

Regular Meeting of the Town Council
August 19th, 2008
Minutes & General Ledger
7:00 pm

Regular Meeting of the Town Council, August 19th, 2008, Council Chambers, Town Hall.

Council Members Present: Mayor Volz, Council Members Thomas, Nixon-Roney, Gray & Lain

Staff Present: Kathryn Billings, Matthew Johnson, Martha Wolfe, Jim Lanick, Substitute Town Attorney for Beth Koonce

Visitors Present: Carol Brooks of the Jamestown News, Buddy Mann, Mike Raybon, Tracy Watson, John Watson, Frank Massey of the Jamestown Friends, Eric Mueche of the NC Forest Service, Nat Hayes, Warren Hayes, Nathan Hayes, Julie Hayes, Keri Gurney, Harold Billings, Linda Billings, Kathi Raybon, Chrissy Vercheck, Peirce Vercheck.

1. Mayor Volz called the meeting to order.
2. Invocation – Frank Massey, Jamestown Friends, gave the invocation.

Mayor Volz introduced Jim Lanick, Attorney substituting for Beth Koonce.

3. Approval of minutes from July 15, 2008 – Council Member Lain made a motion to accept the minutes as presented. Council Member Nixon-Roney made a second to the motion. The motion passed by unanimous vote.
4. Resolution Honoring Mike Raybon – Mayor Volz read and presented a Resolution honoring Mike Raybon on his 40 plus years in coaching, teaching and educating our youth.

(Insert Resolution)

5. Resolution Honoring '92 JSC Jammers Gold – Mayor Volz read & presented a Resolution to the '92 JSC Jammers Gold Soccer Team for their excellent season and for winning the National Director's Cup Championship. Players in attendance: Pierce Vercheck, Nathan Hayes and John Watson.
6. Proclamation Constitution Week – Mayor Volz proclaimed the week of September 17 – 23rd, 2008 as Constitution Week.

(Insert Proclamation)

7. Public Hearing on Tree Preservation Ordinance – Matthew Johnson introduced the consultant who worked on the Tree Preservation Ordinance, John Sugg, Treeful Communities, LLC, Wilson, NC. Johnson said that John Sugg has worked with many local governments and the private sector throughout the State.

Sugg stated he began work on this project last February. This project was funded by a matching grant from NCDENR Division of Forest Resources.

Sugg presented a power point presentation which outlined the ordinance as follows:

Need

- Cluster lots on smaller sites to conserve natural areas
- Smaller lot sizes
- Minimize total impervious area
- Open space
- Promote watershed protection

Tree Preservation adds:

- Attractive and livable communities
- Watershed and wildlife protection
- Improve air quality
- Increase property values

The consultant said that the typical homeowner will not be affected by this Tree Preservation Ordinance. A homeowner may still prune or remove trees on a typical residential lot. Standards will be different for “developers”. The Town will encourage tree preservation as contained in the Ordinance. This includes protecting the tree roots during construction, placement of signage around the job site and education program for contractors and the public.

Johnson said the Parks & Recreation Advisory Board is also acting as the Tree Board for the Town of Jamestown. They did recommend approval of the Ordinance.

Mayor Volz asked if anyone would like to speak for or against the Ordinance.

Buddy Mann, 100 Ragsdale Ct., asked about trees or shrubs in the right-a-way and if the homeowner would be responsible for maintaining their plants. Johnson said that it is up to the homeowner to keep limbs, trees, etc. out of the right-a-way. This is mainly a safety issue to keep pedestrian facilities clear and safe for vehicles and pedestrians.

Buddy Mann asked if a homeowner would be required to get a permit in order to remove a tree from his lot. Johnson said the ordinance does exempt single family residential lots. If you have an already existing residential single family lot, one house per lot not intending to develop, you are exempt from this ordinance. The intent is to preserve trees on a massive scale in development.

There being no further questions, Council Member Thomas made a motion to approve the Tree Preservation & Landscape Ordinance as presented. Council Member Gray made a second to the motion. The motion passed by unanimous vote.

8. Public Comment Period – No one registered to speak.
9. Presentation of the Greenberg Development Services downtown market assessment and business enhancement recommendations – Kathryn Billings

presented a power point presentation. She delivered a synopsis, from her perspective, of how we can use this report to move forward.

The goals of the Greenberg report were to:

- Evaluate the strengths & weakness of Jamestown business mix
- Identify market niches for Jamestown
- Make recommendations for strengthening downtown business mix

Billings stated this report is a wealth of market analysis and data that may be helpful to existing businesses and for business recruitment.

The report highlights challenges to businesses in Jamestown as follows:

- Need to develop strategies to compete with areas on the edge of town
- Shopping Centers need to be improved (physical layouts)
- More specialty stores downtown
- Shift in retail space

Improving the business district will require an organized approach that engages a broad sector of the community and includes a process for building consensus and developing partnerships within the business community. Currently, there is no “one-voice” articulating a vision for Jamestown.

Per Billings, the steps necessary to move forward are:

First Step – Create an initial committee that includes the following key stakeholders:

- Downtown/commercial property owners
- Business Owners
- City officials & staff
- Major employers
- Financial Institutions
- Other (Historical, Library & Civic Groups)

Second Step – Hold an informational meeting inviting all interested parties, but specifically seeking members who are willing to serve on a continuing basis.

- Brand this group with a name & logo (i.e. Jamestown Hometown Partnership)
- This group will be an organization which will speak with that “one-voice” to guide future improvement activities
- Create a vision statement, establish goals and subcommittees to guide
 1. Promotion
 2. Special events
 3. Parking & Traffic
 4. Beautification & building appearance
 5. Business assistance
 6. Business recruitment
 7. Public improvement
 8. Others

Billings stated that the Town of Jamestown has already made and continues to make significant investment in downtown, greatly-enhancing downtown's visual appeal.

Going forward we will investigate the speed limit change on Main Street. Billings stated we did contact our MPO, the Guilford County Sheriff Department and NCDOT traffic engineers to study reducing the speed limit to 25 mph on Main Street. Each agency confirmed that the current 35 mph speed limit is appropriate for Main Street. NCDOT did not recommend a change at this time. Billings said as the complexion of Main Street changes, the Town will revisit this issue with NCDOT. The Town will continue to ask local law enforcement to enforce the current speed limit.

Billings said the Town of Jamestown has been working with NCDOT on pedestrian crosswalks. She just received written confirmation that NCDOT will fully fund crosswalks at several key intersections on Main Street and E. Fork Rd.

Billings further reported that the Town is installing new signage and banners along Main St. Town staff will do the installation. The Town continues to work on projects such as community park, landscape and sidewalk extensions. Billings reminded the citizens that such improvements are expensive and take time to implement.

Other suggestions from the Greenberg report are help from the community to form a committee. Perhaps the Town may bring in a facilitator to assist with developing a vision and organize subcommittees. Volunteers are needed to give of their time.

Billings stated that the GreenPlan Consultants will be in Town on September 3, 4, & 5th. They plan on meeting with the downtown business owners on September 3rd. The consultants will also give a presentation sharing their recommendations and their prospective of the Greenberg Report. Billings informed Council that the Land Use Development Ordinance Committee will be meeting on September 3rd to preview a downtown presentation. They will develop a master plan and hold a public input meeting on that evening of September 3rd. Billings said if there are enough people that attend this meeting; it would be a great time to form the vision for Jamestown. September 4th is scheduled for the public presentation of the conceptual plan. September 5th is the community open house on the proposed new sign ordinance.

The Town Manager said she sees the next step is the presentation by GreenPlan and to participate in their visioning process.

10. Progress Report on PART grant – Kathryn Billings stated the Town received a letter from the Governor stating the Town of Jamestown did received a grant from the Parks & Recreation Trust fund in the amount of \$55,683.00 which is 50% of the purchase price of the two lots the Town has committed to purchasing for a community park. The Town Manager thanked Matt Johnson & Martha Wolfe for their work on this project.

The Town intends to move forward with the purchase of these lots just as soon as possible. We anticipate a year of working with the Parks & Recreation Committee and the Community to design a plan. Then apply for another grant to develop the park.

11. Set Public Hearing date for amendment to the Town of Jamestown Development Ordinance regarding Article VII Signs – Matt Johnsons said the Land Use Ordinance Committee met several times revising the Sign Ordinance. Final revisions are with the consultant. They hope to have the revised sign ordinance completed within the next 2 days. The sign ordinance will be on the Town website for everyone to read. Staff requests a public hearing date for September Town Council Meeting. Council Member Gray made a motion to hold a public hearing regarding the sign ordinance on September 16, 2008. Council Member Thomas made a second to the motion. The motion passed by unanimous vote.
12. Set Public Hearing date for an amendment to the Town of Jamestown Development Ordinance regarding Zoning Article V to include Integrated Multiple Use Development (IMUD) – Council Member Thomas made a motion to set a Public Hearing date of September 16, 2008 to consider amendment to the Development Ordinance to allow Integrated Multiple Use Development. Council Member Gray made a second to the motion. The motion passed by unanimous vote.

Johnsons stated due to possible large attendance, the September 16th Council meeting will be moved to the Civic Center on the same date and time.

13. Approval of municipal agreement with NCDOT on Master Pedestrian Plan – Matt Johnson stated this is a reimbursement agreement with NCDOT for the pedestrian master plan grant. Council Member Gray made a motion to approve the agreement. Council Member Lain made a second to the motion. The motion passed by unanimous vote.
14. Appointment to the Board of Adjustment for expiring terms. Mayor Volz asked if there were any names. Council Member Nixon-Roney made a motion to reappointed Ed Stafford & Wes Scott to serve another 3 year term on the Board of Adjustment. Council Member Gray made a second to the motion. The motion passed by unanimous vote.

Bill King will be moving out of town and therefore is not eligible to serve on the Board of Adjustment. The Council tabled this appointment until the September Town Council meeting.

15. Financial statement – Judy Gallman presented summaries and the financial statement for the month ending July 31, 2008. Gallman reported that cash balances as of July 31, 2008 is 5.4 million dollars. Approximately 1.6 million dollars of this balance is reserved for the Randleman Dam Reservoir and the Powell Bill.

Gallman said that the revenues & expenditures report looks a little different. This is due to the fact that the Park Fund has been moved to the General

Fund. We now have three funds, General, Water/Sewer and the Randleman Reservoir Fund.

Gallman highlighted activities for the month of July included:

- payment of the 1st quarter on the fire contract
- payment on the Library grant
- Payment of the property & liability insurance for the year
- Payment of town's portion of operating expenses to the Piedmont Triad Water Authority

Gallman also reported that the Auditors will be here next week to work on the audit.

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

17. Other Business – There being no further business, Council Member Thomas made a motion to adjourn. Council Member Gray made a second to the motion. The motion passed by unanimous vote and the meeting ended at 7:48 pm.