball court at Jamestown to the lowest, responsive, responsible bidder of Barrs Recreation in the amount of \$136,644.27 and to allow the Finance Director and Town Manager to execute the contract. Council Member Rayborn made a second to the motion. The motion passed by a unanimous vote.

- Consideration of approval of Golden Leaf Grant Agreement – Ashby stated the Golden Leaf Foundation awarded the Town \$769,000 for flood mitigation work in the Forestdale East neighborhood. She requested Council approve acceptance of the funds and allow the Town Manager and Finance Director to execute the contract.

Member Rayborn made a motion to accept the Golden Leaf Grant award in the amount of \$769,000 and allow the Town Manager and Finance Director execute the contract. Council Member Glanville made a second to the motion. The motion passed by a unanimous vote.

### **Manager/Committee Reports-**

- Manager Report- Johnson presented his monthly report to Council. He updated Council about ongoing projects. He stated the Music in the Park feature on July 5th is the Special Occasion Band so bring out your beach balls and flip flops. He noted that Faith Wilson, Finance Director, completed her certified finance officer credentialing through the NC Government Finance Officers Association. He reported that the Town will celebrate the Independence Day holiday on Thursday, July 4<sup>th</sup>. Town offices will be closed. There will not be any impact on regular garbage and recycling pickup. That will happen as normal. Bulk item pickup which is normally scheduled for the first Thursday of the month will be delayed by one week until July 11th. The next Town Council meeting is July 16th at 6 pm in the Civic Center.
- Council Member Committee Reports –
  - Council Member Wolfe provided an update on the growth of the Piedmont Triad International Airport. She attended a TAC meeting that day and reported that various sidewalk projects have been moved to fiscal year 2025.
  - Council Member Burgess reported the Planning Board met on June 10<sup>th</sup> for an organizational meeting. Denise Johnson was voted in as Chair and Hope Inge was voted in as Vice Chair. The Board heard LDO amendments for sidewalk language and clarity. They recommended approval of the proposed amendments.

- Council Member Glanville reported Ragsdale High School will have a new principal in the fall, Nicole Keener.
- Council Member Rayborn reported that there was no Parks and Recreation meeting.
- Mayor Montgomery reported she will attend a Piedmont Triad Regional Council meeting in the coming days.

**Public Comment –**

- Patricia Gray, 105 Bellwood Court – Gray stated she sent a water sample from her kitchen sink to a lab that specializes in testing water for PFAS and PFOs known as forever chemicals. This is a lab used by science researchers, environmental agencies, universities and military researchers, and is known for its methods of accuracy as cited in peer-reviewed publications and has been funded by the National Institute of Environmental Health Sciences. She did this because the quality of Jamestown water has become a political issue and because there is no recent information on the Town’s website about our water quality. The results were 11 PFAS present in our drinking water. 6 PFAS and PFOs is in violation of the EPA standards. It is important to know that these chemicals are not filtered out of our drinking water by the existing water treatment processes. We have a public health crisis. She proposed that Jamestown be proactive on behalf of all of its clients.

**Adjournment** – Council Member Rayborn made a motion to adjourn. Council Member Glanville made a second to the motion. The motion passed by unanimous vote.

The meeting ended at 8:33 pm

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Mayor

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Town Clerk