

Regular Meeting of the Town Council
April 21, 2009
Minutes & General Account Information

Regular Meeting of the Town Council, April 21, 2009, Council Chambers, Town Hall.

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

High School Representative – Denzel Faison, Ragsdale High School

Staff: Kathryn Billings, Judy Gallman, Matthew Johnson, Chuck Smith, Martha Wolfe, Beth Koonce,
Town Attorney

Visitors Present: Chris & Janelle Main; William McLean; Donna Bell, Julius Monk, and Andrew LaRowe of Guilford County School System; Hunter Heinbach & Mark Heinbach, Beth Seagraves of the News & Record; Carol Brooks of the Jamestown News; Fred Kelly; Charles Dowdy; Mickey Peeler; Richard Newbill; Martin Senell; Al Bartko; and Ed Kent.

1. Call to Order – Mayor Volz called the meeting to order.
2. Invocation – Mayor Volz called for a moment of silent prayer.
3. Approval of minutes from March 17, 2009 meeting – Council Member Gray made a motion to approve the minutes as presented. Council Member Lain made a second to the motion. The motion passed by unanimous vote.
4. Public Hearing to consider a rezoning request from AG (Agriculture) to PI (Public & Institutional) for the property located at 4817 Harvey Road. Matthew Johnson stated the property consists of approximately 14.95 acres. Property is located just off Harvey Rd. adjacent to the new Jamestown Middle School site. The parcel is surrounded by land use as follows:

PI to the North
AG to the South w/single family residential
AG & R40 to the East – single family
AG to the West – vacant land

Currently, the property usage is single family residential where Mr. Haynes resides. The property is located in the future growth area per the Town of Jamestown 2020 Land Development Plan. The property is located in the Randleman Watershed Critical area tier 4. It is in close proximity to water/sewer service which will be extended to the new school property.

Present at the meeting representing Guilford County School System was, Donna Bell, Julius Monk and Andrew LaRowe. The Guilford County Board of Education made application for rezoning on the behalf of the owner, Mr. T. G. Haynes . Donna Bell, Office of Planning for Guilford County School, stated the purpose of having the rezoning of the site is that GCS System has an option to purchase on this property where they plan to build a Special Education West Facility. This is a facility currently under design for children with special needs. There is one such facility, Gateway Facility, on E. Wendover where a lot of our significantly physically and

mentally handicapped children go to school. This Harvey Rd. site is a good alternate that is locally situated for children in the western part of the County.

Mayor Volz asked if the time is the same for both facilities. Donna Bell anticipates openings of both facilities to coincide.

Johnson said staff recommended approval of this rezoning to the Planning Board on March 9th, 2009 and they voted unanimously to approve the request and send onto the Town Council.

Mayor Volz asked for comments from the floor. There being none, Council Member Nixon-Roney made a motion to approve rezoning from AG (Agriculture) to PI (Public & Institutional) for the property located at 4817 Harvey Rd. Council Member Gray made a second to the motion. On a roll call vote:

Council Member Nixon-Roney voted – aye

Council Member Gray voted – aye

Council Member Lain voted – aye

5. Public Hearing to consider a rezoning request from CUB1A (Conditional Use Business 1A) to B1A (Business 1A) for the property located at 302 W. Main St. Matt Johnson stated this request is for the property located on W. Main St. currently known as the Stafford-Osborne Building now d/b/a Greenpoint-Main Insurance. The surrounding property to the west is single family residential and across the street is business and residential zoning district. Properties to the north & east are single family residential. The property is currently used as an office. The property consists of approximately ½ acre and is located in the primary growth area of our 2020 land development plan meaning it is currently serviced by water and sewer.

The property was rezoned in 1995 from residential to CU B1A. The conditional use added to the site was that a signage restriction of no more than 12 sq. ft. and 8 feet in height was placed on the property.

The applicant, Chris Main of Greenpoint-Insurance was present representing the owner, Shawn Cummings. Mr. Main described the proposed signage to be erected at the site. He stated the new sign would be moved back from Main Street to be out of the line of site from any side road. The sign will be similar to the Kerr Drugs sign across the road. The sign is designed so that there is a clear vision under the structure. The requested size of the new signage is 10' high with ad copy area of 18 sq. ft. The sign is blue & white which will be lighted at night.

Johnson said he visited the site and approves of the location and size. The condition placed on the property in 1995 is fairly restrictive. The current sign ordinance allows in this district for a 10' high and maximum of 32' sq. ft. of copy space. The applicant is asking for a 10' high 18 sq. ft. ad copy space sign. This is certainly reasonable. The easiest way to accomplish this is to remove the conditional use placed on the property.

Staff recommends approval. The Planning Board recommended approval at their March 9th, 2009 meeting.

Mayor Volz opened the hearing for public comment. There being none, Council Member Nixon-Roney asked if this sign condition was the only restriction on the property. Johnson said that it is and by removing this condition the property will be zoned B1-A . The proposed sign is still smaller than size currently allowed in this district.

Council Member Gray made a motion to allow rezoning from CUB1A to B1A the property located at 302 W. Main Street. Council Member Nixon-Roney made a second to the motion. On a roll call vote:

Council Member Nixon-Roney voted – aye
Council Member Gray voted – aye
Council Member Lain voted – aye

The motion passed by unanimous vote.

6. Public comment Period – No one registered to speak

7. Review of rental rate policy for the meeting hall – Mayor Volz stated that at the last Council meeting we were asked to review the possibility of a rate change in our civic room. The Mayor said that with staff help, the Council has had a chance to review the information and called upon the Council for response. Council Member Nixon-Roney stated after reviewing all the comments and information, the Council drafted a proposal to amend the civic center agreement to add a special “high usage” rate. Council Member Nixon-Roney made a motion to adopt such policy as follows:

Special “High Use” rate for Non Profit Civic Organizations –

A fee of \$25.00 per half day will be billed for each use of the Civic Center for non-profit organizations who schedules the room for a minimum of 4 times per month over a twelve month period. This offer is for Monday through Thursday only and must be scheduled in 12 month intervals.

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

8. Proclamation Litter Sweep – Martha Wolfe stated it is time for Spring Litter Sweep 2009. The event is Saturday, May 2, 2009. The Ragsdale High School Key Club is helping us again. This year the group will be meeting at Jamestown Park at 9:00 am to pickup up litter at the Park, E. Fork Road and hopefully taking a group to Guilford Rd. & Guilford College Rd. intersection near the entrance sign.

(Proclamation)

9. Proclamation Fair Housing Month – Mayor Volz presented the Proclamation declaring April 2009 as Fair Housing Month in the Town of Jamestown.

(Proclamation)

10. Resolution Approving and Endorsing the 2009 Guilford County Solid Waste Management Plan Update – Chuck Smith, Public Service Director, stated it is a State Statute that each unit of local

government either individually or in cooperation with other units of government are required to development a 10 year plan which must be updated every three years. Smith highlighted accomplishment of the last 3 years.

- Initiated a regional solid waste coalition including counties of Davidson, Forsyth, Randolph, Rockingham and Stokes, cities of Asheboro, Burlington, Reidsville, Winston-Salem, Town of Kernersville and all municipalities located in Guilford County.
- Initiated a recycling program that targeted county facilities and schools
- E-waste disposable site for electronics
- High Point started a cleanup date
- Guilford County developed a comprehensive solid waste interactive website

Some of the main objectives handled in this update were funding and cost and solutions to both. We use cooperative efforts to maximize program impact handled through larger municipalities. We will continue to pursue State & Federal grant, expand corporate sponsorships, and promote public involvement through schools, civic organization and volunteer opportunities.

In developing revised plans, we held regular meetings from November of last year to March of this year. There was a public input period on March 16, 2009. There are 11 key actions placed in the plan. Including:

- Collection – stipulation paced on licensed garbage collectors
- Recycling & re-use (School Based)
- Disposal
- Special Waste
- Illegal Dumping
- Purchasing recycled products
- Disaster response

Areas of focus are public awareness, involvement, education, and availability of services to all County residents.

The time table is for all municipalities and counties to have a resolution passed by the end of this month. The resolution will then be presented to the County Commissioners at the June 4th, 2009 meeting. If approved by the County Commissioners we will then submit to the State for consideration by June 30, 2009. If approved, the plan will go into effect July 1, 2009.

Council Member Nixon-Roney made a motion to approve the Resolution Endorsing the 2009 Guilford County Solid Waste Management Plan Update. Council Member Gray made a second to the motion. The motion passed by unanimous vote.

(Insert Resolution)

11. Proclamation National Public Works Week – Mayor Volz presented a Proclamation declaring the week of May 17 – 23, 2009 as National Public Works Week in Jamestown and he thanked these dedicated individuals that help us in our lives every day.

(Proclamation)

12. Set Public Hearing date for rezoning request from R40 (Residential) to PI (Public & Institutional) property located at 201, 203, 205, & 207 Arrowood Lane. Matthew Johnson asked for Council to set a public hearing date for a rezoning request for the Guilford County School System for four (4) vacant lots located on Arrowood Land. This request is for rezoning from R40 to PI for the school property. Council Member Lain made a motion to hold a Public Hearing on May 19, 2009 for the rezoning request from R40 to PI for properties located at 201, 203, 205, 207 Arrowood Lane. Council Member Nixon-Roney made a second to the motion. The motion passed by unanimous vote.
13. Resignation of ETJ Representative on the Planning Board and Board of Adjustments. Mayor Volz stated that Gary Robbins is moving out of the area. He asked the Council to think about some candidates to complete his term and bring back to the Council next month. Mr. Robbins served as an alternate on these two Boards.
14. Audit contract – Judy Gallman stated each Council Member was given a copy of the Audit Contract. Last year the town did a request for proposal and received and approved a 3 year proposal from Dixon-Hughes. The amount included from last year was \$18,900.00. But this is an annual contract and must be approved each year. Gallman recommends approval of this contract for the upcoming audit. Council Member Gray made a motion to approve the audit contract as presented. Council Member Lain made a second to the motion. The motion passed by unanimous vote.
15. Financial statement – Judy Gallman highlighted the summary for month ending March 31, 2009.
 - Total cash on deposit slightly over 6 million dollars.
 - Total debt balance is just slightly over a million dollar
 - Total revenue and expenditures by funds-

At this time of the year, we should be at 75% of our budget. The general fund revenues are in line with this percentage. The expenditures are under budget. The water-sewer fund is not quite at the projected revenues, which is partially due to a lag time in receipt of Adams Farm sewer. However, we do not feel the water-sewer fund will reach our budget for this year. The expenses are in line with the water-sewer budget.

Randleman Reservoir is in line with budget.

Gallman highlighted the details of revenues and expenditures for the month of March 2009. She stated that the Town paid two quarters of the law enforcement contract. The fire contract is 100% paid for the year. Property tax collections are at 94% (as of today 96%). Due to economy, we are under budget on sales tax.

16. Public comment Period – No one registered to speak

17. Other Business - Mayor Volz stated that recently the Town initiated a program whereby citizens could purchase items and donate to the Town. One such item is a memorial bench. Martha Wolfe and her siblings, Ed Stafford and Sam Stafford, have donated the first bench in honor of their parents, Bow & Sarah Stafford. Mayor Volz would like to have a ceremony to dedicate this first bench. The Council discussed possible dates and decided on May 11th, 2009, Monday at 5:30 pm for the dedication.

Still under other business – Council Member Nixon-Roney asked Mayor Volz to give a briefing of the Wyndham Committee meeting last week. Mayor Volz said a group of community leaders meet and discussed possible ideas. Another meeting is set for May 1st, 2009. Bobby Powell, Wyndham Tournament, was very supportive of Jamestown and suggested holding the event during the week of Wyndham. One of the ideas was on the Tuesday of the tournament hold a fund raiser tournament at the Jamestown Golf Course. The funds raised would go to our local charities; Jamestown Library, Mendenhall Plantation, and the Ragsdale YMCA.

Discussions also included a downtown event to highlight some of the restaurants in Jamestown, “A Taste of Jamestown”. This type event will take a lot of participation and volunteers from Rotary, Civitans, Lions Club and others. This is a project we are working on and plan to expand each year.

Council Member Nixon-Roney suggested that Jamestown might be responsible for volunteering to sponsor a hole at the Wyndham Tournament. Plans are already being scheduled by the tournament organizers. If the Town is going to do this; we need to submit our application.

Still under other business, Martha Wolfe, reminded everyone that Jamestown Day is Saturday May 2nd, 2009 from 9:00 am – 3:00 pm.

Council Member Gray made a motion to adjourn. Council Member Nixon-Roney made a second to the motion. The meeting adjourned at 7:45 pm.