

Regular Meeting of the Town Council
9-15-15

Civic Center
6:30 pm

Minutes & General Account

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

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

Visitors Present: Stephen Smith, Bryson Epting, Eddie Oakley, Wes Scott, John & Anne Petty, Donald Parham, Jr., Joanne Mann, Carol Brooks of the Jamestown News, Kathleen Leary, Sterling Kelly, Robert Wenzel, Mac Allen, Amy Gies, Marcia Scott, Karen Kantziper, Glen Kantziper, Robert Frederick, R. Clodfelter, Cindy Mackie, Mary Kavanagh, Charles Dowdy, Jim Morgan, John Kennett, Hugh Cates, Judith Cates, Darlene Laurie, Mike Laurie, Mary Fay Bodenheimer, Jim & Julia Rayborn, Joyce Odom Graveson, Sabrina Schumaker, Chet Hodgins, Leon Marsh, Linda Marsh, Stan & Kay Calverese, Jo Anne Hassell, Gary Robbins, Mary Dalton, Susan Joyner, Hilda Dalton, Pam Harden, D. Dewey, A. Dewey, M. Wainscott, Buddy Mann, Anne Martin, Jim Martin, Natalie Teichman, Alan Teichman, Cheryl Harvey, Kay Sexton, Jerry Bullock, Alan Dewey, Lorie Jackson, John Capes, Martha Harden, Homer Harden, Tammy Harden, Charles Anna Marsh, Michele & Joseph Basile, Gary Lynda Thomson, Mark Scott, Win Scott, Sarah Owens, Rusty Weadon, Keith Lackey, Grace Smith

1. Call to Order – Mayor Volz called the meeting to order. The Mayor explained that there is a Public Hearing tonight. He stated it is not required to sign up to speak at the Public Hearing. He will call on speakers for and against the rezoning. Please come to the podium at that time to speak. There are 2 public comments periods on the agenda. It is required to sign up if you want to speak during the public comment period.
2. Community Reflections – the Mayor announced the following community events:
 - September 17, 2015 – Retirement Reception for Gary Bowman, Jamestown Postal Service Employee. The time is from 2:00 pm– 4:00 pm in the Civic Center
 - September 22, 2015 – Veterans Administration will give free flu shots to Veterans from 10:00 am – 12:00 in the Civic Center
 - Septembers 26, 2015 – Fall Litter Sweep at 9:00 am
 - October 3, 2015 – Jamestown Day – Wrenn Miller Park from 2:00 pm – 8:00 pm (Rain date 10-10-15)
 - October 7, 2015 – Special Council meeting 6:30 pm Council Chambers
 - October 9, 2015 – Community Design Workshop – Oakdale Mill Property – Civic Center 2:00 pm– 4:00 pm
 - October 10, 2015 – Guilford County Animal Control – Rabies Clinic – Town Hall parking lot from 9:00 am– 12:00
 - October 17, 2015 – Centennial Celebration – Jamestown Public Library – 10:00 am - 12:00

Mayor Volz called for a moment of silence.

Mayor Volz then introduced Alex Stanco. She is a senior from Ragsdale High School and is the High School Representative to the Town Council. Mayor Volz stated Alex is a Girl Scout. She just completed her "Gold Award" Project. She designed a walking path behind the High School with different stations for the students and community to use. It took her approximately 100 hours to complete. She is 3rd in her class of 356. She plans to attend college in the engineering field. Mayor Volz welcomed her to the Town Council. He asked her to bring news for the High School for the next meeting.

3. Approval of minutes from the August 18, 2015 regular and closed session meeting and the minutes from the September 8th, 2015 special meeting – Council Member Montgomery made a motion to approve the minutes from the August 18th regular and closed session and the September 8th, 2015 special meeting as presented. Council Member Nixon-Roney made a second to the motion. The motion passed by unanimous vote.
4. Proclamation Constitution Week – Mayor Volz called Gene Jones forward. Mrs. Jones is a member of the Rachael Caldwell Chapter of the Daughters of the American Revolution. Mayor Volz read & presented to her a Proclamation proclaiming September 17th – 23rd, 2015 as Constitution Week.

(Proclamation)

5. Public Hearing to consider rezoning request #2015-01 for property located at 202 R1 Ragsdale Rd from MS (Main Street) to CZ-MS (Conditional Zoning Main Street) – The Mayor called on Carrie Spencer, Town Planner, for the staff presentation. Spencer stated this is a Public Hearing. The property in question is located at 202 R1 Ragsdale Rd. This property is located at the corner of Ragsdale Rd. and Gannaway St. The proposed rezoning is from Main Street to Conditional Zoning Main Street. The applicant has offered a variety of conditions for this project. The parcel consists of approximately 2 ½ acres. At this time, the Town Planner turned the meeting over to the Mayor to open the Public Hearing. She stated there is a request from the applicant.

Mayor Volz opened the Public Hearing. He asked to hear from anyone that was in favor of the rezoning request to please come forward. Give your name and address. Mike Fox, Attorney with Tuggle Duggins Law Office, 100 N. Greene Street, Suite 600, Greensboro, NC, stated he was here tonight representing the applicant. Mr. Fox stated as you are aware from the letter sent yesterday, we are here tonight asking for a continuance from tonight to your October regularly scheduled meeting. We have had a lot of great discussion with your stakeholders in your community. We have been in constant communication with your staff to work on the concerns that we have heard on this project. We had a thorough Public Hearing at the Planning Board and got a lot of comments. We have continued to discuss with your stakeholders in your community on this project. We feel as we are getting closer, but we need a little more time to finish working on it to bring some additional conditions before the Board. We would like tonight to ask for a continuance until your October regularly scheduled meeting.

The Town Attorney stated the motion, if the Council was so inclined, would be to continue this Public Hearing to the next regularly scheduled Council meeting of 10-20-15. Council Member Nixon-Roney asked if we can still discuss it tonight. The Town Attorney stated the Council may do whatever it likes. However, if so inclined, the Council may continue until the next meeting. Per the Town Attorney, the Council simply makes that motion to continue the Public Hearing. Therefore, the Public Hearing is not

closed. It is continued to the October 20th 2015 meeting. Council Member Nixon-Roney stated since the Public Hearing is opened and if continued to October, then people could be heard tonight and on October 20th, 2015. The Town Attorney agreed.

Spencer said at this point, the applicant is asking for a continuance at the on-set of the Public Hearing. So that he can present perhaps a different application with some modified conditions. Council Member Nixon-Roney stated if she understands it correctly, the applicant is asking for more time to get input and perhaps present a more appropriate plan. Mr. Fox said they have been working hard to modify the proposal that was presented to the Planning Board to ensure that it fits with the Town's Land Use Ordinance. Personally he would prefer that we just continue the Public Hearing and then have the entire Public Hearing on October 20th 2015. They are not ready tonight with the final proposal. It may not be a good use of people's time to comment on what is not going to be their final proposal.

Spencer stated if a new proposal is submitted that is obviously different from what was previously submitted, it may be considered as a whole new application before the Council. The Council has the opportunity to remand it back to the Planning Board for consideration. Mr. Fox said that is not their intention. Their intention is to proceed with the same proposal but perhaps have more restrictive conditions not less restrictive. They plan to narrow the scope of the project. They cannot by law expand the scope of the project without starting a new process. Anything they would bring forward would be more restrictive than what we have now. Mr. Fox said they heard some very specific things from the Planning Board members. They are working on formatting their proposal so that it meets those concerns.

Mayor Volz asked the Council if they would like to approve the continuance or do they want to move forward with hearing it and getting comments on it. Council Member Thomas stated he feels it is fair to the applicant to grant the continuance. However, he does not want to restrict anyone that is here. But he does feel it is fair to the applicant to grant the continuance.

The Town Attorney stated if that is the case, then the motion you can make is to continue the Public Hearing to the October 20, 2015 meeting. Council Member Montgomery asked if the Public Hearing was continued would the public be allowed to speak at this meeting. The Town Attorney stated that is entirely up to the Town Council. You can allow people to speak and then continue the Public Hearing. Council Member Nixon-Roney stated the project to be presented could be a different project than the current one. Therefore, someone could be commenting on a project that is not the final.

The Town Attorney said the general rule is if the applicant has a plan with conditions that are more restrictive than what the Planning Board heard, then it is appropriate to be heard in front of the Council. This does not have to go back to the Planning Board. If the application is totally different, and the Council wants to remand it back to the Planning Board for more input, you can certainly do that.

Council Member Thomas made a motion to continue the Public Hearing for the rezoning case # 2015-01 for the property located at 202 R1 Ragsdale Rd. from MS to CZ-MS to the October 20th, 2015 Council meeting at 6:30 pm in the Civic Center. Council Member Montgomery made a second to the motion. The motion passed by unanimous vote.

The Mayor announced just to clear up any concerns, the Council has voted to continue this Public Hearing on the 202 Ragsdale Rd. rezoning to the October 20th, 2015 Council meeting. At that time, the Council will hear the rezoning case. If the Council feels the project is significantly different, then we

have the choice of sending it back to the Planning Board for review. Mr. Fox stated they will try to send any changes to the project to the Town Planner as far ahead of the Public Hearing as possible.

The Mayor restated the Public Hearing is continued to 6:30 pm on October 20th, 2015 in the Civic Center.

6. Public Comment Period – No one registered to speak.
7. Discussion of Joint Venture between City of High Point and the Town of Jamestown regarding consideration of retirement community status – Council Member Georgia Nixon-Roney introduced her colleague, Jim Morgan. He is a mentor and follow attorney. He approached her about this idea. It seemed an appropriate project for Jamestown to partner with High Point.

Mr. Morgan stated several years ago he became concerned that a lot of industry was coming to the area. However, the problem was many of the Chief & Middle Executives were not living in the Jamestown/High Point area. They were living in other counties or away from our area.

He decided to form a committee called, *Welcome to High Point*. They worked closely with the Chamber of Commerce. They performed studies to see why people did not move here. One of the things they learned was out of state companies would hire a national reality company for employee relocation. The relocation companies would steer people to other areas.

They also learned about a program offered through the N.C. Dept. of Commerce to promote retiring in North Carolina. The program allows a community to become a Certified Retirement Community. He thought with the retirement facilities in our area, this would be a good idea. We also have a good climate and located close to the mountains and coast.

The first thing to do to become certified is to raise \$50,000.00. However, you can partner with another community and the cost is \$10,000.00. Mr. Morgan said his proposal for the Council to consider is partnering with High Point. The N. C. Dept. of Commerce travels all over the country holding seminars and giving out materials. The only communities that they promote are the certified communities.

His proposal is for Jamestown to partner with High Point. He feels High Point and Jamestown would be a good fit working together. Their commitment to Jamestown is to do all the work putting the plan together. They will raise the money (\$10,000.00). They are not asking Jamestown for any money. They will meet with the appropriate officials in Raleigh to become a Certified Retirement Community. Statistics show North Carolina is one of the preferred places for people to retire. We hope you will work with us. This could be beneficial to both High Point & Jamestown. Together we have a chance of getting this certification.

Mayor Volz asked Council Member Nixon-Roney to be the point person for this project. Mr. Morgan stated if the Council can reach a consensus, he would be glad to work with Council Member Nixon-Roney.

8. Discussion of bid recommendation for the construction of the new Water & Sewer Maintenance Facility Project – Gary Robbins, Robbins Architecture, addressed the Council. He stated we received bids on August 12, 2015. We had 4 contractors to bid; Bar Construction Co., W. C. Construction Co., LLC, Laughlin-Sutton Construction Co., and Holden-Building Co. The low

bidder was W. C. Construction LLC in the amount of \$1,347,000.00. Our original estimate was \$1,478,000.00.

Robbins said he has done his research. W. C. Construction LLC, is a minority owned company. We checked their work history, references and finances. Everything checked out. They have produced projects similar in scope & size as this one. He recommends the company. Robbins stated he has previously worked with one of the supervisors from this company. Robbins has requested him for this project. He will be an asset and he is pleased to be working with him. Robbins presented the plans for the Water/Sewer Maintenance Facility. There were no changes in the plans since last presented to the Council. The Council had no questions.

9. Discussion of bid recommendation for the Jamestown Park Golf Clubhouse Addition & Renovation project – John Kennett, Architect, stated we received bids on this project on August 12, 2015. We had 3 bidders; Dunbar & Smith, Inc., Bar Construction Co. and Hayco Construction, LLC. Dunbar & Smith Inc. was the low bidder with a total base bid of \$797,900.00. The alternates included in the bid brings the total to approximately \$841,000.00. Dunbar & Smith Inc. is a High Point firm. Kennett is currently working with Dunbar & Smith on 2 other projects. They look forward to working with them on this project.

Kennett reviewed the plans which have not changed since last presented to the Council. He reviewed the alternates that were included in the bid:

- Alternate # 1- Covered Porch - \$17,000.00.
- Alternate #2 – Operable Panels - \$16,600.00
- Alternate #3 – Trellis on outside to improve shade - \$5,900.00
- Alternate #4 – Fireplace double sided, gas - \$3900.00

There were no questions for Kennett.

10. Consider approval of NCDOT Project Agreement #C-5700, Oakdale Road Sidewalk Extension – Carrie Spencer stated the Council has in their packet a copy of the agreement from NC Dept. of Transportation with the Town of Jamestown regarding the Oakdale Rd. Sidewalk Extension. The Town of Jamestown will be responsible for administering all the work performed on the project. We have 5 years to complete the project. The Town hopes to have the sidewalk completed in about 2 years. Spencer said this project is scheduled to be funded this fiscal year. The Town Manager added that this is actually phase 2 of the Oakdale sidewalk project. This is an approximately \$200,000.00. Project.

Smith said this project is a \$40,000.00 match from the Town. The match has already been designated to be paid out of the Powel Bill Fund. The Town will be responsible for any additional charges on the design work that is above State reimbursement. This agreement awards Jamestown up to \$160,000.00 for the project.

Council Member Nixon-Roney made a motion to approve the agreement with NCDOT for federal funding for the Oakdale Road Sidewalk Extension. Council Member Ragsdale made a second to the motion. The motion passed by unanimous vote. The Mayor is authorized to sign the agreement.

11. Set Public Hearing date to consider changing the traffic pattern of Gannaway Street to a one-way street – Chuck Smith requested the Council set a Public Hearing date for the October 20th 2015 Council meeting to consider changing the traffic pattern on Gannaway Street to a one-way street. Prior to this Public Hearing, staff will gather information on making Gannaway a one-way street. Staff would like to hold a Neighborhood Information Session on Thursday October 15, 2015 from 4:00 pm – 6:00 pm for the public to come in and give their comments. Staff will then bring that information to the Public Hearing. Also, the Public is invited to speak at the Public Hearing.

Council Member Nixon-Roney made a motion to set the Public Hearing to consider an amendment to the Town of Jamestown General Code of Ordinances Article V – Traffic Control to change the traffic pattern of Gannaway Street to a one-way street for the October 20th, 2015 regular Council meeting at 6:30 pm. Council Member Thomas made a second to the motion. The motion passed by unanimous vote.

12. Set Public Hearing date to consider amendment to the Town of Jamestown General Code of Ordinances Article V Traffic Control Ordinance #1990-6-1 – Martha Wolfe requested a Public Hearing be set for the October 20th, 2015 regular Council meeting at 6:30 pm. The Public Hearing is to consider amending the time period the scheduled school speed limit is in effect at Jamestown Elementary School. Council Member Nixon-Roney made a motion to set a Public Hearing for October 20th 2015 at 6:30 pm to consider an amendment to the General Code of Ordinances Article V Traffic Control Ordinance #1990.6-1 regarding the time period in effect for the school speed limit at Jamestown Elementary School. Council Member Thomas made a second to the motion. The motion passed by unanimous vote.

13. Budget Amendment – Gallman presented budget amendment #3 as follows:

- a) Additional funding for golf shop concessions sales & expenditures \$10,000.00
- b) Memorial Bench purchase for golf course \$1,000.00
- c) Preliminary stormwater study Forestdale East \$2,300.00
- d) Stormwater Study Forestdale East Royal/O’Neill \$18,000.00

Council Member Thomas made a motion to approve budget amendment #3. Council Member Montgomery seconded the motion. The motion passed by unanimous vote.

(Budget amendment)

14. Analysis of Financial Position for the Town of Jamestown – Gallman presented the financial statement for the month ending August 31, 2015. The financial summary reflects the cash balance of the Town is approximately \$10,200,000.00. Of that approximately 2 million is reserved for specific uses.
- The debt balance of the Town reflects the installment purchase for the new sanitation truck balance of \$154,475.00. This is due to be paid off in fiscal year ending 2020.

- Gallman presented the detailed financial report for the month ending August 31, 2015. There were no questions for Gallman.
15. Public Comment Period – Steve Smith, 506 Mendenhall Rd. – He originally wanted to speak about the apartment complex, but this is being continued. He feels the Public should have a chance to review any changes to the project before the Council votes on it.

Mr. Smith said he has thought of a possible proposal that would solve the apartment problem, the Gannaway traffic problem, the parking problem and enhance the night life in downtown Jamestown. However, until the apartment complex rezoning is resolved it is a moot point. Basically, he looked at the possibility of closing Gannaway Street so one can only exit from entrance at each end. There would be no through traffic. The apartment complex lot would be turned into a parking lot, as we were originally promised when Southern Roots was opened. Mr. Smith suggested a traffic light be installed on Main Street/Jamestown/Gannaway Street so that people using the parking lot and the Post Office can exit safely. This would allow people using the businesses and the nightclubs in downtown Jamestown an actual place to park. They are overcrowded now. We still have a shortage of parking. The people living on Gannaway and in the Forestdale neighborhood would be alleviated of traffic because Gannaway would be closed to traffic coming from Main Street. The people living in the townhomes would be in a protected area. I don't know what it is going to cost. The real trick is buying that piece of property. But it would improve everything and solve some of our biggest problems.

Mr. Smith continued by saying that the people of Jamestown are going to be very upset over this apartment complex every time this comes up. Until someone finds a viable use for this property, you will continue to have to deal with the citizens over this. Part of his proposal to turn this land into a parking lot, as originally promised, would meet that requirement. I think that would actually help Jamestown more than anything else we can do in this area. There have been no other solutions offered to resolve the parking issues.

16. Other business – Council Member Thomas said for those that cannot attend the Ragsdale High School Football games on Friday night, we look to the newspaper for those highlights. Council Member Thomas said the Ragsdale High School Athletic Director asked for help in finding a volunteer to write school sports highlights. Carol Brooks Jamestown News, was present. She said the newspaper would be happy to work with a volunteer on this.

Still under other business, Mayor Volz said he was recently speaking with the Manager of the cafeteria on Holden Road. He told the Mayor that Sonny Sams, Town Employee, recently had lunch there. After lunch, Sams came back in and handed the manager a wallet he found in the parking lot, full of money. This shows the high caliber of employees working for the Town.

Still under other business, the Town Manager said he had an update on the golf course design agreement. The agreement has been executed. He is waiting on 2 items from the designer. We anticipate schedules as early as next week to start on site studies.

Council Member Thomas made a motion to adjourn. Council Member Ragsdale made a second to the motion. The motion passed by unanimous vote. The meeting ended at 7:40 pm.