

Regular Meeting of the Town Council
February 17, 2009
Minutes & General Account

Regular meeting of the Town Council, February 17, 2009, Council Chambers, Town Hall.

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

Staff Present: Kathryn Billings, Judy Gallman, Matthew Johnson, Martha Wolfe, Beth Koonce, Town Attorney.

Visitors Present: John Maxwell, Jamie Gerhart, Tony Foderaro, Ron Jones, Kendall McCarter, Joyce Volz, Carol Brooks of the Jamestown News, Beth Seagraves of the News & Record, John Stratton, Kenneth Wallmeyer.

1. Mayor Volz called the meeting to order.
2. Invocation – Mayor Volz asked for a moment of silent prayer.
3. Approval of minutes from January 20, 2009 meeting. Council Member Thomas made a motion to approve the minutes as presented. Council Member Gray made a second to the motion. The motion passed by unanimous vote.
4. Public Hearing on Master Signage Plan for 6020 High Point Road – Matt Johnson stated this is the Public Hearing for the approval of the Master Signage Plan for the property located at 6020 High Point Rd. Johnson said the Planning Board met last month to consider this plan and voted unanimously in favor of approval.

Johnson explained that this property was rezoned a year ago and as part of that rezoning, the developer agreed to create a Master Signage Plan for the site. Also, in the Town's new sign ordinance is a provision to allow for a Master Signage Plan in certain types of parcels:

- Urban Village projects
- Commercial, industrial or mixed use development containing three or more acres
- Areas of town that are governed by a corridor plan or area plan that includes sign guidelines

So, not only are they asking for approval of the master signage plan as part of the condition of their rezoning but also to allow some minor deviations from the sign ordinance. Johnson said the developer first came in with an additional proposal showing two 8' X 8' signs and after review by the Planning Board, the Board asked the developer if they could do one larger sign instead of the two signs. This would create less clutter and provide a cleaner look. The original sign design was 14'6" and the developer agreed at the Planning Board meeting to reduce the sign to 13'. After the developer redesigned the sign, the height is 12' which is a foot less than the Planning Board requested.

Council Member Gray asked what the current allowance for this type of sign would be. Johnson stated this would be considered a monument sign and the regulation is 48 sq. ft. and is 8' in height. The proposed sign is taller than the current restrictions but not as wide. Johnson felt this is an appropriate size for this location.

Mayor Volz recognized John Stratton, Developer. Mr. Stratton stated the plan basically calls for three (3) signs, one at the entrance on Guilford College Road, one at High Point Road and one independent sign for the Sheetz location. Stratton said they have worked with the town staff to reduce the size of the sign and still accommodate the needs of the Sheetz Store.

Mayor Volz asked if there was anyone present that wished to speak for or against the project.

Council Member Lain asked if Sheetz would be on the monument sign. Johnson explained that the project will be called "Oakdale Village" and will consist of 3 lots. Lot #2 will be a multi-tenant building, Lot #3 is future development and the Sheetz sign will be separate. The larger "Oakdale Village" sign will be located at both entrances of the private drive. The town is still going through site plan approval so actually sign location is still being calculated. There are several points to consider in locating the sign; DOT right-a-way and Colonial Pipeline has a large right-a-way easement. We will work with these entities to be sure the signs are place correctly.

Johnson said that the proposed Sheetz sign is similar to the Sheetz sign on Highway 68 and is in compliance with the Town of Jamestown sign ordinance. Council Member Nixon-Roney made a motion to approve the Master Signage Plan as submitted. Council Member Thomas made a second to the motion. On a roll call vote;

Council Member Thomas voted aye

Council Member Nixon-Roney voted aye

Council Member Gray voted aye

Council Member Lain voted aye

The motion passed by unanimous vote.

5. Public Comment Period – no one registered to speak.
6. Introduction of Interim Fire Chief, Kendall McCarter – Kathryn Billings stated that almost 6 years ago, the Town entered into an agreement with Pineroft-Sedgefield Fire Department to operate our Town Fire Department. This has been a very beneficial association for the Town of Jamestown and the Pineroft-Sedgefield Fire Department. It has enabled the Town to have a larger department, 24 hour service, and access to expanded training opportunities. This has worked well for both entities. Billings then introduced the new interim Fire Chief for Pineroft Sedgefield Fire Department, Kendall McCarter.

McCarter introduced himself to the Council. He assumed this role as Interim Fire Chief as of December 26, 2008. He stated that next month, the decision will be made if this is to be a permanent position.

McCarter said he grew up in the area and graduated from Southern Guilford High School in 1978. In 1979, he began working with the Pineroft Sedgefield Fire Department and has been there for 30 years. McCarter said he is proud of the relationship they have with Jamestown and he wants to continue that. It is a good situation for everybody. McCarter said Jeff Thomas is the Fire Captain for the Jamestown Station and he is key personnel in keeping the Jamestown station running well. This will continue.

7. Report on state of proposed park project – Beth Koonce stated she wanted to re-visit an old topic. As you are aware, she ran into some title issues on one of the tracts that we wish to purchase for the community park. She had suggested proceeding with a friendly condemnation

on the subject property. Koonce said she is still of this opinion, it is a friendly condemnation, the price is still contract price, the only change is we will need to carry out the condemnation on the whole parcel. She expects to be able to complete the process in 45 – 60 days. Koonce said that all parties will get the amount of money they had originally agreed to in the contract. Council Member Nixon-Roney asked if all parties have been contacted. Koonce stated all but one, and they will be contacted before the notice goes out.

Council Member Thomas made a motion to authorize the Town Attorney to move forward with the condemnation procedure on the Wrenn parcel. Council Member Gray made a second to the motion. The motion passed by unanimous vote.

8. Presidential Inauguration experience – Denzell Faison told the Council about his experience attending the Presidential Inauguration in Washington, D.C. He said he had a great time. There were lots of people and he received lots of memorabilia. He said the transportation and traffic was well organized.
9. Permitted use of the Town Seal for marketing project. Kathryn Billings said the town has been approached by one of our local merchants about using our Town seal on one of their products and have the proceeds from the sale go to the Jamestown Business Association. However, since it is our town seal, we need to have the Town's permission in order to allow this.

Council Member Gray liked to concept but was concerned if this opens the door to the use of the seal on any product. Billings said the Town Council would have to grant permission anytime there is a request to use the seal. Billing said if the use is for the promotion of the Town in a way the Council feels is appropriate and certainly if the proceeds are going to something the Council supports, she feels it is a good situation. The Town Attorney advised the Council that they might consider adding in their motion that proceeds go to JBA and the Town reserves the right to withdraw permission if the use changes.

Council Member Gray made a motion to allow the use of the Town Seal to be placed on a soap item created by a local merchant with the proceeds to go to JBA. The Council reserves the right to withdraw permission if these conditions are not met. Council Member Thomas made a second to the motion. The motion passed by unanimous vote.

10. Resolution Authorizing Electronic Advertising for Bid Proposals. Gallman stated Council had a copy of the proposed resolution in their packets. Gallman said when we invite bid proposals for public contracts we do have to advertise. Statues state it can be newspaper or electronic means or both. However, if you want to do solely by electronic means, it does require the Council's approval. Gallman stated the reason for this is to save money on newspaper advertising. This is just for advertising of bids for contracts.

Mayor Volz asked if we approve this Resolution, can the Town still use newspaper advertising if we want. Billings said this gives us the privilege to do either. Council Member Nixon-Roney made a motion to accept the Resolution as presented. Council Member Gray made a second to the motion. The motion passed by unanimous vote.

(Resolution)

11. Financial Statement – Gallman presented the financial statement for the month ending January 2009. Gallman said at this point in the year, we should be at 58% of the budget. The General Fund and Water-Sewer fund are not quite at this point. The expenditures are under this percentage and are in line with where they should be.

The Town has cash balances, as of this date, totaling 6.1 million dollars and some of this is reserved for Randleman Dam and the Powell Bill street improvements.

Debt balance for the Town is just over a million dollars.

The normal expenses and revenues that occurred during this month are the normal reoccurring expenses. She highlighted that the town paid an invoice on the Development Ordinance rewrite contract, we made the quarterly payment to Pinecroft-Sedgefield Fire Department and Gibson Park purchased a machine to mark the athletic fields.

Gallman also reported that the town had several certificate of deposits that came due, so the town had quite a bit more investment income during this month.

The sewer relining project was completed this month. We did have a printing order for utility bill forms during this month. Mayor Volz asked if we have gotten any word from Raleigh regarding next year's budget. Gallman said we know sales tax will be down. At this point, it is already down a total of 9%. The property tax collection seems to be fine.

Billings said we watch the golf course closely. So far, the greens are in good shape and the course is getting plenty of play. The Pro and the Superintendent remain optimistic. Mayor Volz added that the grill is open for lunch and is a great place to eat.

12. Public comment – No one signed up to speak.

13. Other Business –

Council Member Georgia Nixon-Roney read and presented a Resolution to Mayor Volz in honor of the birth of his 5th grandchild.

(Resolution)

Still under other business – Billings handed out a copy of a letter and Resolution the Planning Director prepared. Staff has contacted our local representative to the General Assembly, Laura Wiley, to ask her assistance in introducing a local bill that would add "Jamestown" to the list of municipalities exempted from the "10% rule" applying to satellite annexations (160A-58.1 (b)(5)).

Billings said the reason for this is that Jamestown is nearing that 10% threshold. We would like to be able to accept voluntary annexations of satellite parcels. Jamestown now has an Ordinance that states when a new developer requests water and/or sewer services from the town, as part of that utility service request, the developer signs a "Voluntary Annexation" request.

Mrs. Wiley requested a Resolution from the Council indicating their interest in having Jamestown included in this request. Council Member Gray made a motion to approve the Resolution to request

local legislation to exempt the Town of Jamestown from G. S. 160A-58.1 (b) (5) "Satellite Annexation 10% Rule". Council Member Thomas made a second to the motion. The motion passed by unanimous vote.

(Resolution)

Still under other business – Kathryn Billings said that Guilford County Schools are moving quickly on construction of the new Jamestown Middle School. Town staff has been included in the planning process for the water and sewer design. Jamestown will be the town that serves water/sewer to the new school.

Chuck Smith, Public Services Director, recently came up with a suggestion that would allow Jamestown to eliminate the Clifton Park Pump station and gravity flow lines through to the JMS site. Guilford County is building a pump station on the southern part of the site. If Jamestown would contribute to the price of the upgrade of that pump station, it would allow us to element the Clifton Park Pump station thus permitting us to serve a good portion of that existing basin in the future. We could serve more than just the school. The Town would have to accept a financial agreement to the Pump Station. The Town would also agree to take over and maintain it. The pump station cost is approximately ½ million dollars. The upgrade estimate is approximately \$48,000.00 and this would be Jamestown's payment portion.

Billings does not want to hold up the construction of the school. Therefore, she is asking the Council to grant her the authority to negotiate this process to move forward quickly to an agreement to benefit Jamestown and the surrounding community and the school. Once an agreement is reached, Billings would come back to the Council with a written agreement. If this works out, the project would be budgeted in next year's budget. For Jamestown, we are looking at approximately \$48,000.00 outlay and agreement to own and maintain all the lines the school system installs at that point. This allows us to plan for the future if we ever decide to run water/sewer in that area.

Council Member Gray made a motion to grant the Town Manager the authority to move forward with negotiations with the school system and keep the Council apprised of the progress. Council Member Lain made a second to the motion. The motion passed by unanimous vote.

Still under other business,

Council Member Nixon-Roney mentioned again, the Wyndham tournament is drawing near. She feels it is a great opportunity for Jamestown to get attention and notoriety. Mayor Volz suggested some tie in with Jamestown Park. The Mayor stated perhaps we need to get the right people together to discuss.

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.