

Regular Meeting of the Town Council
July 21, 2015

Council Chambers
6:30 pm

Minutes & General Account

Council Members Present: Mayor Volz, Council Member Thomas, Montgomery, Nixon-Roney, & Ragsdale

Staff Present: Chuck Smith, Paul Blanchard, Carrie Spencer, Martha Wolfe, Beth Koonce, Town Attorney

Visitors Present: Ed Terry, Jerry Snyder, Cam Criddlebaugh, Bruce Dillon, Laurie Edwards, John Capes, Dana Hughes, Jason Evans, Carol Brooks & Mitchell Johnson

1. Call to Order – Mayor Volz called the meeting to order.
2. Community Reflections – Mayor Volz announced the following community events:
 - July 25, 2015 – Piedmont Family Services Pig Pickin
 - July 26, 2015 – Jazz in the Park – Wrenn Miller Park (Rain date 8-23-15) -- 6:00 pm
 - August 4th, 2015 – National Night Out – Wrenn Miller Park 7:00 pm
 - August 9th, 2015 – Jazz in the Park – Wrenn Miller Park (Rain date 8-23-15)-6:00 pm
 - August 28, 2015 – Bench Dedication Campbell Family – 11:00 am

Mayor Volz called for a moment of silence

3. Approval of minutes from the June 16, 2015 regular & closed session meeting – Council Member Ragsdale made a motion to approve the minutes from the regular & closed session as presented. Council Member Nixon-Roney made a second to the motion. The motion passed by unanimous vote.

Council Member Nixon-Roney made a motion to seal the June 16, 2015 closed session minutes until such time as the disclosure will no longer frustrate the purpose for which the closed session was held. Council Member Thomas made a second to the motion. The motion passed by unanimous vote.

4. Public Hearing to consider a Resolution Ordering the Closing of that portion of High Point Road between Bonner Road and Stanford Road – The Town Planner addressed the Council. She displayed a map showing the requested road closure. The road closure is for a section of High Point Road between Bonner Drive & Stanford Rd. The road has already been abandoned by NCDOT. Spencer stated that the appropriate process has been followed. The appropriate property owners have made the request. Proper notices have been filed per the General Statues.

Spencer stated the portion of the road that is being closed is between Bonner Drive and Stanford Rd. GTCC would like to retain the pavement between Stanford Rd. and Guilford College Rd. as an emergency only route. This will not be state maintained. She is working with GTCC on the details of this emergency

route. Once these plans are complete it will be brought before the Council for consideration. There were no questions for Spencer.

Mayor Volz opened the Public Comment Portion of the Public Hearing. He called for anyone that was in favor of the road closing order to please come forward, give your name and address. Please adhere to the 3 min. time limit. There was no one that wished to speak. Mayor Volz then asked for anyone that was opposed to the road closing to please come forward. Give your name & address, please adhere to the 3 min. time limit. There was no one that wished to speak. Mayor Volz closed the public comment portion of the Public Hearing and opened to the Council for discussion.

Council Member Nixon-Roney made a motion to approve the Resolution Ordering the Closing of that portion of High Point Road between Bonner Drive and Stanford Rd. Council Member Montgomery made a second to the motion. On a roll call vote:

Council Member Ragsdale voted aye
Council Member Montgomery voted aye
Council Member Nixon-Roney voted aye
Council Member Thomas voted aye

The motion passed by unanimous vote.

(Resolution)

5. Public Comment Period – No one registered to speak
6. Annual Housing report from the High Point Realtors Association – Cam Criddlebaugh, President of Realtors Association, presented to the Council the 2015 report on the High Point Region Real Estate market. The report includes Archdale, High Point, Jamestown, Thomasville and Trinity. He stated we have seen some very strong growth in residential sales.

Criddlebaugh said a new national trend not yet found in our market is young people choosing to live downtown close to jobs, transportation and night life; trend being branded as “exurbs” referring to regions on the outer fringes of the suburbs.

Criddlebaugh said there has been a decrease in days on the market. Rental activity is increasing, rents up and availability of units going down. The commercial market is experiencing its traditional summer slowdown. However, things are improving overall.

Predictions for Real Estate market, sales will remain strong for the next 3 – 5 years. We should see a 4-6% increase in home values this year. There is a decrease in foreclosures. Continued availability of mortgage money if borrower is credit worthy. New home construction should continue its upward trend.

Criddlebaugh said that HPRAR is a very community minded organization. He listed activities the association is involved with:

- 3 blood drives
- Food drive
- Care packages and phone cards to our troops
- Participating in community gardens

Council thanked Cridlebaugh for his report.

7. Forestdale East Stormwater Study Report – The Town Manager stated he did contract with Jamestown Engineering Group to perform a stormwater report for Forestdale East as requested. Rich Glover contacted Smith and said he needed more time to complete the study. This will be presented at the August meeting.
8. Consideration of acceptance as Town asset the Veterans Memorial at Wrenn Miller Park and consideration of approval of the Jamestown Veterans Agreement – Smith said in October 2012 the Council approved a fundraiser for the Veterans Committee. This allowed the Veterans to profit off of the sales of the brick. The fundraiser allowed the veterans to retain \$50.00 for a 4” X 8” and \$100.00 for an 8” X 8” brick. Brick sales are down and we are not installing as many bricks as we were 2 years ago when the park was being developed. The Veterans Committee has asked if Council would revise the brick sale program for the veterans and allow the Veterans Committee to retain the full amount of profit from the bricks. The Veterans would install the bricks themselves. The brick would at some point become owned and maintained by the Town. When the Veterans Committee gets an order they would be required to have the Town Manager or his designee review the brick inscription and graphics to ensure it meets with sponsorship language. The Jamestown Veterans will place the brick order themselves.

Bruce Dillon, Jamestown Veterans Committee Chair, stated the Veterans Committee can order the brick and install themselves. The original deal was that the Town was paying to get the bed laid for the bricks to be installed. Now there are plenty of blank bricks installed. The Veterans Committee can handle the brick sales & installation themselves.

Council Member Ragsdale made a motion to revise the fundraising program as described in the memo dated 7-16-15. Council Member Montgomery made a second to the motion. The motion passed by unanimous vote.

Smith said the Town Attorney has reviewed the Veterans Memorial at Wrenn Miller Park Agreement being presented. The agreement does generally state the brick sales and the conveying of the Memorial to the Town as a Town asset. In this agreement the Veterans Committee is asking the Town to accept the Memorial as a Town asset; accepting ownership and maintenance of the Veteran’s Memorial, the commemorative brick surrounds, landscaping, light fixtures, and flagpole. Smith stated per G. S. 160A-240.1 and G.S. 160A-11, the Town may accept the Veterans Memorial Property.

Bruce Dillon, Chair Veterans Committee, believes that this agreement will allow future generations to be able to hold patriotic events at the Memorial. Also, ensuring that the Town will hold that 40’ X 40’ piece of land as a place of honor and remembrance for Veterans. Mayor Volz thanked the Veterans Committee and stated they have done a great job.

Council Member Ragsdale made a motion to accept the Veterans Memorial at Wrenn Miller Park Agreement as presented. Council Member Thomas made a second to the motion. The motion passed by unanimous vote. (Council Member Nixon-Roney was called out of the meeting temporarily and therefore her vote was counted as an affirmative.)

9. Consider a Resolution Authorizing the Town Manager and Finance Officer to proceed with requests for proposals for installment financing agreements for the consideration of the Public Services Facility and the renovations of the Jamestown Park Clubhouse - Smith stated this Resolution if approved, allows the Finance Director to start requesting proposals from lending institutions for the financing component for both projects. Mayor Volz commented that this is one of the steps required by the Local Government Commission (LGC) in order to make application to the LGC to request financial approval. Smith said both projects are moving forward. The architects have submitted plans to Guilford County Planning Department and have received approval. We seem to be on track with the time line.

Council Member Montgomery made a motion to approve the Resolution authorizing the Town Manager and the Finance Director to proceed with requests for proposals for installment financing agreements. Council Member Thomas made a second to the motion. The motion passed by unanimous vote.

(Resolution)

10. Consider Declarations granting approval to reimburse and proceed for the Public Services Facility and the renovation of the Jamestown Park Clubhouse - Smith stated these Declarations of official intent to reimburse the Golf Shop Renovation Capital Project Fund and Water-Sewer Maintenance Facility Capital Project Fund, both declarations are required by LGC before the Town moves forward with any financing requests.

Council Member Ragsdale made a motion to approve the Declaration of Official Intent to reimburse the Town for the Golf Shop Renovation Capital Project Fund maximum amount of \$800,000.00 and the Declaration of Official Intent to reimburse the Town for the construction of public services facility Capital Project Fund maximum amount of \$700,000.00. Council Member Nixon-Roney made a second to the motion. The motion passed by unanimous vote.

(Declarations)

11. Update on EB-5517 (E. Fork Rd.) and EB-5519 (E. Main St.) sidewalk projects – Smith provided the Council with an update on sidewalk projects. We have not heard if the Town has qualified for the additional state funding. We did not receive an authorization to construct as of June 30, 2015. (deadline) There was legislation that allowed both EB projects to qualify for the extension of that time. However, we haven't received any word on the extensions. We are moving both projects forward assuming we will receive the 20% state match.

The Public Services Director said regarding the E. Fork Rd. Bridge Project he is still working with NCDOT regarding design. Specifications need to be updated per the revisions made. The City of High Point has yet to sign off on the easement however, plans have been approved by the City of High Point. We hope to have the signed easement soon. DENR has approved the plans. Duke Energy has approved the utility relocating. The Town would have to pay for the utility relocation as this is not reimbursed by the grant.

The Lydia Project (E. Main St.) still has design work being done for the NC Railroad. The specifications need to be updated per revisions. DENR approved the plans and we are working with Duke Energy and North State Telephone. We need to revise the budget figures. Blanchard said we will be close on the budget. We hope to seek bids in the fall. That is a good time to get good pricing from contractors.

Spencer said that all of the environmental approval is done. The historic preservation is approved. NCDOT has agreed to condition the right-of-way approval on future right-of-way approval of NC Railroad. We are working closely with NCDOT. Spencer said the RR mentioned the may do something interesting inside the tunnel. (Ex: a mural of trains, historic nature, Lydia)

Council Member Nixon-Roney asked the Town Manager how concerned was he about the deadline. Smith said he was concerned because it's a % match. However, there are others in this same situation. We are contacting all involved. Our projects meet the criteria set by state legislature for extension.

12. Current zoning in Jamestown – The Town Planner gave a presentation regarding planning practices in Jamestown. She stated there hasn't been a rezoning case in Town for quite some time. Zoning is regulated by General Statues. A comprehensive plan is required and approval or disapproval must be validated with a consistency statement. Zoning decisions are not made on an arbitrary basis. If any Council Member needs a copy of the 2020 LDP or LDO, please let her know.

LDO amendments are made in accordance with the 5 goals and policies in the LDP. Zoning districts and land use are the biggest part of zoning regulations. Each district allows a variety of uses. A rezoning request can include conditions to the rezoning pertaining to uses, architecture and landscaping.

13. Reappointment of Planning Board Member – The Town Clerk presented the following Planning Board Members for appointment and re-appointment.

Art Wise term expires	8/2015 – he is willing to serve another term
Sarah Glanville term expires	8/2015 – she is willing to serve another term
Dot Perdue term expires	8/2015 – she asked to step down to the alternate position due to health reasons.

John Capes, alternate, has agreed to serve as an active member term to expire 8/2020.

Council Member Nixon-Roney made a motion to re-appoint Art Wise and Sarah Glanville to serve another term to expire on 8/2020. Appoint John Capes to serve as an active member with a term to expire on 8/2020 and Dot Perdue to serve as an alternate member. Council Member Thomas made a second to the motion. The motion passed by unanimous vote.

14. Budget Amendment – Smith presented budget amendment #1. This amendment includes:
 - a) Insurance claim at Jamestown Park \$1,586.00
 - b) Settlement for stormwater project \$7,400.00
 - c) Appropriate remainder of architect contract for golf shop \$11,107.00
 - d) Funds to repair roof at amphitheater \$8,700.00

Water/Sewer Fund

Re-appropriate architect fees remainder of public service building contract	\$8,934.50
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Council Member Montgomery made a motion to approve budget amendment #1. Council Member Ragsdale made a second to the motion. The motion passed by unanimous vote.

(Budget amendment #1)

15. Analysis of financial position for the Town of Jamestown – Smith presented the financial statement for the month ending June 30, 1025. The financial summary reflects cash balances of approximately 10 million dollars, of that approximately 1.7 million is reserved for specific usages.

In the detailed financial report reflects new garbage truck financing, codification payment on project, repairs to Town Hall, and expenditures for sidewalk projects.

16. Public Comment Period – No one registered to speak.

17. Other business – Smith informed the Council of the following updates:

- Wrenn Miller Roof Repair – waiting for materials to complete the project in August.
- Smith asked Council for direction on having a study performed to consider making Gannaway a one-way street. Smith would like to see if HPMPO would help the Town with that study at no cost. Essentially making Gannaway a one way street from Main Street to Ragsdale Rd. These left turns are a safety concern and warrants a study. Council Member Montgomery stated traffic turning both ways out of the Post Office onto Gannaway is a safety concern as well. The Council agreed to the study.
- Smith informed the Council of a possible streetscape project at the intersection of Oakdale Rd. & E. Main St. in the area in front of the Trophy Shop. A lot of water flows through this area and we cannot keep trees mulched. We are looking at making the brick pavers a little wider and increase the sidewalk to have a patio area. Seek sponsorships for the tables & chairs. We are still discussing a Main Street Corridor Study, possibly doing some work on the existing trees. The tree roots are intruding into the brick. Mainly clean up the area in that block of E. Main St.
- Council briefly discussed a new entrance sign at Penny Rd. & W. Main St.
- Smith said we are in the process of replacing the old “way finding” signage at Jamestown Park.
- Smith said there have been discussions about putting signage at the soccer field. The complex is named “Charles P. Turner Community Park and Athletic Sports Complex”. Smith said the cost of the sign is approximately \$3000.00. He will proceed to seek sponsors.
- Smith said we have funds to purchase new banners on Main Street and banners at Jamestown Park.

- Smith said we will have Jamestown Day on October 3rd, 2015. This will be a Village Fest atmosphere. Smith said JBA is willing to offer financial support and volunteers for the event. The question is with the Oktoberfest type atmosphere, what is the Council's feeling about having a beer garden at this event. Smith would like to see if a brewery would come and set up the beer garden for the event. Let them receive the proceeds from the beer garden. The Mayor & the Council directed the Town Manger to move forward.

Still Under other business-

Mayor Volz stated the golf committee has prioritized the top 3 architects for the greens renovation project. We hope to hear about the PARTF grant next month. Smith said at the August meeting he should be able to inform the Council of the architect hired to do the design. The Council does not have to approve the contract because it is within the Town Manager's approving authority. The funds were approved in the current budget.

Council Member Montgomery said the "Go Far" organization is working on locating 10 places within Guilford County to put up maps, healthy tips and routes where people can run a 10 mile loop. Wrenn Miller Park is one of the places the organization is interested in locating a sign.

Council Member Nixon-Roney made a motion to go into closed session to discuss a personnel issue. Council Member Montgomery made a second to the motion. The motion passed by unanimous vote.

Council reconvened in the Office of the Town Manager.

----- Closed Session-----

Council reconvened in the Council Chambers. Council Member Nixon-Roney made a motion to resume the regular meeting. Council Member Thomas made a second to the motion. The motion passed by unanimous vote. The regular session resumed. The Mayor stated no action was taken.

Council Member Ragsdale made a motion to adjourn. Council Member Thomas made a second to the motion. The motion passed by unanimous vote. The meeting ended at 8:20 pm.