

Regular Meeting of the Town Council
Council Chambers
July 15, 2014
6:30 pm

Minutes & General Account

Council Members Present: Mayor Volz, Council Members Nixon-Roney and Ragsdale
(Council Members Thomas & Montgomery – absent)

Staff Present: Chuck Smith, Paul Blanchard, Judy Gallman, Matthew Johnson, Martha Wolfe and Beth Koonce, Town Attorney

Visitors Present: Shanna Moore, Kerry Miller, Carol Brooks of the Jamestown News

1. Call to Order – Mayor Volz called the meeting to order.
2. Community Reflections – Mayor Volz gave the following community events:
 - Village Fair – Saturday July 19, 2014 from 10:00 am – 4:00 pm at Mendenhall Plantation
 - WXII TV Broadcast from the Jamestown Public Library on July 31, 2014
 - Civitans Lobsterfest – August 23, 2014 at Jamestown Park & Golf Course

The Mayor asked for a moment of silence.

3. Approval of minutes from the June 17, 2014 regular and closed meeting – Council Member Ragsdale made a motion to approve the regular & closed session minutes as presented. Council Member Nixon-Roney made a second to the motion. The motion passed unanimously by the members present.
4. Public Hearing to consider a Minor Land Development Ordinance change to Article 12.11 “Off-Street Parking Requirement.” Specifically, to the “Churches, Synagogues, and places of worship” category of the off-street parking tables.

Mayor Volz explained the procedure for the Public Hearing. There is a quorum present at this meeting and therefore we will open the Public Hearing as advertised. We will receive Public Comments and the Planning Board’s recommendations. However, we do not have a majority of the voting Council Members present to take a vote on the Ordinance amendment presented. Therefore, the Public Hearing will be continued to the August 19, 2014 Regular Council Meeting.

Mayor Volz called on Matthew Johnson, Planning Director. Johnson stated this Public Hearing is to consider a minor LDO ordinance amendment regarding Articles 12 & 14. In the Council packets are two (2) text amendments:

One amendment is the Planning Board’s recommended ordinance change. The second amendment is the original change presented to the Planning Board by the applicant. The original amendment request and the Planning Board recommendation will be presented to the Council at the continued Public Hearing on August 19, 2014.

The applicant was made aware that the Council would not be able to vote on this amendment at tonight’s meeting. So, the applicant is not present and will be at the August 19, 2014 Public Hearing continuance.

Kerry Miller, Planning Board Chair, addressed the Council. Miller stated the Planning Board considered this amendment in two parts. First part was a request by Harvest World Church to deviate from the ordinance the number of parking spaces per person/occupant. The Planning Board was in unanimous agreement to this ordinance amendment request. The amendment requested was to change the parking requirement from 1 space for each 3 seats to 1 space for each 1.75 seats. If approved, the Harvest World Church intends to construct additional parking in the rear of the building. The parking lot is off street and not visible from the road. Again, the Planning Board was in unanimous agreement to allow this change in parking.

The second part of the ordinance amendment request was to add Article 14.3-4 –“Flexibility for Parking Standards.” This amendment allowed requests for deviations from the number of parking spaces required would be presented to the TRC Committee and not the Planning Board. The Planning Board favored or erred on the side of transparency. Parking, congestion and traffic are the #1 complaint calls that the Planning Board receives. Rather than those complaints going to the TRC and not heard by the Planning Board, we ask to consider that at a later time. Planning Board felt we need to keep the structure and comment portion the same and not to deviate. The Planning Board gives citizens a sounding board. This will be discussed at a later Planning Board meeting.

Council Member Nixon-Roney made a motion to continue the Public Hearing to August 19, 2014. Council Member Ragsdale made a second to the motion. The motion passed unanimously by members present.

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

6. Parks & Recreation Committee progress report on the Time Capsule Project – Mayor Volz called on Shanna Moore, Vice Chair of the Parks & Recreation Committee. Shanna reported the Parks & Rec. Committee has agreed to use the vault so graciously donated by Mickey Peeler. She highlighted the following details.

- Letter has been mailed to Principals of area schools
- Entry form has been created – this will go on Town website & Facebook for citizens to print & mail in their entry ideas.
- Parks & Recreation will serve as the selection committee
- Official time capsule burial ceremony is set for Sunday November 9th, 2014 at Wrenn Miller Park
- The time capsule to be opened in 50 years.
- Moore went over the specific entries to be included:
 - Jamestown Public Library
 - Jamestown Rotary Club
 - Jamestown Lions Club
 - Jamestown Civitans
 - Historic Jamestown Society
 - Demographics of Jamestown for 2014
 - Current pictures of Town & buildings
 - Letter and picture of Mayor and Town Council
 - Signature page (picture) all Town employees, Boards, Committees to sign
 - Picture of all Town Managers/Mayors
 - Copies of ads for food, gas, menus from local restaurants

7. Discussion of possible CMAQ funding for Oakdale Rd. sidewalk project – The Town Manager said as a Town we have discussed the possibility of continuing the sidewalk on Oakdale Rd. We looked to NCDOT to try and gain enhancement funding to continue that sidewalk. At a recent HPMPO meeting, we

learned that we have a potential \$160,000.00 that is being relinquished from City of Denton in CMAQ funds.

At this point, we need direction from Council if we would like to entertain the possibility of receiving the CMAQ funding. We need to notify MPO and NCDOT by the end of the month. This is not a firm commitment on the part of the Town, we are just stating interest in proceeding. There will be a time for the Council to consider formal voting on accepting funds and approval of the contract. Smith spoke with the HPMPO Representative. They stated that the Oakdale Rd. sidewalk project is at the top of the list of MPO projects currently seeking MPO funding. They really like the project.

Our Planning Director has been working with engineers to design the sidewalk on Oakdale Road from Hillstone to Moore St. This additional funding may allow the Town to construct the crossing at the railroad track and extend the sidewalk further than anticipated. The CMAQ funds available would be \$160,000.00 with the Town having a 20% match, obligating the Town to \$41,000.00. Plus the Town would pay up to 85% of contract administration and design. The Mayor and Council agreed that the Town Manager should continue to move forward with seeking the CMAQ funding.

8. High Point Road and Guilford College Road area updates – Smith provided the Council with progress to date. The Town Manager said the Public Services Director and he met with City of Greensboro officials, Koury Corp. and County Commissioners. They discussed different scenarios to secure the four parcels of Koury Corp. into the Town of Jamestown and annex those commercial properties. In doing so, we are working on negotiations for securing water/sewer service from the Town into those areas. He feels we have made good progress.

A Power Pt. presentation was given. The Koury properties described as lots A – D. Smith stated we have been negotiating an MOU for the possibility of taking over the water line currently connected to Greensboro system. This water line was actually constructed by Koury Corp. for the City of Greensboro. They actually have a contract with City of Greensboro where essentially Greensboro was going to reimburse Koury for the cost of the water line. The idea is this water line will feed the 3 tracts in Jamestown's ETJ (Lots A, B, C).

We are proposing placing a Master Meter just off the feed of the Greensboro system. That Master Meter would be the Jamestown water system. The Town would actually purchase this newly constructed water system.

The fourth tract (D) is located across from the Sheetz property located at Gardner Hill Dr. The Town is negotiating with Koury and the City of Greensboro to provide a Master Meter at this location. This line could be extended by the developer to serve that entire fourth tract with Jamestown water. Thus allowing the Town to get water on the East side of Guilford College Rd. This is a good plan to serve these 4 areas.

The Public Services Director said regarding the sewer, the existing sewer at GTCC goes under the railroad tracks and extends to the rear of the YMCA. Currently, this is a private line. The Town Manager has approached GTCC about the Town taking over that one segment of sewer line and make it a public line. The Town has permission to video the line to make sure the line is compliant and not failing. If we acquire this sewer line, we can serve tracts A, B, & C with sewer. Regarding tract D, the Town has a sewer line that serves the Sheetz location. We are looking at boring under the new road and serve all of tract D. Smith said Koury Corp. is very interested in connecting onto Jamestown water and sewer system to get in-town water/sewer rates.

We have had very productive meetings and good cooperation. At this point, Koury Corp. would like a letter of intent from the Town of Jamestown stating the Town's intentions of extension of water/sewer to Koury's property with the understanding Koury would extend the lines onto their property. Koury is interested in the reimbursement of the water line that they have already constructed. The line is in place and operational. The City of Greensboro has an agreement with Koury to reimburse them for this line. Smith to present this cost at the August Council meeting.

Blanchard said all the sewer lines are gravity feed, except tract C, if a building was located at the rear of the property (tract C) the developer may need a pumper (private) however, we can service the rest of the tract.

9. Budget amendment – Judy Gallman presented budget amendment #1. Items include:

a) Oakdale Phase II sidewalk	\$5500.00
b) Donation from Veterans Group for brick at Wrenn Miller	\$2100.00
c) Repair for damage to Guilford Rd. entrance	\$6500.00
d) Bench sponsorship	\$ 750.00
e) Re-appropriate funds under contract design Of Public Service Building	\$59,562.50
Total Budget Amendment #1	\$74,412.50

Council Member Ragsdale made a motion to approve budget amendment #1 in the amount of \$74,412.50. Council Member Nixon-Roney made a second to the motion. The motion passed by unanimous vote of the members present.

(Budget Amendment)

10. Analysis of Financial Position for the Town of Jamestown – Gallman presented the financial statement for month ending June 30, 2014. The financial summary report reflects the Town has approximately 8.5 million in cash balances. Of that approximately 2.7 million is reserved for specific usages.

Gallman said yearend figures are preliminary. There are still adjustments to be made in expense & revenue.

The Wrenn Miller Capital Project fund is basically complete.

The detail financial report for month ending 6/30/14 reflects expenses for shelter repair due to storm damage. The Town was reimbursed by the insurance company for this claim. The Town is still awaiting FEMA reimbursement. We have submitted three different reports to FEMA.

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

12. Other business – No other business discussed.

13. Adjournment – Council Member Ragsdale made a motion to adjourn. Council Member Nixon-Roney made a second to the motion. The motion passed unanimously by all the members present.

The meeting ended at 7:12 pm.