

Regular Meeting of the Town Council

August 18, 2015

Council Chambers
6:30 pm

Minutes & General Account

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

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

Visitors Present: Hugh Cates, Dot Perdue, John Capes, Joseph Basile, Rich Glover, Carol Brooks and Sarah Glanville

1. Call to Order – Mayor Pro Tem called the meeting to order.
2. Community Reflections – Mayor Pro Tem announced the following:
 - On a sad note, beloved longtime resident of the Jamestown Community, Mary Lea, passed away July 27, 2015. She will be greatly missed by the entire community. Our thoughts and prayers are with her family.
 - August 28, 2015 – Campbell Memorial Bench Dedication – 11:00 am
 - September 8th, 2015 – Special Council Meeting 6:30 pm Council Chambers
 - September 12, 2015 – Jamestown Public Library Open House – 2:00 pm
 - September 15, 2015 – Regular Council Meeting in the Ragsdale Civic Center 6:30 pm
 - September 17, 2015 – Retirement Reception for Gary Bowman, Jamestown Post Office Clerk – This is open to the public. Please stop by and tell Gary Good Bye & Good Luck
 - September 22, 2015 – Veterans Administration giving free flu shots to the Veterans 10:00 am – 12:00 in the Civic Center.
 - October 3, 2015 – Jamestown Day 2:00 pm at Wrenn Miller Park – 2 bands to play at the event, local crafters and food trucks. For more information contact Chuck Smith
 - October 17, 2015 – Centennial Celebration at Jamestown Public Library – 10:00 am– 12:00 pm

Mayor Pro Tem reminded everyone that school starts next week. Please be careful of school buses, kids at the bus stops and extra traffic. The Mayor Pro Tem also said the Wyndham Tournament is in town this week. Again, be mindful of the extra traffic.

Mayor Pro Tem asked for all to bow their heads for a moment of silence.

3. Approval of minutes from the July 21, 2015 regular and closed session meetings – Council Member Nixon-Roney made a motion to approve the minutes from the July 21, 2015 regular

and closed session meeting as presented. Council Member Ragsdale made a second to the motion. The motion passed by unanimous vote.

Mayor Pro Tem Thomas asked for a motion to amend the meeting agenda. He requested the Council vote to omit item #6 the Forestdale East Stormwater Study Report and add budget amendment #2 and the Tri-State Pump & Control contract as items on the agenda. Council Member Montgomery made a motion to amend the agenda to include the requested changes. Council Member Ragsdale made a second to the motion. The motion passed by unanimous vote.

4. Public Comment Period – No one registered to speak.
5. Resolution Honoring Dot Perdue – Mayor Pro Tem Thomas read & presented a Resolution to Dot Perdue honoring her service to the Town of Jamestown on the Planning Board and for her involvement in the community. Staff also presented Dot Perdue with a commemorative ornament of the Jamestown Public Library to celebrate its 100 years. Dot has been very involved at the library serving on the Board of Trustees, Friends of the Library and the Old School Association.

(Resolution)

6. Set Public Hearing date for rezoning request 202 Ragsdale Rd. case #2015-01 – Carrie Spencer stated the Planning Board has heard this case and asks that the Town Council set a public hearing date for September. We ask that the Public Hearing be held in the Civic Center as a large turnout if expected.

Council Member Nixon-Roney made a motion to set a Public Hearing date for September 15, 2015 at 6:30 pm in the Civic Center. Council Member Ragsdale made a second to the motion. The motion passed by unanimous vote.

7. Reappoint Piedmont Triad Regional Water Authority Representative – Chuck Smith said Rich Glover is in the audience. Rich has served one 3-year term as the Town of Jamestown’s representative on the Piedmont Triad Water Authority Board. Smith stated there is one possible conflict of interest they would like to make public. Rich Glover stated he is employed by Jamestown Engineering Group. Rich is working on mitigation on the Seaboard Corporation project. Seaboard was one of the contributors of contamination to the reservoir. Rich had previously disclosed this to the Council and the Water Authority. Most of the Seaboard group and the Water Authority thinks it is a good idea to have someone with knowledge on both sides. He again just wanted all to be aware of this information. Smith stated Rich, as the Town’s PTRWA Board representative, if there was a vote dealing with Seaboard, Rich would have to recuse himself from the one item. We are just giving full disclosure.

Wolfe stated Rich is up for reappointment. He is willing to serve another 3 year term. There are no term limits on this Board. She has not received any other nominations. Council Member Nixon-Roney made a motion to reappoint Rich Glover to serve another 3 year term as the Town’s PTRWQ representative with a term to expire September 2018. Council Member Montgomery made a second to the motion. The motion passed by unanimous vote. The Mayor Pro Tem thanked Rich Glover for his continued service.

8. Discussion of Clubhouse Renovation Project – Smith gave handouts to the Council of the bid results of the Clubhouse Renovation project. He stated on August 12, 2015 the Town received bids for the Public Services Facility and the Clubhouse facility. Smith said we had a project cost of approximately \$800,000.00 for the Clubhouse Project. The base bid of the lowest bidder was \$797,900.00. The architect and the Town Manager built in alternates in the bids as follows:

- Alternate #1 – Covered Porch \$17,000.00
- Alternate #2 – Operable Partitions - \$16,600.00
- Alternate #3 – Trellis - \$5,900.00
- Alternate #4 – Fireplace \$3,900.00

If we were to accept the bid with all 4 alternates, the total cost is \$841,300.00. Smith said we are not at that stage where we have to make a decision about the alternates however, he would like to have the Council’s input.

Smith said in discussion with the Contractor for value engineering, we think we can save as much as \$25,000.00 off the base bid. Smith said regarding alternate #2, operable partitions; if we wanted to remove that item for now the contractor told us they could box in the area where we want the track to go. This could be added at a later time.

Smith stated again that the total bid with doing all 4 alternates is \$841,300.00. We would want to have at least 10% contingency for change orders that come up. That brings the total to \$924,530.00. We would do some minor grading and landscaping for the project estimated to be \$25,000.00. We are financing \$800,000.00. Smith said we could take the remaining \$150,000.00 from fund balance.

Council Member Nixon-Roney asked about the Company. Smith said they are a very reputable company. They are a local company. The architect has worked with the company before and never had an issue with them. The Council discussed the 3 bids. Smith said they have talked to the low bidder and he is comfortable with his bid.

Smith said from what he is hearing from the discussion, it sounds as if we would be inclined to add alternates 1, 3 & 4. Maybe hold off on alternate #2. However, we would ask the contractor to frame the space and it would be ready to install the partitions when we are ready. Smith said the back patio is being proposed of brick construction. There is some savings if the patio is constructed in concrete.
(stamped)

Smith said we were pleased to have 3 bids.

9. Budget Amendment – Gallman presented budget amendment #2 as follows:
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| a.) Appropriate insurance funds for damage and theft at golf maintenance | \$4,450.00 |
| b.) Appropriate insurance funds received storm cleanup June 30 | \$22,250.00 |
| c.) Appropriate insurance funds to be received damage to fence | \$1,628.00 |
| d.) Library Grant – pass through from Guilford Co. | \$43,959.00 |

Council Member Montgomery made a motion to approve budget amendment #2. Council Member Ragsdale made a second to the motion. The motion passed by unanimous vote.

(Budget Amendment)

10. Analysis of financial position for the Town of Jamestown – Gallman presented the financial statement for the month of July 31, 2015. The financial summary reflects approximately 10.1 million dollars in cash reserves, of that approximately 1.7 million is reserved for specific usages. Gallman added the Capital Projects to this report as follows:

- East Fork Rd.
- Lydia
- Water/Sewer Maintenance Facility
- Water/Sewer System – Grandover

She has transferred funds into the Water/Sewer Maintenance Facility Capital Project and the Water Sewer Public System – Grandover Capital Project.

Gallman said next month she will add a third page to this summary report to reflect the debt. The garbage truck financing amount is approximately \$163,000.00. We will make quarterly payments.

Gallman presented the detailed financial report for July 2015. There were no questions for Gallman.

11. Tri-State Pump & Control Contract – Gallman said this contract is in regards to mowers for the Jamestown Park Golf Course. She stated the Council had been given the quote for the leasing of the mowers. She requested the Council approve that the Town Manager and/or the Finance Director have the authority to enter into the lease agreement when it is finalized.

Council Member Nixon-Roney made a motion to grant the authority to the Town Manager and/or the Finance Director to enter into the lease renewal for equipment for Jamestown Park Golf Course from Tri-State Pump & Control when finalized. Council Member Ragsdale made a second to the motion. The motion passed by unanimous vote.

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

13. Other Business – The Town Manager gave the Council the following updates:

- Roof repairs are complete on the Wrenn Miller Amphitheater
- They will soon begin the process of staining the ceiling of the roof of the amphitheater
- The Town Manager said at the July 21, 2015 Council meeting, the Council discussed the possibility of changing Gannaway to a one way street. The Town Manager said he met with Greg Venable, City of High Point HPMPO, and asked his advice. Venable said if we hired a consultant it would cost \$10,000.00 - \$20,000.00 to conduct the study. Venable suggested we do the study in-house with Town Staff and City of High Point staff. The only cost most likely would be for the traffic counts at the intersections. (Main St., Ragsdale & Gannaway) These traffic counts should include nights and weekends. Hiring a true traffic count consultant would not be that expensive. Most likely less than \$2000.00.

Council Member Nixon-Roney asked if that was a mandatory requirement. Smith said it was not mandatory. We do need to go through the Public Hearing process. Council Member Nixon-Roney said

we know it's a problem. She felt we should go through the Public Hearing, if there is a lot of questions or concerns from the Public, we can then do the study. She sees no need to spend the money.

The Council directed staff to put as an agenda item for the September 15, 2015 Council meeting to set a Public Hearing for the October Council meeting to consider changing Gannaway Street to a one-way street.

- Smith said he is talking with a local business to sponsor the beer garden for Jamestown Day. He will know more and report at the next Council meeting.

14. Closed session per G. S. 143-318.11 to consult with attorney in order to preserve the attorney-client privilege – Council Member Montgomery made a motion to go into a closed session to consult with attorney in order to preserve the attorney-client privilege. Council Member Ragsdale made a second to the motion. The motion passed by unanimous vote. The Council reconvened in the office of the Town Manager.

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

Council reconvened in the Council Chambers for the regular meeting.

Council Member Nixon-Roney made a motion to resume the regular meeting. Council Member Montgomery made a second to the motion. The motion passed by unanimous vote.

No action was taken.

15. Adjournment – Council Member Montgomery made a motion to adjourn. Council Member Ragsdale made a second to the motion. The motion passed by unanimous vote. The meeting ended at 8:25 pm.