

Regular Meeting of the Town Council
July 16, 2013
Council Chambers
6:30 pm

Minutes & General Account

Regular Meeting of the Town Council, July 16, 2013, Council Chambers, Town Hall

Council Members Present: Mayor Volz, Council Members Montgomery, Nixon-Roney, Thomas & Walls

Staff Present: Chuck Smith, Paul Blanchard, Judy Gallman, Matthew Johnson, Michael Hutcheon, Martha Wolfe, John Crowe and Beth Koonce, Town Attorney.

Visitors Present: Carol Brooks of the Jamestown News

1. Call to Order – Mayor Volz called the meeting to order.
2. Community Reflections – Mayor Volz announced the following community events:
 - Friday, July 19th, 2013 at noon, is the last date to file for the upcoming elections.
 - Saturday, July 20th, 2013 is Village Fair at the Mendenhall Homeplace
 - August 10th, 2013 is the Jamestown Pig Pickin from 7:00-11:00pm to raise funds for Family Services of the Piedmont.

Mayor Volz commended the Finance Officer, Judy Gallman, for receiving the Certificate of Achievement for Excellence in financial reporting by the Government Finance Officers Assoc. This is the 6th consecutive year that Gallman has received this award.

Mayor Volz called for a moment of silence.

3. Introduction of new Parks Superintendent – The Town Manager introduced John Crowe. John is the new Parks Superintendent. John has experience as an Asst. Superintendent at Grandover Restore and as a Superintendent at Birchwood Country Club. He has a BA in Professional Golf Management from Campbell University and an associate degree in Turf Grass Management.

Smith said we were impressed with John's experience in golf course management renovation. John has been here about a month. He has already given the Town Manager some insight on how he would like to see renovation occur.

John addressed the Council and thanked them for inviting him to the meeting. John stated that Jamestown has a jewel of a golf course. With some work, he feels it will be one of the better golf courses in the area. He does hope we can talk about greens renovation soon. He recently went through a no-till greens renovation at Birchwood Country Club and everyone was very happy with the results. The Council discussed with John & Michael Hutcheon, Director of Golf & Instruction, the subject of switching over to Champion Bermuda grass and the topography of the golf course. John said some leaks are still occurring in the irrigation system.

The Mayor thanked John for his comments & welcomed him to Jamestown.

4. Approval of minutes from closed session May 21, 2013 and minutes from regular council meeting June 18, 2013 – Council Member Walls made a motion to approve the closed session minutes from May 21, 2013 and the regular session minutes from June 18, 2013 as presented. Council Member Thomas made a second to the motion. The motion passed by unanimous vote.

5. Public Hearing to consider approving update to the Town of Jamestown State of Emergency Ordinance – The Town Clerk presented the proposed amendments to the Town’s current State of Emergency Ordinance. These amendments are due to recent legislative changes in the N. C. General Assembly. These changes were recommended by the Guilford County Emergency Services. The amendments have been approved by Guilford County Emergency Services and the Guilford County Board of Commissioners.

Mayor Volz opened the Public Hearing for comments. He asked if there was anyone present that wished to speak against the amendments to please come forward. Seeing none, Mayor Volz asked if there was anyone that wished to speak in favor of the ordinance amendments to please come forward. There was no one that wished to speak.

The Mayor closed the public comment portion and opened up to the Council for discussion. Council Member Nixon-Roney asked if language should be added to clarify what is lawfully possessed firearm. The Town Clerk stated the wording for the proposed amendments are recommended by the Guilford County Emergency Services and the UNC School of Government. These amendments have been approved by the Guilford County Emergency Services and the Guilford County Commissioners. The request is to approve the amendments as presented to reflect changes made by the N. C. Legislature and the Guilford County Board of Commissioners and to align the County & Municipal ordinance thus minimizing administrative burdens during application for recovery funding from FEMA.

Council Member Walls made a motion to approve the amendments to the Ordinance Authorizing the Proclamation of a State of Emergency and the Imposition of Prohibition and Restrictions during a State of Emergency. Council Member Thomas made a second to the motion. On a roll call vote:

Council Member Walls voted aye
Council Member Montgomery voted aye
Council Member Nixon-Roney voted aye
Council Member Thomas voted aye
The motion passed by unanimous vote.

6. Public Hearing to consider amendments to the Ordinance Regulating Solicitors, Canvassers, & Peddlers – Matthew Johnson stated the Town’s current ordinance was adopted in 1984. The Town was recently approached by the Guilford County Sheriff’s Dept. requesting a copy of the Town’s Peddlers & Solicitors Ordinance. It was noted that some of the language could use updating.

The proposed amendments to the current ordinance include requirements addressing “aggressive solicitation”, requirements for background checks for applicants and other minimal corrections regarding administrative functions of the permit.

Council discussed tree cutters solicitation and the enforcement of the ordinance. It was stated that food wagons/trucks are not door to door and not required to have a solicitation permit. It was recommended

by the Council to add language that excluded yard sales from Sec. 23. Also, in Section 15 – change the (3) calendar months to 90 days to be consistent with the rest of the ordinance. This new permit process requires the applicant to provide finger prints to the Town as part of the permit.

Mayor Volz opened the Public Hearing to the Public for comment. He asked all those not in favor of the amendments to the Ordinance to please come forward. Seeing none, the Mayor asked for all those in favor of the ordinance amendments to please come forward. Seeing none, the Mayor closed the public comment portion of the Public Hearing and opened up to the Council for discussion.

Council Member Walls made a motion to adopt the proposed amendments to the ordinance of the Town of Jamestown Regulating Solicitors, Canvassers and Peddlers with the addition of excluding yard sales in sec. 23 and change wording from (3) calendar months to 90 days in Sec. 15. Council Member Nixon-Roney made a second to the motion. On a roll call vote:

Council Member Walls voted aye
Council Member Montgomery voted aye
Council Member Nixon-Roney voted aye
Council Member Thomas voted aye
The motion passed by unanimous vote.

7. Public Hearing to consider amendments to the Land Development Ordinance Article 4 Section 4.1 through 4.3-6 regarding the Planning Board and the Board of Adjustment - Matthew Johnson stated we had a vacancy on our Board of Adjustment. This prompted us to reconsider having two (2) separate boards (Planning Board & Board of Adjustment) especially since our Board of Adjustment rarely meets. Many smaller jurisdictions with fewer volunteers often assign duties of the Board of Adjustment to the Planning Board. We presented this to our Planning Board at their June 2013 meeting and they unanimously recommended that the Council consider dissolving the existing Board of Adjustment and reassigning their duties to the existing Planning Board.

The Mayor opened the public comment portion of the Public Hearing. He asked for anyone that was opposed to the ordinance amendment to please come forward. There being none, Mayor Volz asked for anyone that was in favor of the ordinance amendment to please come forward. There was none. The Mayor closed the public comment portion of the Hearing and opened back up to the Council. Council Member Walls made a motion to adopt the amendments to the Land Development Ordinance Article 4 Sec. 4.1-4.3-6 regarding the Planning Board and the dissolution of the Board of Adjustment. Council Member Montgomery made a second to the motion. One a roll call vote:

Council Member Walls voted aye
Council Member Montgomery voted aye
Council Member Nixon-Roney voted aye
Council Member Thomas voted aye
The motion passed by unanimous vote.

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

9. Consideration of a Memorandum of Understanding Interlocal Cooperation between Town of Jamestown and City of Greensboro regarding water/sewer service to certain Koury Corporation properties – Chuck Smith distributed maps to the Council which highlighted 4 areas. He stated he met

with Water Resources Dept. and David Parrish, Asst. City Manager, Greensboro, to craft this MOU to provide Jamestown water and/or sewer system for the 4 properties referenced on the map for the purpose of hopefully annexing those properties. The Town has water fairly close to this area. We do not currently have sewer in this area. It would be very costly for Jamestown to extend water/sewer to this area. Also, Jamestown would have to start installation immediately in order to get utilities under the road during the By-pass construction. We cannot start that quickly nor do we have the funding in our budget. The MOU agreement facilitates connection onto the existing Greensboro water system & sewer. The Town of Jamestown will have a water tap on the Greensboro water system and the wastewater goes back through Greensboro. Greensboro will bill the Town of Jamestown for the water, the Town will in turn bill the customers. Greensboro will charge the Town water & sewer. The water would be Jamestown water going through Greensboro's system. These properties would be located inside the Jamestown city limits and would be billed inside rates. The sewer received by the Jamestown system would be charged to Greensboro by the City of High Point with outside sewer rates. The Town Manager stated he is not particularly pleased with this since Jamestown is part owner of the City of High Point Eastside Waste Treatment Plant. However, the expense is so great for Jamestown to install water/sewer to the area that it is worth paying the rate. Jamestown would be paying no maintenance or repairs on the Greensboro system. While we lose a little on the sewer side, once the properties are annexed and developed, we will get the tax revenue off of the development and help our General Fund. Greensboro is just passing along the sewer rate to the Town of Jamestown.

The Town Manager would like to add some language in the agreement stating if Jamestown does extend a system into that area, we do have a right to connect our customers to our water and/or sewer system. The MOU states that the Town of Jamestown has 4 meters; 1 for each site. We would cease being a Greensboro customer if the Town extended its own system. The Town Manager stated that Greensboro has been very good to work with. There were some other options that would not be good for Jamestown. Our goal is to hopefully have these properties connect into a Jamestown water/sewer system at some time.

Council Member Montgomery made a motion to authorize the Town Manager to enter into the Memorandum of Understanding with the City of Greensboro with regard to water/sewer service to Koury Corp. properties located on Jamestown's side of the annexation line. Also to give the Town Manager authority to add language regarding the right of Jamestown to connect these Jamestown customers to a Jamestown water and/or sewer system if and when Jamestown extends water/sewer to the area. Council Member Nixon-Roney made a second to the motion confirming the additional language as part of the MOU. The motion passed by unanimous vote.

10. Quarterly Golf Course Activity – Michael Hutcheon, Director of Golf & Instruction, presented a Power Pt. presentation to the Council. He highlighted a list of events hosted at the Golf Course during the last 3 months. Groups included civic clubs, seniors, GTCC Spring semester, leagues, tournaments, First Tee, etc. The First Tee had approximately 40 kids participate each week.

Hutcheon presented a table comparing the course over the last 3 seasons. We have had a lot of rain this season with approximately 162 weather affected days. This resulted in a loss of rounds & revenue. In the last 6 years, each year has experienced more & more weather affected days.

Hutcheon talked with other area courses and we are doing close to the same amount of play. Everyone seems to agree Champion Bermuda grass holds up and is the way to go. The maintenance of the grass would decrease.

On the horizon is the Fall Classic. We are getting ready to work with the Library on signage and advertisement sales. The hope is to raise funds for both the Park & the Library.

Hutcheon said if scheduling works out for the next month, Shanna Moore and Tom Tervo are coming to the August Council meeting to talk about what's been happening with these organizations.

We are looking at starting a spring event and partner with the JGA to raise funds for each entity. Hutcheon said the Jamestown Park & Golf Course is a great location. We have a good price point and we offer specials to the public.

11. Analysis of Financial position of the Town of Jamestown – Judy Gallman presented the financial statement for the month of June 2013. Gallman stated as of June 30, 2013 the cash balance for the Town of Jamestown was approximately 7.7 million of that approximately 2.4 million is reserved for specific usage. Gallman said we are at the end of the fiscal year. However, there will still be some revenue coming in and expenditures from last fiscal year. These are not the final figures for the year end.

In the detailed financial report for the month ending 6/30/13, there is a 3 month lag time in receiving the sales tax distribution. The Town still has invoices for final quarter payments. Water/sewer for Adams Farm just received this week. We have one more month of sewer treatments to be paid to the City of High Point.

12. Public Comment Period – No one signed up to speak.

13. Other Business – There was none.

14. Closed Session – Council Member Montgomery made a motion to go into closed session to consult with the Town Attorney regarding judicial action. Council Member Nixon-Roney made a second to the motion. The motion passed by unanimous vote. Council reconvened in the office of the Town Manager.

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

Council Member Nixon-Roney made a motion to go out of closed session and to resume the regular open session. Council Member Montgomery made a second to the motion. The motion passed by unanimous vote.

No action was taken during the closed session.

Council Member Thomas made a motion to adjourn. Council Member Montgomery made a second to the motion. The motion passed by unanimous vote. The meeting ended at 8:50 pm.