

Regular Meeting of the Town Council
December 15, 2015

Council Chambers
6:30 pm

Minutes & General Account

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

Staff Present: Chuck Smith, Judy Gallman, Paul Blanchard, Carrier Spencer, Martha Wolfe

Visitors Present: Jan Hartley, Tony Straughn, Sandi Baxley, Kenun Hennessee, Jacob Melton, Ashley Hendrix, Becky Straughn, Heather Carnes, Jimmy Mitchell, Charles Miracle, Carol Brooks, Rich Glover, Billy Ragsdale

1. Call to Order – Mayor Volz called the meeting to order.
2. Community Reflections – Mayor Volz announced the following community events:
 - The Town Hall will be closed for the Christmas Holidays on December 24th & 25th, 2015. There will be no garbage service on Friday. There will be recycling pick up on Monday December 28th, 2015
 - Jamestown Public Library will be closed for the Christmas Holidays on December 24 – 27th, 2015.
 - The Town Hall will be closed on New Year’s Day. There will be no garbage service on that day.
 - The Jamestown Library is also closed on New Year’s Day.
 - The Town Hall will be closed on January 18th, 2016 to observe Martin Luther King Day. However, there will be recycling pick up on this day.

The Mayor called for a moment of silence.

3. Approval of minutes from the November 17, 2015 meeting – Council Member Ragsdale made a motion to approve the minutes as presented. Council Member Montgomery made a second to the motion. The motion was approved by unanimous vote.
4. Public Hearing to consider text amendment to the Land Development Ordinance to add attached housing to Article 8.4-7 – Main Street District (MS) Item (C) Permitted Building and Lot Types – Mayor Volz called on Carrie Spencer to give the staff presentation. She stated this is really a simple text amendment to the LDO. She stated the LDO includes a Permitted Use Schedule and a separate Article that regulates allowed building types. The current LDO Permitted Use Table does allow Townhomes in the Main St.District. The inconsistency is that the allowed building types does not allow “attached house” for the MS District. This omission became apparent with the recent property rezoning request. The Planning Board did consider this text amendment at their November meeting and the Board voted to give an affirmative recommendation.

Mayor Volz opened the Public Comment Portion of the Public Hearing. He asked for anyone that was in favor of the amendment to please come forward. Give your name and address. Please adhere to the 3 minute time limit. There was no one that wished to speak. Mayor Volz then asked for anyone that was opposed to the amendment to please come forward. Give your name and address. Please adhere to the 3 minute time limit. There was no one that wished to speak. Mayor Volz then closed the Public Comment Portion of the Public Hearing. He opened to the Council for discussion.

Council Member Montgomery stated as Spencer pointed out, this is simply an inconsistency between the Permitted Use Table and the Ordinance. This needs to be reconciled. Council Member Montgomery made a motion to approve the text amendment #2015-03 to add “attached housing” to article 8.4-7 Main Street District (MS) as a permitted building and lot type. Council Member Ragsdale 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 was approved by unanimous vote.

5. Public Comment Period – No one registered to speak.
6. Forestdale East Subdivision Stormwater Report – The Town Manager gave an update to the Council. He stated at a previous meeting, Rich Glover, Jamestown Engineering Group, did present a general idea relating to the stormwater issues in Forestdale East. He gave a very broad example of possible ways to correct some of the issues with stormwater in that area. The Council elected to have Glover preform a more detailed study and detailed cost estimate.

Glover stated he presented to the Council at the September meeting 3 areas of concern that need to be addressed. These areas are O’Neill Drive, Royal Road, and Wiltshire Drive.

In the past, there has been flooding concentrated at O’Neill Drive. Public Services staff would have to close the road. There is a concern with public safety. There is a similar issue at Royal Road. It is not as severe as O’Neill Drive but it is an area the Council should consider. Wiltshire Drive area has been an issue in the past. A repair has been made to the area. However, it is uncertain how long that repair may last.

O’Neill Drive – They looked at a minimum fix or fix 70% of the public safety issues. This does not address concerns on Guilford Rd. The cost estimate is approximately \$25,000.00 includes construction cost, easements, 10% contingency.

Royal Road – This area is not as severe as O’Neill Drive. However, there is concern that there is a ponding issue. The cost estimate is approximately \$15,000.00 includes construction cost, easements, 10% contingency.

Wiltshire Drive – As stated, a repair has been made to this area. However, it is unknown how long this repair will last. The cost estimate is approximately \$89,000.00 includes construction costs, easements and 10% contingency.

Council Member Nixon-Roney asked if the Town Manager had any more conversations with the homeowners on Wiltshire Drive. The Town Manager said he has not. He was waiting on this detailed report to be presented to the Council and then get Council direction on how to proceed.

Glover stated the summary sheet provides the number of easements required for each project as follows:

O'Neill Drive	1 easement
Royal Road	2 easements
Wiltshire Drive	2 easements

The Town Manager said Jamestown Engineering did a good job designing cost effective solutions. The total estimate is \$130,000.00. The Town Manager said if the homeowners impacted agreed to some cost sharing and dedicating easements, it could keep the cost down. The Town Manager said we need to discuss funding of the project. Possibly at the January meeting.

Mayor Volz asked if one project area would make more of an overall improvement than another. Glover said there are 2 separate issues. Wiltshire Drive works ok now. But what happens if it fails. O'Neill Drive has been the same way for 30 years. Glover suggests if you do O'Neill Drive you should do Royal Road as well. These 2 are tied together.

Council Member Nixon-Roney stated from earlier reports, she recalls that Wiltshire Drive was not developed properly and this is why there are problems in that area. Glover said he could say that under today's development scenarios this stormwater construction would never be allowed. Council Member Nixon-Roney stated while the current homeowner did not build the house, they should be made aware of this fact. They are going to have some cost. The Town Manager said the property owner is aware of the Town's stance that we see this as a public system actually entering a substandard private system. They do not necessarily agree with that.

Mayor Volz said he thinks in January we need to have some meetings with the neighbors (people involved). The Town Manager would like to continue the discussion with the idea of some funding participation of the project. He would like to hear from the Council if they are looking at the Town fully funding the project or looking at participation from the property owners. This will be property specific. Detail to each property owner. They can bring this information to Council at the January meeting.

7. Consider approval of supplemental agreement for the E. Main Street sidewalk project – The Town Manager stated we asked NCDOT to extend the construction deadline for the E. Main St. sidewalk project. As it is now, the completion date is April 30, 2016. He said that date is not possible. NCDOT has granted a supplemental agreement that extends the completion date for 3 years to September 23, 2018. We anticipate starting the project around the summer of 2016.

Council Member Nixon-Roney made a motion to authorize the Town Manager to enter into municipal supplemental agreement for the construction of the E. Main Street sidewalk (TIP# EB-5519 Agreement ID# 6075) on behalf of the Town of Jamestown with NCDOT. Council Member Thomas made a second to the motion. The motion passed by unanimous vote.

8. Appoint member to the Parks & Recreation Advisory Committee – The Town Clerk stated with the election of Lawrence Straughn to the Council, he had to resign as Chair & member on the

Parks & Recreation Advisory Committee. Fortunately, we had 2 great alternates in place; Jim Pendry being one. Pendry has agreed to serve as an active member. The Parks & Recreation Committee met in December and the Committee approved the recommendation to appoint Jim Pendry as an active member.

Council Member Ragsdale made a motion to appoint James Pendry to serve as a member to the Parks & Recreation Committee to serve the unexpired term of Lawrence Straughn through May 2017. Council Member Nixon-Roney made a second to the motion. The motion passed by unanimous vote.

9. Resolution Honoring R. Brock Thomas – Mayor Volz asked Council Member Thomas to please come forward. The Mayor presented Thomas with a Resolution Honoring his years of service as a Council Member from December 20, 2005 to December 15, 2015.

(Resolution)

The Mayor also presented Thomas with a certificate recognizing the Town has donated a memorial brick to be installed at the Wrenn Miller Park in his honor.

Thomas said it has been an honor to serve the Town. This Town is blessed with great citizens, leadership of Mayor Volz and all the Council he has served with currently and in the past. Thomas said it has been an honor to serve with the Town staff. He wished everyone could see what staff does behind the scenes to make the Council's job easier. He appreciates the hard work of the Town staff. He hopes he has added value to the Council discussions and decisions.

10. Resolution Honoring William G. Ragsdale, IV – Mayor Volz called Council Member Will Ragsdale to please come forward. The Mayor presented a Resolution Honoring his service on the Council from December 17, 2013 – December 15, 2015.

(Resolution)

The Mayor also presented Ragsdale with a certificate recognizing the Town has donated a memorial brick to be installed at the Wrenn Miller Park in his honor.

Ragsdale thanked the Town staff, fellow Council Members and the Mayor. He is proud of what they have accomplished. It has been great to work with each of you. He said the Town has a dedicated staff that does a great job. We have a lot to be thankful for in this Town.

11. Oath of Office Swearing-In Ceremony – The Town Clerk called the newly elected Council Members to come forward to the Council table. The Town Clerk administered the Oath of Office to Mayor Volz, Council Members Montgomery, Nixon-Roney and Straughn.

(Oath)

The Town Clerk asked Billy Ragsdale to stand. She administered the Affirmation of Office to Ragsdale.

(Affirmation)

12. Appointment of Mayor Pro Temp – Council Member Ragsdale nominated Lynn Montgomery to serve as the Mayor Pro Temp. Council Member Straughn made a second to the motion. The motion passed by unanimous vote.

Mayor Volz asked each Council Member to serve as the following representatives:

- Council Member Nixon-Roney – Guilford County Schools Representative and Retirement Community Status liaison
- Council Member Straughn – Parks & Recreation Advisory Committee
- Council Member Montgomery – Planning Board
- Council Member Ragsdale – JBA representative/business owners

Each Council Member agreed to the appointment.

13. Budget amendment – Gallman presented budget amendment #5. This is a 2 part amendment.

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| a) Account for sponsorship funds received for the entrance sign at Charles P. Turner Community Park & Sports Complex | \$1,500.00 |
| b) Transfer to other funds (Golf Clubhouse Renovation) | \$150,000.00 |

Council Member Nixon-Roney made a motion to approve budget amendment #5 as presented. Council Member Straughn made a second to the motion. The motion passed by unanimous vote.

(Budget Amendment)

14. Analysis of financial position of the Town of Jamestown – Gallman presented the financial summary statement for the month ending November 30, 2015. She highlighted that the Town has cash balances of approximately \$12,700,000.00. Of that approximately 3 million is reserved for specific uses.

The Town has debt balances as follows:

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| • Golf Clubhouse Renovation | \$800,000.00 |
| • Water/Sewer Maintenance Facility Construction | \$600,000.00 |
| • Sanitation Truck | \$154,465.00 |

Gallman presented the detailed financial report for the month ending November 30, 2015. There were no question for Gallman.

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

16. Manager Report – Smith gave the following updates:

The PTRWA staff would like to upgrade the facility. They can increase the capacity from 12 million gallons per day to 14.7 million gallons per day. Initially all 6 members were interested in participating.

The improvements for the additional 2.7 million gpd could give Jamestown an extra capacity of 100,000 gpd. Jamestown’s current capacity is 400,000 gpd. We do exceed that on average

daily. We need to look at doing this. The unit rate for water from PTRWA is cheaper than High Point or Greensboro. If the Council decides to increase our allocation, the cost would be approximately \$50,000.00. Smith said with the Grandover area developing and the potential of the 400 acres +/- Johnson property, the water will be needed. Currently the Town averages approximately 460,000 gpd. The Town Manager said he would give more details at the January meeting.

17. Other Business – Mayor Volz thanked everyone for attending. Mayor Volz thanked staff for their hard work.
18. Adjournment – Council Member Montgomery made a motion to adjourn. Council Member Nixon-Roney made a second to the motion. The motion passed by unanimous vote. The meeting ended at 6:53 pm.