

Regular Meeting of the Town Council  
May 17, 2016  
Council Chambers

6:30 pm

Minutes & General Account

Council Members Present: Mayor Pro Tem Montgomery, Council Member Nixon-Roney, Ragsdale, Straughn (Mayor Volz absent)

Staff Present: Chuck Smith, Judy Gallman, Paul Blanchard, Carrie Spencer, Martha Wolfe and Beth Koonce

Visitors Present: Gregory Spillman, Cherie & Frank Dunphy (DFHC Corp.) Justin & Erin Hoyte, Bruce & Donna Dillon, Monty Webb, Hoa Long, Brooke Blakemore, Brooke Walton, Savannah Overman, Cassie Rhodes, Payton Porterfield, Dakota Chaus, Almad Joyner, Morgan Smith, Michelle Smith, Rex Kennedy, William Pearson, Myla Pope

1. Call to Order – Mayor Pro Tem Montgomery presiding in the absence of Mayor Volz. Mayor Pro Tem called the meeting to order. She stated at this time, she would entertain a motion to amend the agenda to add as item #9 consideration of an amendment to the original Reimbursement Contract with Koury Corporation. Council Member Ragsdale made a motion to amend the agenda to include as item #9 the Amendment to Reimbursement Contract with Koury Corp. Council Member Nixon-Roney made a second to the motion. The motion passed by unanimous vote.
2. Community Reflection – Mayor Pro Tem Montgomery announced the following community events:
  - May 21, 2016 – Community Yard Sale – Wrenn Miller Park 7:00 am-1:00 pm
  - May 29, 2016 – Memorial Day Parade 3:00 pm – Sponsored by the Jamestown Lions Club & Jamestown Veterans Committee
  - May 30, 2016 – Town Hall closed for Memorial Day – Recycling will be picked up as usual
  - June 4, 2016 – NC Alzheimer’s County Jam – Wrenn Miller Park 4:00 – 9:00 pm
  - June 18, 2016 – Music Event – Wrenn Miller Park 6:00 pm
  - July 23, 2016 – Music Event – Wrenn Miller Park 6:00 pm

Mayor Pro Tem Montgomery asked everyone to please bow their heads for a moment of reflection.

3. Approval of minutes from the Special & Closed Session meeting of 4-1-16, Special Budget Workshop 4-5-16, Regular & Closed Session meeting of 4-19-16 – Council Member Nixon-Roney made a motion to approve the minutes from the Special & Closed 4-1-16 session, the Budget Workshop of 4-5-16 and the Regular & Closed session of 4-19-16. Council Member Straughn made a second to the motion. The motion passed by unanimous vote.

Council Member Nixon-Roney made a motion to seal the closed session minutes from the April 1<sup>st</sup> & 9<sup>th</sup> meeting until such time as their release would no longer frustrate the subject matter. Council Member Ragsdale made a second to the motion. The motion passed by unanimous vote.

4. Certificate of Appreciation to Mayor Volz and Bruce Dillon, Chair of the Jamestown Veterans Committee –

Deborah Beach, Daughters of the American Revolution, presented a Certificate of Appreciation to Mayor Volz and Bruce Dillon as outstanding community leaders. Mayor Pro Tem Montgomery accepted on behalf of Mayor Volz.

5. Proclamation in Observance of Memorial Day – Mayor Pro Tem Montgomery presented a Proclamation Honoring the Observance of Memorial Day. She presented this Proclamation to Bruce Dillon, Chair of the Jamestown Veterans Committee.

(Proclamation)

Bruce Dillon announced the Jamestown Veterans Committee will hold a Flag Raising Ceremony at the Veterans Monument at 11:00 am on Memorial Day.

6. Public Hearing to consider a rezoning request Case #2016-01 from Koury Corp. for property located at 6029 W. Gate City Blvd. from Conditional Use Bypass (CZ-B) to Conditional Use Bypass (CZ-B) and rezoning request for property located at 6115 Jamestown Parkway from Bypass (B) to Conditional Use Bypass (CZ-B) – Carrie Spencer, Town Planner, stated this is a Public Hearing for a rezoning case. The rezoning case has been heard by the Planning Board. The Planning Board recommended a couple of conditions that have been incorporated into your packet.

Spencer stated due to the details and number of conditions for this rezoning case, the conditions are listed on the document titled “Rezoning Exhibit for Grandover Village Mixed Use Development”. Therefore, the Rezoning Exhibit becomes the conditions. This Exhibit mimics the City of Greensboro’s PUD plan for the area. Both municipalities will have very similar formats to review. There are 2 different zoning districts. We rezoned the north parcel (across from Sheetz) in 2012. Now that the developer is further along in their planning, they are requesting rezoning of the additional approximately 37 acres with a similar zoning. Spencer stated the developer’s intent has always been to develop the property similar to Grandover Development. Spencer said the Bypass zoning is the same along the entire Bypass District. It does not differentiate between different parts of the Bypass. She said the part of the Bypass in this area is very different from other parts. It really is not appropriate that the Bypass zoning requires a 75’ setback. That was designed so that in the Bypass District you do not see a lot of development from the Bypass. The Bypass around the Koury Development is already different from that type development. It is already developed with additional driveways and the intersection is not appropriate for a 75’ set back.

Spencer described the difference in the current zoning and what the developer is requesting. She said there are no changes in use. The uses that are approved for these parcels have been allowed since the property was rezoned for the Bypass District. For example, Multifamily Use has been allowed since the 2009 rezoning.

The change will be how those uses are oriented toward the street. In Table 1 from the Rezoning Exhibit list the changes requested. The main condition requests are:

- Lot sizes allowed to be smaller (3,000-15,000 sq. ft.)
- The lot sizes are the same as the Grandover Development
- The set back to the Bypass has current set back of 75'. The zoning of the piece of property across from Sheetz is 45'. The applicant is asking for a range of 25'-45' set back from the street depending on the use. This will bring the area more in line with the rest of the Bypass. There will still be development standards, landscaping standards, and signage standards that ensure this development is in keeping with the design of our ordinance.
- The Multifamily density of the parcel across from Sheetz is 24 units/acres. This request is to allow 24 units/acres.

Spencer said the current ordinance states that no parking lot can be immediately visible from the Bypass. It states the parking lot has to be behind the building and access from the secondary street. The applicant is requesting to put the parking lot in some cases in front of the building between the Bypass and the building. The applicant is actually proposing a little wider street buffer for landscaping.

Spencer said in 2010 the applicant did a traffic impact study for the entire area. The consultants studied the impact on the roads before the Bypass was built. As a result, the Bypass Project added several new elements to accommodate in the area. Turn lanes were added. These roads have been open for a short period of time. We still are observing how the traffic distributes itself throughout the road network.

The setbacks being requested and the style of the development will make this development similar to Grandover more than Jamestown Main St. Spencer feels it will be an asset for the development to look like Grandover and not Jamestown. It will be a consolidated cohesive development. It will stand out as something different from our Main Street. She feels that is a positive thing because there will be competition between new retailers and businesses that are serving the same population. We want to keep Jamestown unique.

The Public Services needs of the area have been carefully considered.

Spencer said the development has been coordinated with NCDOT, her predecessor and the schools in the area. We talked about traffic concerns in the area. Spencer talked with a representative from Guilford County Schools. They were going to talk with the Elementary School and the High School to find out what is being done operationally to make sure the traffic pattern is the best that it can be. Spencer stated this rezoning request and the conditions only affect this Koury Development.

Council Member Nixon-Roney asked to hear the comments from the Planning Board meeting. Spencer said there was some concern from the adjacent neighborhood Camelot Estates about the addition of the multifamily development. The developer has agreed to prohibit any access into the apartment complex from Camelot Drive. They have a potential design to put garages along Camelot Drive which would actually help buffer the apartments from the road. There will also be some landscaping behind the garages along Camelot Drive.

Spencer introduced Art Wise, Planning Board Chair. Wise said the Planning Board met on April 11, 2016. The Board held a Public Hearing to consider this rezoning request from Koury Corp. The Planning Board decided that the rezoning request was in fact consistent with the Town of Jamestown 2020 LDP. It was agreed the rezoning encourages the careful management of smart growth and appropriate land

development along the future Jamestown Bypass. The planned development is compatible and mutually supported by surrounding jurisdiction and builds cooperative partnerships to encourage new development that fits out small Town character. The development clearly establishes and utilizes the annexation agreement lines to clarify and guide future growth.

The Planning Board felt Grandover Village Development would establish value and preserve Jamestown's small Town feel. The appearance and design of the new buildings and site development would ensure a good fit and maintain the appearance of our community.

The Quality of life is enhanced by the addition of sidewalks. The extension of water/sewer services to this development would allow surrounding neighborhoods the ability to connect to city water/sewer services. The development has been carefully planned and manages access along major thoroughfares and road entrances to protect public safety, road function and community aesthetics.

The Planning Board voted unanimously to recommend approval of the rezoning request as presented in the Rezoning Exhibit for Grandover Village Mixed Use Development with amending the local street setbacks for multifamily development to 10' and adding the condition that there shall be no access into section 1 from Camelot Drive in Camelot Estates.

Spencer introduced Steve Showfety, Koury Corp. Showfety stated with him is Dick Franks, Planning & Design and Ron Mack, Exe. Vice President and general counsel responsible for the retail division. Showfety said he is here with a sense of joy, because this is a culmination of 30 years of effort to get us to the point where we could develop this section of Grandover. When we started the process many years ago this area was very much a rural part of the southwest Guilford County. Guilford County initiated a Southwest Area Plan to make sure that the future development followed some cohesive coordinated effort. At the time, they did not have a zoning classification that would accommodate mixed use development in a 1500 acre community. The County created a zoning classification for the community. In that process the Southwest Area Plan was approved by all the municipalities that were affected by the area in question. Guilford County, Greensboro, High Point, and Jamestown all supported the recommendations in the SW Area Plan. This plan is getting ready to go through its 2<sup>nd</sup> generation of review and approval.

Showfety said this Public Hearing is the 3<sup>rd</sup> zoning municipality that has affected the Grandover community. They worked with professional planners to create efficiencies in utilities of water/sewer, worked with NCDOT with regard to main thoroughfares, develop roadways that have subsequently been built. The property is finally ready for vertical construction.

We came to Jamestown because the territorial jurisdiction lines between the undevelopable parts of this section of Grandover did not follow any continuity of the roadways. It dissected the property and after the initiative of the 2 cities they defined the proposed new territorial jurisdiction. They follow now the major thoroughfare system for the roadways. The utilities now follow respectively the jurisdiction that will support and annex these properties in the future. We are requesting the rezoning classification tonight to accommodate the original plans that we have always had in the land use for this district. Effective development of real estate today by smart growth proposes trying to take advantage of the utility system and expenses for servicing these areas, the increase tax base to help support the municipalities, and the thoroughfare systems that are necessary to ever expand and accommodate the vehicle traffic. The document that is part of this zoning request is the 3<sup>rd</sup> evolution in compliance with

what was negotiated with the professional staff in trying to find the right set of guidelines to parallel the development pattern for this property.

Showfety said he provided a lot more detail and background and facts associated with the rationale for what is being proposed to the Planning Board at their meeting. He said there was a large turnout at that meeting. We had not thought about the question being raised by the neighbors about access to Camelot which was not part of the preliminary plans that we had presented to the professional staff. But because that was a concern with the neighbors we easily added that as a condition as an insurance policy for those neighbors that we would not change that in the future. We also made some minor changes to the proposed development plan to put the buildings/garages as additional buffers. The Camelot Est. residents will not necessarily be looking into a parking lot. This way it is being dealt with by effective landscaping. Our professional staff that we consult with helps us develop what we think are effective landscape plans. We have a long term view of being a property owner. We have a sense of pride in ownership. This plan is not designed to be a merchant development where we come to Jamestown and develop in the cheapest price. Then sell it and leave Town. We will be here. We are proud of that property. We appreciate your continued support in helping us bring this to fruition.

Mr. Showfety asked Dick Franks to speak about the traffic. Showfety said in 2010 Koury initiated a traffic study because the NCDOT had not made suggested improvements to the intersection of Millis Rd. /Main St. nor had they made proper accommodations (in their view) to the intersection of Main St. /Jamestown Parkway. As a result of that traffic study, NCDOT made enhancements to those 2 intersections. We were thinking in advance what the future demand might be. Fortunately, through the traffic study we have in place convinced NCDOT to modify their original construction drawings to accommodate those larger intersections.

Dick Franks stated in talking with Town staff over the last couple of weeks he found there was some concern over the traffic around the school, particularly Millis Elementary and Koury's multifamily development. Franks visited the site over the last couple of days and observed the traffic pattern in the mornings and afternoons. He took photographs every 5 minutes which he passed along to Spencer. He said the apartment morning work traffic occurs between 7:30 & 8:30 am. People return from work after 5:00 pm. Franks showed a picture he took at peak times when the traffic was backed up at the elementary school to pick up kids at school. He started observing at 2:00 pm. The first cars arrived about 2:15 pm. The peak buildup was at about 2:30 pm. School lets out and the cars were gone by about 2:40 pm. There was a period of about 20 minutes that you had cars backed up. This did not coincide with morning business traffic or afternoon traffic coming home at the end of the business day.

He visited again this morning. Very similar situation. He arrived at 7:00 am. The first car arrived at 7:09 am. They waited about 15 minutes. The cars started backing up into the street about 7:20 by 7:40 am they were gone. They did not back up as far as they do in the afternoon. He noticed most of the cars came in from Vickery Chapel Rd. and then exited to Vickery Chapel Rd. It doesn't seem to back up in the mornings. He did not wait till the high school let out, because it is not in immediate proximity to that site. He does not see any conflict between the multifamily development and the school.

Mr. Showfety said the traffic pattern is evident because we have so many parents that pick their children up from school verses riding the school bus. The time line we are trying to show you is a separation when the peak time happens. This is not the only school that has a problem. This road has been a parent drop off for a long time. But it is one of the few that has not been accommodated on site for pick up. It is a 2 lane road. The county owns all the property of Millis Rd. One way to relieve the

traffic would be for NCDOT to install a turning lane on Millis Rd. Fortunately, that stacking last about 20 minutes at a time. He thinks the circumstance is manageable not ideal. He does not think any land use they would apply there would be less impacted than the apartment use. We see this as a transition to higher density use with commercial use to the rest of the property around that. Showfety said they would lobby with DOT to install a turn lane so that traffic is out of the main street. We will be glad to lobby with the Town. Jamestown could advocate the MPO for this turning lane as a project.

They relocated the main entrance proposed for this site off of Main Street because they didn't think that was the right spot. They have an exit onto Main Street that is right in right out only, so there would be no stalling of traffic on Main Street traveling east toward this property. It has been carefully planned. With your support we will be starting the project this summer. Council Member Straughn asked for clarification if there were 2 ways out of the apartment complex. Showfety confirmed.

Mayor Pro Temp Montgomery said it is time to open the Public Comment Period portion of the Public Hearing. She asked for anyone that is in favor of the proposed rezoning to please come forward. Give your name & address please adhere to the 3 minute time limit.

Bill Pearson, 4503 Merlin Drive. He stated Mr. Franks indicated that he did not see any conflict with the traffic from the apartments. He respectfully disagrees. Mr. Franks said he spent about 20 minutes on site and Mr. Pearson said he lives there 24/7. The traffic is absolutely horrible all day and certain times it is worse. (at the beginning of school and end of school) Mr. Franks indicated that he did not stay for the High School traffic. Mr. Pearson said that is another problem. There are frequent wrecks in and out of the school yard, sirens going constantly. He does not have the answer but if Jamestown could possibly ask NCDOT to install another lane to Millis Rd. it would definitely help. It seems to him DOT should have considered this when they were making all the bypass plans. The traffic cuts through Camelot Est. neighborhood. They are speeding through the neighborhood. He has asked the Sheriff Dept. several times could they please put speed limit signs up. The Sheriff's Dept. said the speed limit in this area is 55 mph and there was not anything they could do about it. The street that he lives on is approximately 300' long. The cars are going 60 mph one end to the other to get around the traffic. He understands not all of this is Koury's fault. He just asks if you will help us with NCDOT.

Mayor Pro Tem asked for anyone that was in opposition to the project to please come forward. Give your name & address. Please adhere to the 3 minute time limit. There was no one.

Mayor Pro Tem closed the Public Comment portion of the Public Hearing. She opened to the Council for discussion.

Council discussed the question of the speed limit. There is a school zone there which should be a 25 mph zone. However, the neighborhood is in the County. County speed limit regulations are 55 mph unless otherwise posted.

Council Member Straughn did think we should do all we can to support the addition of the turning lane on Millis Rd. Mayor Pro Tem stated NCDOT looked at all the other intersections, why was Millis Rd. not addressed at that time. The Town Manager said it was outside the scope of the project for the Bypass. The Town Manager said the Town had a traffic study performed by MAB in 2012. This was 1 area that was examined by the consultant. We do have that document with some suggestions by the consultant. That information was handed to NCDOT and was discussed in a meeting with Guilford County Schools. There was no interest at that time for Guilford County schools to move forward with initiating the

project. Smith said this property is outside the Town's corporate limits but within our ETJ. It is a state owned and maintained road. The Town can initiate a request for some improvements through MPO. Council Member Nixon-Roney said once we annex it we need to check into whether we can change that road. The Town Manager said the Town would not annex Millis Rd., (Camelot Sub.) that would not be in with the project discussing tonight. Mayor Pro Tem asked what it would take for the neighborhood to request speed limit signs in the neighborhood. Smith said the Town can request NCDOT post a speed limit sign.

Mr. Pearson asked if a couple of speed bumps could be put in the neighborhood. The Council discussed this, however, past experience with emergency vehicles (Fire, Law, and EMS) has proven that they are not in favor of speed bumps.

Council Member Nixon-Roney said this situation has been in existence for a long time. However, with the addition of the apartment complex it will add some additional traffic. So it certainly bears talking with the MPO about adding the turning lane as a project and speak with NCDOT about posting speed limit signage. Showfety stated that Koury Corp. would partner in an effort with NCDOT and the Town for Millis Rd. improvements.

Council Member Nixon-Roney made a motion to approve the rezoning request case 2016-01 as presented by Koury Corp. for properties located at 6029 W. Gate City Blvd. and 6115 Jamestown Parkway to Conditional Zoning – Bypass (CZ-B) with conditions stated on Rezoning Exhibit for Grandover Village Mixed Use Development. Council Member Straughn made a second to the motion. On a roll call vote:

Council Member Ragsdale voted aye  
Mayor Pro Tem Montgomery voted aye  
Council Member Nixon-Roney voted aye  
Council Member Straughn voted aye

The motion passed by unanimous vote.

Council Member Nixon-Roney made a motion that we adopt a finding that rezoning the property described in the rezoning case #2016-01 from CZ-B to CZ-B is consistent with Jamestown's 2020 Land Development Plan and is reasonable and in the public interest for the following reasons:

It is consistent and follows the LDP and is consistent with the objectives for the Town of Jamestown. Council Member Straughn made a second to the motion. The motion passed by unanimous vote.

7. Public Hearing to consider a Master Signage Plan MSP 2016-01 for site located at part of 6115 Jamestown Parkway & 6029 W. Gate City Blvd. – Carrie Spencer presented the Master Signage Plan request. She stated the Town's LDO does allow deviation from the sign ordinance. She stated deviations are approved through a Master Signage Plan. Council should consider the rationale provide by the applicant (why it is different) the degree to which it addresses things that are unique to the site, proving the conditions are unique to the site. She said all the signs need to be a little bit higher and larger and greater in numbers than is in the sign ordinance. This is due to the scope of the project.

Koury has requested this plan so they can grow the Grandover development into the Jamestown Community in a well-managed expansion that will be compatible. Spencer said she does believe the Master Signage Plan request does meet the Town's goals of small Town feel, community appearance & design.

The degree to which the sign request is unique to the site is the size of the signs. The Town has other development as this. She said Koury has submitted a map showing where the signs are located. She said basically asking for a larger sign at every large intersection, signs at every driveway and road intersection with the Bypass. Her recommendations is that it does fit community character. Dick Franks said basically we are looking at signs at each outparcel. We have a monument sign to identify the shopping center. Small marker signs and identification signs at key points. There is a total of approximately 30-35 signs. Council Member Straughn wanted confirmation that there would absolutely not be any pole sign on the property. Franks said no pole signs will be on the site. The monument sign is not to exceed 15'.

Council Member Straughn asked for confirmation that there will be no LED or flashing lighting. Is the color scheme appropriate with the Town ordinance? Spencer said Koury would submit a sign permit for every sign to be erected that will specify the letter height and color. At that point, the lighting will be addressed. Mayor Pro Tem would assume the signage would be similar to the existing signage at Grandover development.

Steve Showfety said this location according to the Southwest Area Plan is designated to be a community size facility, not a neighborhood. It was to accommodate larger quantities of retail, so they are not scattered all along the way. It is carefully planned. The signage we are asking for in the request established the base line. Each one of these signs will need to be approved by the Town. Most of the national retailers understand that they have to go through that sign process approval. He does not suspect any retailer will be surprised by the criteria the Town has established as a planned community. A lot of these signs are just markers identifying boundary lines for Grandover.

Mayor Pro Tem Montgomery called on Art Wise, Planning Board Chair, for the Planning Board recommendations. Wise said the Planning Board felt the Master Signage Plan met the criteria for the small town and quality of life. The Planning Board voted unanimously to support this MSP case 2016-01.

Mayor Pro Tem Montgomery opened the Public Comment Portion of the Public Hearing. She asked for anyone that wished to speak in favor of the MSP to please come forward. Give your name & address. Please adhere to the 3 minute time limit. There was no one.

Mayor Pro Tem Montgomery asked for anyone that was opposed to the MSP request to please come forward. Give your name & address. Please adhere to the 3 minute time limit. There was no one. Mayor Pro Tem closed the Public Comment Portion of the Public Hearing. She opened to the Council for discussion.

Council Member Straughn stated his only concern was what Greensboro is going through now with signage on High Point Rd. Jamestown needs to make an extreme effort to keep that situation from happening here. It seems what is being presented is appropriate for the size and scale of this project.



Council Member Ragsdale made a motion to approve the Master Signage Plan MSP 2016-01 as presented by Koury Corp. Council Member Nixon-Roney 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 Straughn aye

The motion passed by unanimous vote.

8. Public Comment Period – No one registered to speak.
9. Consideration of Town of Jamestown Reimbursement Contract with Koury Corporation – The Town Manager said in accordance with the amended agenda, he is requesting the Council consider an amendment to the reimbursement contract originally dated 5-26-15 for the purpose of providing water/sewer service to the acreage we have just seen in the rezoning case. This area is located within Jamestown's ETJ currently and hopefully soon to be annexed.

The Town Manager said in the 2015 contract it states the provision of such water & sewer service would also permit access to water and sewer for adjacent property owners in the future and would greatly benefit the public by opening up adjacent properties for development. The Town Manager said that is essentially the essence for this amendment to open up properties. One area for sewer service is the Camelot Estate County Subdivision and to the north under Gate City Blvd. for future water connections toward the Sheetz development. This contract does stipulate that amount for reimbursement will not exceed \$154,690.00. The Town Manager said Jim Lanik, Town Attorney, has reviewed the agreement and is satisfied with the amendment.

Paul Blanchard, Public Services Director, presented Exhibit A of the amendment. He stated the original agreement extends water from Grandover Village Road along proposed connector road and across Gate City Blvd. to serve tracks 1 – 4. Currently, the need is to get water to the Grandover Village Parkway. The addition that we are asking for is to come across the intersection and cross the property then under Gate City Blvd. The total construction bore cost is approximately \$89,200 plus contract administration and 20% contingencies total budget for the water extension is approximately \$127,300.00. It would be great if in the future we can get a loop system which will increase our availability of fire flows, and improve water quality.

Blanchard stated this amendment exhibit also extends the sewer line from south of E. Main St. to east of Camelot Drive/Merlin Drive intersection. The Town Manager said the original contract brought water up to SECU. The initial contract was a shared contract. Koury Ventures is paying ½ of the water/sewer extension of the initial contract. This extension brings water along the connector road and under Gate City Blvd. to bring water to the North Side of Gate City Blvd. This is the time to extend water while all the construction is ongoing. We will be ready for future development.

Blanchard said at Section 1 the multifamily development site the sewer extends to the middle portion of the site and services all the project. The sewer amendment to the contract is for an additional manhole to allow us to service Camelot Est. Subdivision. The Public Services Director is working with Davis Martin

& Powell on the sewer line extension. Again, now is the time to extend the sewer during the construction phase.

Council Member Straughn asked with the extension of the water/sewer available to Camelot Est., would this be a mandatory hook up by the residents. The Town Manager said the connection to water/sewer would be a voluntary connection. As the water line is completed and accepted, we will send written notification to the property owners advising they may connect. There will be a connection fee.

Council Member Straughn made a motion to approve the amendment with Exhibit A to the Town of Jamestown Reimbursement Contract with Koury Corp. Council Member Nixon-Roney made a second to the motion. The motion passed by unanimous vote.

Steve Showfety said I think this is a wise decision on the part of the administration to recommend this to the Council. There definitely should be economies of scale based on unit costs. Going under Gate City Blvd. just to do the sewer makes it an obvious thought for the water line to be installed there also. It is best to do while the contractor is on site. So what you are able to do by extending the sewer to Camelot is to immediately make that available without any interruption on Koury's property. They are glad to give the sewer easement to the Town of Jamestown. Koury will manage that process. We have taken the position of absorbing any excess cost under this agreement. Showfety said he is relying on the Town's engineers to provide good estimates. The goal is to bring the project in under budget.

10. Consider PTRWA Expansion Contract – Smith provided a quick update. There is no consideration of approving a contract tonight. He said he has received a draft agreement and is reviewing it. Also, the Finance Director and the Town Attorney will review it. He plans to bring this to the Council at the June meeting.
11. Consider contract with Guilford County on Tax Collection – The Town Manager said Beth Koonce, Town Attorney, reviewed the contract No. 87958-07/16-005 which is an Interlocal Agreement with Guilford County on Tax Collection. Beth Koonce said the proposed new contract is the same rate as it was under the prior agreement which is 0.62%. However, in the previous agreement was a cap of approximately \$8,000.00. This contract does not have a cap included. It is a straight 0.62%. The cost for this year will be \$10,437.00. Their collection expense will be slightly more to the Town each year.

Koonce said also item #12 Acquisition upon Foreclosure of the proposed contract is a new condition. She explained this item meant that in any situation where the county is foreclosing property in our Town limits for unpaid taxes, the Town is to bid on that. At least, the Town must bid on the property in the amount of the delinquent taxes. Normally, in these foreclosure proceedings Guilford County would be bidding on the property. In this condition, the Town is now agreeing that the Town will bid on any property within the Town limits. Guilford County is now actively going after tax foreclosures. This same provision is in the contract with city of High Point and Guilford County for their tax collection. The only concern, would be suppose it is a piece of property the Town may not want to take back for example – a gas station on Main St., maybe it is contaminated. Under this agreement, the Town would have to bid on it. Koonce talked to High Point regarding their agreement. High Point tried to negotiate with the County but to no avail. The High Point City Council approved the contract as it was originally written.

Council Member Nixon-Roney made a motion to approve the Town Attorney request Guilford County put a cap of \$12,000.00 for the annual payment to the County and to rescind item #13. Council Member

Nixon-Roney further recommended granting the Town Manager the authority to accept the contract as presented if Guilford County does not accept the terms. Council Member Straughn made a second to the motion. The motion passed by unanimous vote.

12. Consideration of a Special Event Permit Request for Wrenn Miller Park – The Town Clerk stated the Town has received a special event permit request for Wrenn Miller Park for a private wedding. The applicant has signed the waiver form. She has provided a written plan. She has a draft Insurance Certificate from the insurance company. If the Council approves the permit she will secure the insurance policy. She did not want to pay for the premium until she was sure the special event permit was approved. She has contacted the ABC Commission. However, the Town must supply a letter of approval for the special event permit before she can get the ABC Permit.

She is not having any law enforcement because it is a small group of about 30-35 people. (2 limos) She spoke with the High Point Bank Manager and got approval to use their parking lot. She seems to be mindful it is a community park & backs up to residential area. The music would be stopped at an appropriate time. (not after 8:00 pm) The Town Manager advised no decorations should be attached that could mar any of the structures. No signage is going up.

Council Member Nixon-Roney made a motion to approve the Special Event Permit for Wrenn Miller Park for the Kayshanda Rush Wedding to be held on July 23, 2016 upon the condition that she provides the required Certificate of Insurance and an approved ABC Permit from the ABC Commission. Also the property should be left in its original condition. Council Member Ragsdale made a second to the motion. The motion passed by unanimous vote.

Mayor Pro Tem Montgomery said at the last meeting we talked about the use of deposits on renting of Town property as insurance that the property would be returned in “like” condition. The Town Clerk said we talked about having this in place for the future. Council Member Nixon-Roney said she feels this needs to be in place especially for the Clubhouse when it is completed and rented.

13. Presentation of Budget Message for the Town of Jamestown Fiscal year 2016/2017 – The Town Manager presented the Budget Message. He stated the draft budget was prepared in accordance with North Carolina General Statute Chapter 159 Article 3 of the NC Local Government Fiscal Control Act. All funds within the budget are balanced and all revenues and expenditures are identified. The Town Manager highlighted the following:

- 4% water/sewer rate fee increase for in and out of town customers
- Maintain current services to citizens
- Maintain current benefits for employees
- Maintain current staffing levels for all departments except add a Laborer 1 position
- 1% COLA for all employees
- Funding furniture for new Clubhouse
- Completion of Golf Course Greens Renovation
- Oakdale Rd. Sidewalk Project
- 3.31% increase compared to FY 2015/16

CIP Projects Include:

- New Public Services Maintenance Facility

- Renovation of Golf Course Clubhouse
- Public water/sewer extension to Grandover Development
- E. Main St. sidewalk project
- E. Fork Rd. sidewalk project

The Town Manager presented a brief summary of the various funds for the Town.

#### General Fund

- No new full time employment positions
- 1% COLA, up to 2% merit
- Part Time salary increase due to expansion of Town operations at Clubhouse
- Community events
- Completion of Greens Renovation Project
- Funding for Jamestown Beautification Committee
- E. Fork Rd. and E. Main St. sidewalk
- Repairs Town Hall and Fire Station
- 1.1% projected tax base increase
- Revenues projected decrease 5.70%
- General Fund budget \$4,385,355. This is a 5.70% decrease compared to FY 2015/16

#### Non-Profit Organization Grants same as FY 2015/16

- JYL - \$5,000.00
- YMCA - \$30,000.00
- Historic Jamestown Society \$5,000.00
- Jamestown Public Library - \$60,000.00

#### General Fund – Revenues & Expenditures

- Approximately 1.1% increase in tax base
- Proposed tax rate for FY 2016-17 remain at \$0.455 per \$100.00 in valuation
- General Fund Revenues are expected to decrease approximately 5.70% compared to FY 2015/16
- Overall Revenues & Expenditures expected to be \$4,356,430.00.

#### Water & Sewer Fund Summary

- 1 new Laborer full time position
- 1% COLA up to 2% merit increase
- New Public Services Maintenance Facility Project
- New generator and vehicle lift
- Furnishings for Public Services Maintenance Facility
- Root control program
- Sewer easement access projects
- Maintenance of system
- Study for Johnson Property –Guilford College Rd.
- Fire hydrant repair & painting
- Backflow prevention devise inspection contract work
- W. Main St. Water Main Project
- Slip lining sewer pipes

- Replacement of Clifton Park lift station pumps
- Eastside WWTF Plant upgrades
- PTRWA additional capacity
- Water/Sewer extension projects
- Water/Sewer Fund annual budget \$3,972,884.00
- Increase of 22.5% compared to FY 2015/16

PTRWA is increasing water rate by 3.6% and City of High Point is increasing water rates by 4%. City of High Point is increasing wastewater treatment 16%. It is recommended to increase water/sewer rates by approximately 4% to match these agencies increases.

The Fee Schedule remains the same with the exception of the 4% increase in water/sewer rates for in and out of town customers.

The 2016/17 budget may be summarized as the year of continuing vital improvements to aging facilities and expansion of Jamestown utilities.

The proposed FY 2016/17 annual budget represents a 3.31% increase compared to FY 2015/16. Recommended budget for 2016/17 is \$8,896,214.00.

14. Set Public Hearing to consider adoption of Budget Fiscal Year 2016/17 – Council Member Nixon-Roney made a motion to set a Public Hearing for June 21 2016 at the Regular Council Meeting. Council Member Ragsdale made a second to the motion. The motion passed by unanimous vote.
15. Discussion of ideas for the Town of Jamestown Bicentennial Celebration – Chuck Smith said actually Mayor Volz wanted to bring this up to the Council for discussion. However, in his absence, the Town Manager reported that the event will be at the Wrenn Miller Park on October 1, 2016. The suggested time for the opening ceremony is 1:30 pm. There will be music 2:00 – 5:00 Evan & Dana Band and 6:00 pm– 9:00 pm – Special Occasion Band. There is no rain date.

Plans are to have food trucks and vendors. We plan to incorporate a historic element. The Historic Society will be a vendor and focus on the 200<sup>th</sup> anniversary of the founding of Jamestown. The Town will operate a beer garden. We would be glad to hear any ideas the Council might have. The Jamestown News will be doing a series of historical articles leading up to the event.

Some items suggested during the Council meeting:

- Progression of pictures
  - Storyteller
  - Remake of the Jamestown Blanket – Council Member Ragsdale to see if the Jamestown Blanket could be recreated.
16. Budget Amendment – Gallman presented the following amendment to the approved budget. Gallman reported budget revision #36. The Town Manager is authorized to make this revision between departments within the same fund. The transferred amount is \$9,000.00 for attorney fees.

(budget revision)

Amendment to approved budget.

This amendment is to request a transfer within the Water/Sewer Capital Reserve Fund an amount of \$155,000.00.

The next item is a request to amend the Capital Project Ordinance budget to request to add \$155,000.00 to the Capital Outlay for the water system for the Koury Grandover Project. This is a transfer from the Water Sewer Capital Reserve Fund.

Gallman requested approval on the amendment to the annual approved budget and the amendment to the Capital Project Ordinance.

Council Member Ragsdale made a motion to approve the amendment to the approved budget and the amendment to the Capital Project Ordinance. Council Member Straughn made a second to the motion. The motion passed by unanimous vote.

(amendment)

17. Consider approval of cash advance between funds – Gallman stated because the Capital Outlay Projects are on reimbursement, we actually have to spend the money before we can get reimbursed. We have made the first expenditures for the E Fork Rd. Project. She is requesting approval to make this cash advance from the General Fund into the Capital Project Ordinance Fund for the E. Fork Rd. project.

Council Member Nixon-Roney made a motion to approve the cash advance FYE 6/30/16 in the amount of \$60,000.00. Council Member Straughn made a second to the motion. The motion passed by unanimous vote.

(Cash Advance)

18. Analysis of financial position for the Town of Jamestown – Gallman presented the financial summary for the month ending 4/30/16. She stated the Town has cash balances of approximately 12 million dollars of that approximately 5 million dollars is reserved for specific usages.
  - The debt balance in the General Fund is approximately \$921,000.00. (Sanitation Truck & Golf Course Clubhouse Renovation)
  - Water/Sewer Debt Balance is approximately \$587,000.00 for the construction of the water/sewer maintenance facility.

Gallman presented the detailed financial statement for month ending April 30, 2016. There were no questions for Gallman.

19. Ragsdale High School Representative Report – Alex Stanco reported the following:
  - Graduation is June 3<sup>rd</sup>, 2016 at Greensboro Coliseum
  - Seniors went to Carowinds last Friday for their Senior Extravaganza
  - Senior Exams are May 25 & 26

- Exams for underclassmen are June 6 – 9 and school will be dismissed at 1:30 pm those days
20. Resolution Honoring Alexandra Elizabeth Stanco – Mayor Pro Tem Montgomery presented to Stanco a Resolution Honoring her service to the Town Council for serving as the Ragsdale High School Representative this past school year.  
(Resolution)
  21. Public Comment Period – No one registered to speak.
  22. Manager report – No report
  23. Other business – There was no business to report.
  24. Adjournment – Council Member Nixon-Roney made a motion to adjourn. Council Member Ragsdale made a second to the motion. The motion passed by unanimous vote. The meeting ended at 9:00 pm.