

Regular Meeting of the Town Council  
May 19, 2015  
Council Chambers

6:30 pm

Minutes & General Account

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

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

Visitors Present: Danny Rhyne, Leonard Thomas, Eva Harris, John Kennett, Joyce Volz, Kerry Miller, Bruce Dillon, Carla Winslow, L. C. Straughn, Gary Heeter, Carol Brooks of the Jamestown News, Mary Hampton, Becky Straughn, Gary Robbins, Margaret & Dick Kreis, Mitch Johnson.

1. Mayor Volz called the meeting to order.
2. Community Reflections – Mayor Volz announced the following Community Events:
  - May 23, 2015 – Jamestown Library Fish Fry – Civic Center
  - May 24<sup>th</sup>, 2015 – Jamestown Memorial Day Parade – 3:00 pm Sponsored by the Jamestown Lions Club & Jamestown Veterans Committee
  - May 25<sup>th</sup>, 2015 – 11:00 am – Wreath Laying Ceremony at Wrenn Miller Park
  - May 25, 2015 – Town Hall closed in observance of Memorial Day. No change in the recycling schedule.
  - May 30, 2015 – Jamestown Community Yard Sale – Wrenn Miller Park
  - June 6<sup>th</sup>, 2015 – NC Alzheimer’s NC Walk – Wrenn Miller Park
  - June 6<sup>th</sup>, 2015 – JVS Kidney Foundation Car Show – Jamestown Presbyterian Church

The Mayor called for a moment of silence.

3. Approval of minutes from the April 14, 2015 special budget work session, April 21, 2015 regular & closed session - Council Member Montgomery made a motion to approve as presented the minutes from the April 14, 2015 Budget Work Session and the April 21, 2015 Regular & Closed session. Council Member Ragsdale made a second to the motion. The motion passed by unanimous vote.
4. Public Hearing to consider approval of the construction of a new Public Service Facility – Chuck Smith stated included in the Council Packet is a timeline for the Clubhouse and Public Services Facility Projects. The Town Manager pointed out in order to meet this time line, 2 special Council meetings will be required. Dates are September 8<sup>th</sup>, and October 7<sup>th</sup> 2015. The Town’s application for financing will be considered by the LGC on October 6<sup>th</sup>, 2015.

Gary Robbins, architect, presented an overview of the Public Services Facility Project. Robbins said he has been working with Town staff on this project. He is proposing a new maintenance facility garage. The new facility would include and office/training area and showers. The existing building would be

renovated. An equipment shelter would house all the vehicles & equipment for the Public Services Department. The plans include a fueling area. The garage would include 1 large bay and a bay with a lift. A metal storage area would be to store and secure equipment. The office area will include a training/multi-purpose area.

The building is brick & block, utilitarian building. This is very economical and low maintenance. It should serve the Town for many many years. Robbins said the budget is 1.5 million. The site work is approximately \$395,000.00. This includes a large amount of grading & paving. The garage is approximately \$525,000.00. The equipment shelter is approximately \$147,000.00. The renovation to the existing shop is approximately \$64,000.00.

Mayor Volz opened the Public Comment Period of the Public Hearing. The Mayor asked if there was anyone present that wished to speak in favor of the project to please come forward. Give your name & address, please adhere to the 3 min. time limit. No one wished to speak. The Mayor asked for anyone opposed to the project to please come forward, give your name & address. Please adhere to the 3 min. time limit. There was no one that wished to speak.

The Mayor closed the Public Comment Portion and turned to the Council for discussion. The Council said there had been no changes to the proposed drawings since they last viewed the plans.

5. Public Hearing to Consider approval of the renovation of the Jamestown Park Clubhouse – John Kennett, architect, was present. He stated his firm was hired to do an assessment of the Jamestown Park Clubhouse. They surveyed the site. Obviously, the location of the golf course is a beautiful site. The structure is old, however, the style of the building is very conducive to adding on to the structure. There are some needs of the building. Including but not limited to:

- Not energy efficient
- HVAC Systems need replacement
- Window replacement
- Electrical work
- Plumbing work
- Aesthetics of the building
- Possible Community Room addition

Preliminary budget:

- Renovations to existing building \$325,900.00
- Addition \$300,000.00
- Site work \$75,000.00

Approximate Total \$700,920.00

Kennett displayed images of how the building would look. He stated the preliminary plans include adding the large Grill Room on the Golf Course side with covered porch and adding covered entries on each side. Kennett said we would bid a lot of these items as alternates so we will have prices for the individual items.

Kennett said plans are to leave the existing hood in its current location. It is very expensive to move. Plans are to add a food service area/catering kitchen. Golfers can pick up pre-package food items and

pay at the Pro-Shop. If there is a need the second area can open up to have hot food from the grill. If an event is held that needs a caterer the kitchen area can be opened. This gives a lot of flexibility to the building.

Mayor Volz opened the Public Comment Portion of the Public Hearing. He asked for anyone that is in favor of the Clubhouse Project to please come forward, give your name & address. Please adhere to the 3 min. time limit.

Lawrence Straughn – 305 Wiltshire Drive – Straughn said he was highly in support of the project.

No one else spoke.

Mayor Volz then asked if there was anyone opposed to the Clubhouse Renovation Project to please come forward. Give your name & address, please adhere to the 3 min. time limit. There was no one to come forward. Mayor Volz closed the Public Comment Portion of the Public Hearing.

The Council agreed it was a good presentation. We seem to be on schedule with the projected timeline.

6. Public Hearing to Consider an amendment to the General Code of Ordinances regarding Article V. Traffic Section R. – An Ordinance Prohibiting Vehicular left turn at the intersection of SR 4142 Guilford Road & O’Neill Drive within the city limits of Town of Jamestown – Mayor Volz called on Paul Blanchard, Public Services Director. Blanchard said this amendment came as a result of a citizen request. Blanchard met with NCDOT and researched the intersection.

Blanchard stated the intersection is a poor offset design. However, it has been in place for over 30 years. There have been a few accidents at this intersection, but an accident study was not performed. Blanchard explained the reason for the concern is the close proximity of E. Fork Rd. and O’Neill Drive intersection which is approximately 110 ft. More recent offsets on Guilford Rd. have a spacing of over 350 ft. (Woodbine Drive to Winrow Drive) The short distance does not allow enough time for drivers to react to the turning movements onto Guilford Rd.

NCDOT recommendations below:

- Install a “No Left Turn” sign southbound on Guilford Rd. just south of the E. Fork Rd. intersection
- Extend the solid double yellow line across the O’Neill intersection
- Install “No Left Turn” sign at Guilford Rd. & O’Neill Drive
- Install a painted island in the Guilford Rd./O’Neill Drive intersection (visual barrier)
- Relocate the “Center Lane Left Turn Only” sign to the location of the speed limit sign
- Relocate the speed limit sign south with bike route sign
- Discussed adding flexible posts to prohibit the left turning movements for a short time.

Blanchard added if we decide to proceed, we will need to make a formal request and submit to NCDOT.

Council Member Nixon-Roney stated she is concerned that this would increase traffic entering the Forestdale East Wyndwood entrance.

Mayor Volz opened the Public Comment Portion of the Public Hearing. The Mayor asked if there was anyone present that wished to speak in favor of the ordinance amendment as presented to please come forward. Give your name and address, please adhere to the 3 minute time limit. No one spoke in favor. Mayor Volz asked for anyone that was opposed to the ordinance amendment to please come forward. Give your name & address. Please adhere to the 3 minute time limits.

Kerry Miller, 106 Tandy Ct., stated he is speaking for himself. Although, he spoke with about 12 families in the subdivision. He is against any bans on the left turn. He said you just have to be patient, certain times of the day are worse. He said it may be good to adjust the signage, but he would hate to see a ban on the left turn.

Lawrence Straughn, 305 Wiltshire Drive, stated he is passionate about this intersection because it will directly affect him. He uses this intersection 4 -5 times a day. There are 53 homes that would be immediately affected in this specific area. There are 170 homes in the Forestdale East subdivision. The intersection of Wyndwood & O'Neill Drive has 2 bus stops; morning & afternoon. One of the major complaints he used to hear at his former job with the Guilford County Sheriff's Office is stop sign violations and speeders. If the "No Left Turn" is approved it will quadruple the traffic through that one intersection. He is totally against it. He agrees some adjustments in the existing signage would be beneficial. Just follow the rules of law. He said another problem is people are not paying attention when they are on E. Fork Rd. making a right turn onto Guilford. They are not looking to the right and just pulling out. Again he is against it.

Dick Kreis, 304 Wiltshire Drive, stated he agrees with Mr. Straughn. If affects him. People just need to be careful. He doesn't know of any accidents in the area. We do not favor the "No Left Turn" amendment.

Mayor Volz closed the Public Comment Portion of the Public Hearing. He opened to the Council for discussion. Council Member Nixon-Roney stated she too is concerned that this would increase traffic entering the Forestdale East Wyndwood entrance. She stated also that people do not utilize the center lane turn. Council Member Nixon-Roney said she feels we should not change it but monitor at this time. Correcting the existing signage would be helpful. We should not penalize residents for others actions. Council Member Ragsdale agreed. Council Member Montgomery stated we have no reports of a large amount of accidents at this location. Having heard from the people it affects. she is not in favor of the change.

Council Member Montgomery made a motion to deny the Ordinance Amendment to Prohibit Vehicular Left Turn at the intersection of Guilford Rd. and O'Neill Drive. 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

Council voted unanimously to deny the ordinance amendment.

7. Public Hearing to consider an amendment to the LDO regarding the repeal of Section 10.1-32 Wireless Telecommunications facilities, microcell and section 10.3-14, Telecommunication towers; amend article 3 Definition and article 2 section 2.9-4 Height Limitations, amend the Permitted Use Table to reflect the proposed Article 25 Wireless Telecommunication Facilities or Complexes to the LDO. Rusty

Monroe with Carolina Telecommunication Services (CTS) was present. He said he met with the Planning Board about a month ago and they liked this proposal. Monroe stated the Town's current ordinance is inadequate. The current ordinance does not reflect state & federal legislation and FCC rules that have recently passed.

Monroe said the proposed ordinance is based on a model ordinance that has been adopted by about 800 communities in 34 states. It has never been successfully challenged. CTS has been working in this field for over 15 years.

This proposed ordinance places the community in absolute total control to the extent you want to exercise that control. There is a section where a company could request a relief. However, they have to justify it to the Town's satisfaction.

The 2 basic issues from the Public's perspective is 1) Aesthetics 2) safety. According to Monroe, application requests for Wireless Telecommunication is increasing. This proposed Ordinance controls the aesthetics and the impact on the community and safety. This ordinance sets out procedurally what can and cannot be done. It creates a written record that can be used in court.

CTS will review all of the applications that are submitted and they will make recommendations to the Council. Council would have the final authority for decisions. CTS will give the Council information so Council can make an informed decision and to protect residents in the community. CTS fees are paid by the applicants not paid by the Town or taxpayers.

Council Member Nixon-Roney asked if the Town's Ordinance prohibits the towers. Monroe said the Town's Ordinance prohibits towers in residential areas without proving a need for it.

Mayor Volz called on Kerry Miller, Planning Board member, for the Planning Board's recommendations. Kerry Miller stated from the perspective of the Planning Board there were 2 things that were obvious. 1. The Town's current ordinances were outdated and needed to change. 2. Wireless communication cell coverage was complex and technical. The Planning Board accepted staff's recommendation to work with CTS. The Board unanimously approved accepting the ordinance presented and amended the Town's ordinance as recommended by CTS.

Mayor Volz opened the Public Comment Period of the Public Hearing. He asked if there was anyone that wished to speak in favor of the proposed ordinance and amendment relating to wireless telecommunication to please come forward. Give your name & address, please adhere to the 3 min. time limit. There was none. Mayor Volz asked for anyone opposed to the proposed ordinance and amendment to please come forward. Give your name & address. Please adhere to the 3 min. time limit. There was none. Mayor Volz closed the Public Comment Portion of the Public Hearing. He opened to the Council for discussion. Council Member Nixon-Roney made a motion to adopt the proposed ordinance presented by CTS and approve the proposed changes to the Town's current LDO as presented. 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 passed by unanimous vote.

Council Member Nixon-Roney made a motion to approve a finding that text amendment #2015-02 was consistent with the Town's 2020 Land Development Plan and is reasonable and in the public interest for the following reasons:

It is necessary to keep current with technology and is in the best interest of the Town.

Council Member Montgomery made a second to the motion. The motion passed by unanimous vote.

(Statement of Consistency)

8. Public Hearing to consider approval of an annexation public utility reimbursement contract with Koury Corporation – Beth Koonce/Chuck Smith – Koonce stated the Council had a draft of a reimbursement contract in which Koury Corp. is asking that the Town participate with them in installation of water/sewer services to serve approximately 49 acres that they are going to develop as part of the Grandover Project. This development will be both residential/commercial/multifamily.

Koury is asking for \$575,000.00 of participation from the Town. In return, Koury will petition for annexation into the Town of Jamestown. These utilities will have to be installed pursuant to the Town's approval, Town's plans and specifications.

There is a fall back condition in the contract which states in the event that Koury doesn't increase the value of the 49 acres to \$10,500,000 above what the tax value is today by January 2020, the Company agrees to pay a pro-rata percentage of the \$575,000.00. Koury cannot invoice the Town until lines are installed and approved by the Town and have annexed the entire tract. Koonce stated this kind of reimbursement contract is specifically allowed under G. S. 160A-499 (a)

Council Member Nixon-Roney stated Council has discussed this on many occasions. Considering the options, she feels this is a well negotiated contract and in the best interest of the Town. Council Member Ragsdale felt it is a great partnership given the huge economic impact. Council Member Montgomery agreed. The Town should recoup its money within 3 years. Mayor Volz felt it is a great use of the property as far as tax dollars go for the Jamestown area. Council Member Nixon-Roney commented that Koury is ready to annex before any of this installation takes place. The Town will automatically start reaping the rewards before they get to their final project numbers.

Smith said one thing to point out is Koury Corp. hired an engineer to do cost estimates and the Town hired an engineer to do cost estimates. Both engineers did agree that public infrastructure (water/sewer) in that area will be in excess of one million dollars. This will become Jamestown infrastructure. About a year ago, we did a presentation where Jamestown extended water/sewer into that area. Our prediction of cost was above 1.2 million. For \$575,000.00 this is decent return on the investment for the water/sewer system if you look at the construction costs. He feels it is a good deal for both parties. Mayor Volz stated also with installing water/sewer in this area, it opens up development for other properties in this area that are not served.

Mayor Volz opened the Public Comment Portion of the Public Hearing. He asked for anyone present that wished to speak in favor of the Reimbursement Contract Agreement with Koury Corp. to please come forward give your name & address. Please adhere to the 3 min. time limit. There was no one. Mayor Volz then asked for anyone opposed to the Reimbursement Contract Agreement with Koury

Corp. to please come forward. Give your name & address. Please adhere to the 3 min. time limit. There was no one.

Mayor Volz closed the Public Comment Portion of the Public Hearing. He opened to the Council for discussion. Council Member Ragsdale stated we all agreed that it is a good investment.

Council Member Nixon-Roney made a motion to accept the Town of Jamestown Reimbursement Contract with Koury Ventures Limited Partnership as presented. 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 agreement passed by unanimous vote.

(Contract)

#### 9. Public Comment Period –

Danny Rhyne – 123 Robbins Ave. – Rhyne stated he was born and raised in Jamestown. He worked with Richard Glover Grading starting in 1979 and has been working in the utility industry ever since. Recently in November, he started the company Minority Solutions, LLC with his partners to do general contracting work. He felt good about working for the Town of Jamestown. He wanted a good relationship with Jamestown. There were some issues at the job site. He didn't go into detail due to the time limit. Basically he just wanted to ask for a private sitting with the Council to lay out what happened. They were terminated from the project. There is a lot of discrepancies, we just want to be heard so we can get paid and move on.

Leo Thomas, 407 Hillcrest Drive, CEO of Minority Solutions. He stated we were engaged in a contract on March 27, 2015 with Town of Jamestown for a project located at 304 Wiltshire Drive. The job was to install a manhole over an existing corrugated metal pipe that was on Richard Kreis property. When we excavated on April 13, 2015 we dug down to the pipe and found the integrity of the pipe was beyond repair. At that time, Paul Blanchard and Jeff Greeson were on site. It was the consensus at that time to wait and they would talk with their authorities and get back with MS the next morning. In the morning, the Town got back with them and asked them to prepare an additional change condition. It was stated for MS to deal directly with the Kreis' in regards to getting them to accept it or deny it. This process went on for a period of time. Still as to date we never received any written information or verbal direction from the Town.

On Thursday of that week, Mr. Greeson came to Mr. Rhyne's house and told him specifically not to re-mobilize back on the site until Tuesday April 21, 2015. Rain was in the forecast. On Monday they were unable to install the manhole because of the integrity issue. They were directed to go ahead and backfill the line. The line was a 4' diameter pipe and another 4' diameter pipe with a void in between. Mr. Kreis stipulated at the last Council meeting he heard the conversation with Mr. Greeson regarding the lines. Thomas said he felt the Town would more than likely have a major liability with neighbors being upset if the lines backed up.

On Sunday, a little bit of rain, less than 3/10 of an inch fell, the lines started backing up the water started going into the adjacent property owners. At this point, the 3 min. time limit expired. Mr. Thomas said he would like to speak in more depth at a later time. He said they engaged in a legal contract. They feel the Town breached the contract by allowing another contractor on site to work without legally terminating MS.

Mayor Volz stated he thinks this is a contract dispute. He referred to the Town Attorney to handle the matter. He wished MS good luck with their business.

Eva Harris, PO Box 1358, owner of MS. Ms. Harris stated that it was always a dream of hers to have a business and MS is her business. She was so excited to have the opportunity to do business with the Town of Jamestown. She wanted to have a good relationship with Jamestown and to do future projects. You have heard most of the story from Mr. Thomas. She is hopeful the situation will be resolved. This is not how it should have turned out. We want to have another meeting to resolve this whole situation.

10. Proclamation Memorial Day – Mayor Volz read & presented a Proclamation In Observance of Memorial Day 2015 – He presented to Carla Winslow, member of the Jamestown Veterans Committee.

(Proclamation)

11. Jamestown Park Golf Course maintenance & Renovation Project Update – John Crowe, Parks Superintendent, gave the Council an update of projects at the Jamestown Golf Course. Crowe said the golf course is now facing winter kill. We had a tough February & March and took some damage. He showed pictures of the golf course and highlighted:

- Hole #1 is getting some grass. Last fall staff installed rock to stop erosion.
- Hole #2 has some winter damage. They are fertilizing, aerating and working on new growth. He hopes with good weather the grass will grow back. Some other courses are considering sodding. This is a huge expense. Crowe does not feel Jamestown course is as bad as some others. He hopes the “grow-in” tactics can get a lot of these areas back.
- Hole #3 – is showing new grass growth. Crowe said we should know by mid-June what amount of grass will be healthy and if any sodding is required. Again sodding is a huge expense.
- We experienced a sink hole on #3 last March. We had to dig down to galvanized pipe which was rusted out. We repaired it. This is an area where we can use some sodding. Smith said fortunately the Town was able to buy the materials and the Golf Course staff did the repair work in-house which saved the Town a lot of money.
- Smith stated that Jay Gardner had actually put the replacement of storm water pipe on the CIP a few years back. We associated \$85,000.00 with that project. What we are trying to do is break these projects down. We are realizing that this pipe runs throughout the entire park. We are trying to identify these projects as we go along. Some of the smaller pipes can be replaced in-house. However, there are some larger corrugated pipe that will need re-lining/replacement.
- Hole #9 – This Tee box had a lot of wear. This area has a lot of concern. We may have to do some sprigging or sodding to fill in this area. There is a lot of shade in this area. He suggested cutting trees in this area to get some light in for the grass to grow.
- Hole #10 gets lots of traffic. We did some erosion control in this area. Lots of debris washing away.
- We made mulch beds along hole #11, to make it pretty in the fall and to deter geese in the area.



- Hole #12 has winter damage.
- They renovated a bunker in the fall.
- Hole #14 grass is growing back. #15 has winter damage. There are a lot of areas that need to grow in.

The renovations to take place next year consists of new grass greens, hopefully re-shape all 18 greens.

We sent out RFQ's last Friday for the greens project. We are getting responses from some architects. We are having a pre-qualifications meeting next Friday to show them the property. He is meeting soon with a representative of the Champion Bermuda grass.

Mayor Volz thanked John Crowe for the good job he is doing.

12. Capital Project Ordinance for Public Water/Sewer for Grandover Development owned by Koury Corporation – Gallman stated the reason for a Capital Ordinance Project is if you do any financing with a project you are required to have a Capital Project Fund, separate fund for that project.

If you get grant funds then you are required to have a Capital Project Fund. Another reason to set up one is that a Capital Project Fund is set up for the life of the project, not on an annual budget. If you have a project that spans fiscal years then it makes good sense to set it up in a Capital Project Fund.

Gallman presented the Capital Project Ordinance for Public Water/Sewer Systems for Grandover Development. This is the project the Council just approved. This is showing construction expenditures for this project to be \$575,000.00. This will be the reimbursement amount. The financing sources for this project showing a transfer from the Water/Sewer operating fund of \$150,000.00 and transfer from Water/Sewer Capital Reserve fund of \$425,000.00. She will present a budget amendment later in the meeting that will relate to this.

Council Member Thomas made a motion to approve the Capital Project Ordinance Public Water/Sewer System for Grandover Development as presented. Council Member Nixon-Roney made a second to the motion. The motion passed by unanimous vote.

(Ordinance)

13. Capital Project Ordinance Water/Sewer Maintenance Facility – Gallman presented a Capital Project Ordinance for the Water/Sewer Maintenance Facility. We show construction expenditures of 1.5 million. The revenue and other financing sources we are proposing installment purchasing financing of \$600,000.00. (contingent upon LGC approval) A transfer from Water/Sewer Capital Reserve Fund of \$900,000.00. A budget amendment to be presented later in the meeting.

Council Member Ragsdale made a motion to adopt the Capital Project Ordinance – Water/Sewer Maintenance Facility. Council Member Thomas made a second to the motion. The motion passed by unanimous vote.

(Ordinance)

14. Capital Project Ordinance E. Fork Rd. Sidewalk & Pedestrian Bridge – Gallman stated at the last meeting Council adopted a Grant Project Ordinance Fund for the 2 sidewalk projects. (E. Fork Rd. & E. Main St.) Since that meeting she learned that Grant Project Funds are essentially not in existence

anymore. Recently standards have changed the type of funds for grant project funds. Now these grant funds do need to be Capital Project Funds rather than Grant Project Funds. Gallman requested the repeal of the action at the April 21, 2015 meeting which approved a Grant Project Ordinance and adopt a Capital Project Ordinance E. Fork Rd. Sidewalk & Pedestrian Bridge.

The Town Manager stated that the 2 sidewalk projects have a June 30, 2015 authorization to construct date. The Town has very specific items we must submit to NCDOT for approval. We were delayed in receiving our agreements and designs. This has been a state wide problem. There is a general statues that has been adopted that for specific projects with specific criteria it extends that June 30<sup>th</sup> date. We will not find out until mid-June whether our project qualifies for that extension. We are continuing to submit our information to NCDOT for them to review. We stand to lose the state match on both projects. The amount is \$410,000.00 for both of the projects.

Council Member Nixon-Roney made a motion to rescind the adoption of the Grant Project for E. Fork Rd. Sidewalk & Pedestrian Bridge and accept the adoption of the Capital Project Ordinance E. Fork Rd. Sidewalk & Pedestrian Bridge. Council Member Montgomery made a second to the motion. The motion passed by unanimous vote.

(Ordinance)

15. Capital Project Ordinance – Lydia Multi-Use Greenway – Council Member Nixon-Roney made a motion to rescind the adoption of the Grant Project for the Lydia Multi-Use Greenway and accept the adoption of Capital Project Ordinance – Lydia Multi-Use Greenway. Council Member Thomas made a second to the motion. The motion passed by unanimous vote.

(Ordinance)

16. Consider approval of Memo designating projects funded from the General Capital Reserve Fund and the Water/Sewer Capital Reserve Fund – Gallman presented a Memo regarding the General Capital Reserve Fund and Water/Sewer Capital Reserve Fund. Once a project transfers into a Capital Reserve Fund, those funds must remain only to construct or purchase capital items. At any time, the Council may approve to change those projects within the Reserve fund.

Gallman requested Council specify the following:

General Capital Reserve Fund – projects include renovation of the golf course greens and debt payments on construction/renovations of golf clubhouse.

Water & Sewer Capital Reserve Fund – includes construction of new public services, water & sewer maintenance facility and water & sewer system improvements.

Council Member Thomas made a motion to approve the projects as presented to the General Capital Reserve Fund and Water/Sewer Capital Reserve Fund as recommended. Council Member Ragsdale made a second to the motion. The motion passed by unanimous vote.

17. Presentation of preliminary budget & budget message for the Town of Jamestown fiscal year 2016-2016 – The Town Manager presented the budget message for fiscal year July 1, 2015 –June 30, 2016. All

funds within the budget are balanced and all revenues and expenditures are identified. The Town Manager highlighted the following preliminary budget items:

- No tax increase
- 3% water/sewer rate fee increase
- Maintains current level of services to citizens
- Maintain current benefits to employees
- Maintain current staffing for all dept.
- Includes COLA & merit raise for employees
- Includes funding for furnishings should Clubhouse renovation project proceed
- Funding for golf course greens renovations
- Overall represents a 7.54% decrease compared to 2014/2015

The General Fund includes:

- No new full time employment positions
- 1.5% COLA – up to 3% merit raise
- Funds 5<sup>th</sup> Annual Easter Egg Hunt
- Funds 3<sup>rd</sup> Community Craft & Yard Sale
- Fund Golf Course Greens Renovation
- Planning & design for Lydia & E. Fork Rd. projects
- Repairs to Town Hall exterior
- Decrease of 1.97% compared to 2014/15 budget

Water/Sewer Fund highlights:

- No new employment positions
- 1.5% COLA & up to 3% merit for employees
- New Public Services Maintenance Facility
- New replacement vehicle for Public Service Director
- Furnishings for Public Services Maintenance Facility
- Root control project for sewer system
- Sewer easement access project
- Sewer manhole projects
- Design of W. Main St. water main project
- Eastside WWTF plant upgrades
- Water/sewer extension project – High Point Rd/Guilford College Rd.
- Decrease of 8.82% compared to 2014/15

Proposed changes in fee schedule include:

- 3% increase in water/sewer rates – in & out of town
- Remove annual golf passes with exception of junior summer pass

18. Review of CIP items of the Town of Jamestown fiscal year 2015-2016/2019-2020 – Smith stated the \$575,000.00 for the Grandover area project was added to the Water/Sewer CIP.

The Town Manager added that through conversations with the Mayor, the Forestdale East storm water project for the storm drainage street improvements projects moved up to 2016-2017. This did not impact the budget.

19. Set Public Hearing date to consider approval of the preliminary budget and budget ordinance for the Town of Jamestown fiscal year 2015-2016. Council Member Montgomery made a motion to set a Public Hearing date for June 16, 2015. Council Member Thomas made a second to the motion. The motion passed by unanimous vote.

20. Consideration of Resolution of Intent to Close Section of High Point Road – Spencer said Council has in their packet a Resolution to close a section of High Point Rd. The 2 property owners involved have submitted the required application. The section of High Point Rd is located between Bonner Rd. & Stanford Rd.

Council Member Nixon-Roney made a motion to set a Public Hearing date for July 21, 2015 to consider a Resolution Closing the portion of High Point Rd. Council Member Thomas made a second to the motion. The motion passed by unanimous vote.

(Resolution)

21. Appointment of Parks & Recreation Member and alternates – Wolfe presented Bob Wilson to serve as an active member of the Parks & Recreation Board for a 2 year term to expire 5/2017. Paul Craft & James Pendry submitted to serve as alternates on the committee. The Parks & Recreation Advisory Committee members voted unanimously to recommend approval of these appointments. Council Member Ragsdale made a motion to approve the Parks & Recreation Committee appointments as presented. Council Member Nixon-Roney made a second to the motion. The motion passed by unanimous vote.

22. Budget amendment – Gallman presented budget amendment #11. Includes receipt of insurance proceeds from traffic accident of \$980.00.

Transfer funds for Grandover development \$150,000.00

Transfer Water/Sewer Maintenance Facility & Water/Sewer for Grandover \$525,000.00

Council Member Montgomery made a motion to approve Budget #11 – Council Member Nixon-Roney made a second to the motion. The motion passed by unanimous vote.

(Budget amendment)

Gallman also reported to the Council:

- Budget Revision #20 - \$250.00 for repairs to the Town Hall from the Fire Dept. budget
- Budget Revision #21 - \$2,000.00 repairs due to storm water project

23. Analysis of Financial position for the Town of Jamestown – Gallman presented the financial summary for month ending April 30, 2015. The Town had cash balances of approximately 10 million of that 3.1 million is reserved for specific usages.

The detailed financial report for the month ending April 30, 2015 reflects payments to PSFD on their contract.

There were no questions for Gallman.

#### 24. Public Comment Period

Lawrence Straughn – 305 Wiltshire Drive, said regarding the recent water/sewer flooding on Wiltshire Drive. He was one of the residents that personally was affected. He worked with the Town staff that came out that night which was Jeff Greeson, Paul Blanchard and Sonny Sams. Straughn said they stayed until 4:30 am. The Town Staff worked well together and they worked well with City of High Point. Jeff Greeson, Paul Blanchard and Sonny Sams did a great job that night.

He thank the Council for appointing him to serve on the Parks & Recreation Committee. He also complimented Martha Wolfe, Town Clerk, for all that she does for the Parks & Recreation Committee and for the Town of Jamestown.

25. Other Business – The Town Clerk asked the Council to set up the special meeting dates that were outlined in the time line for the Clubhouse & Public Services Facility.

Council Member Thomas made a motion to set a Special Council meeting for September 8<sup>th</sup> and October 7<sup>th</sup> at 6:30 pm in the Council Chambers. Council Member Ragsdale made a second to the motion. The motion passed by unanimous vote.

Smith said the Town has 2 months to present Jamestown's STIPS projects to the HPMPO. Staff will present a list of projects for consideration at the June meeting.

Carrie Spencer stated last reports were the completion of the Bypass project was pushed out to 2030. However, Governor McCrory has suggested a bond referendum for voters to vote on in November. This would include the Bypass project. Some municipalities have adopted a Resolution in support of the referendum.

26. Adjournment – Council Member Thomas moved to adjourn. Council Member Nixon-Roney made a second to the motion. The motion passed by unanimous vote. The meeting ended at 8:48 pm.