

Regular Meeting of the Town Council  
May 19, 2009  
Minutes and General Account

Regular meeting of the Town Council, May 19, 2009, Council Chambers, Town Hall.

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

Ragsdale High School Representative – Denzel Faison

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

Visitors Present: Jerry Steele; Julius Monk, Andrew LaRowe, Donna Bell of the Guilford County School System; Beth Seagraves of the News & Record; Carol Brooks of the Jamestown News; Ben Doster and Claude Doster; Oggi Overman of the Jamestown News.

1. Call to Order – Mayor Volz called the meeting to order.
2. Invocation – Mayor Volz called for a moment of silent prayer.

Mayor Volz stated we have something special to show everyone tonight. The Town of Jamestown with the assistance of Fox 8 TV has developed two commercials to promote the Jamestown Golf Course and the downtown area. A preview of the downtown commercial was shown.

Mayor Volz thanked the Town Manager for her hard work on the project.

3. Approval of minutes from April 21, 2009 – Council Member Gray 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. Public Hearing rezoning request from R-40 Residential to PI Public & Institutional for the properties located at 201, 203, 205, 207 Arrowood Lane. Matthew Johnson stated this is the public hearing for the rezoning request on 201-207 Arrowood Lane. These are four (4) vacant lots. These lots come under one application for the owners by the applicant, Guilford County Schools. The request is for rezoning from R40 to PI. The properties consist of approximately 2.15 acres. The properties that surround the subject are zoned R40 single family or PI which consists of the property for the new Jamestown Middle School site. The new school is currently under construction.

The site is located in the future Growth area of the Town's 2020 Land Development Plan, which means it does not currently have water/sewer services. The property is located in the "Suburban Residential" area and in close proximity to areas serviced by water/sewer. The water/sewer extension will be a portion of the Jamestown Middle School development.

Johnson passed out a sketch showing the location of the proposed softball field. The reason for the rezoning is to redesign the softball field. Sketch #1 is the design the School System envisions

if able to acquire the subject four (4) lots. Otherwise, the School System would have to install a larger, rather unattractive retaining wall.

At this time, Johnson introduced Donna Bell, GCS. Bell introduced Andrew LaRowe, & Julius Monk, GCS, in attendance as well. Bell said the subject (4) four lots are currently under option to purchase contingent upon the rezoning. This location is a much better design for the softball field. Council had no questions for the applicant.

Johnson said the case history on these (4) four lots suggest that the lots will not perk. The owners of the lots approached the school system about purchasing the lots. The lot location lends itself well to being part of the Jamestown Middle School site. Johnson said that the Planning Department recommends approval of the rezoning. The Planning Board met on April 13, 2009 and recommended rezoning to PI.

Mayor Volz asked if anyone from the audience would like to speak for or against the rezoning. There being none. Council Member Nixon-Roney made a motion to approve the rezoning request on the (4) four vacant lots, 201, 203, 205 & 207 Arrowood Lane from R40 to PI. Council Member Thomas made a second to the motion. One 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. Presentation of the 2009-2010 proposed budget for the Town of Jamestown. Kathryn Billings stated Judy Gallman has done a tremendous amount of work on this budget. Billings also stated this budget is a staff driven process with input for all Department heads.

Billings prepared the Town Budget Message which is the first section of the budget, followed by:

- Summary of all funds
- General fund detail
- Water/Sewer fund detail
- Randleman reservoir detail
- Rate Schedule

Overall the budget is down 9.15% from last year.

Billings said the budget message describes all of the funds within the departments and the kinds of expenditures that come out of the departments. It will highlight major revenue and expenditure items and differences in the budget from last year.

- General Fund is down 8.73%
- Water-sewer is decreased 9.98%
- Randleman Reservoir no change

It is recommended that the tax rate stay at ¢.37 per \$100.00 of valuation. The town is dealing with reduced revenue shares of sales tax, Powell Bill Fund, and interest income down from last year. The general feeling is it will not improve next year.

Guilford County required Gibson Park budget to be reduced by 5%. In order to accomplish this reduction, one change made was to close Gibson Park on Mondays in an effort to offset expenses.

Billings proceeded to review the proposed budget by section as follows:

- Summary – All Funds
- Detail – General Funds
- Planning Department highlights a proposed downtown master plan
- Public Safety reflects increases on animal control and law enforcement billed from Guilford County
- In the Fire Department the town will finish debt service on the fire station. Pineroft-Sedgefield Fire contracts remain steady and we are pleased with this contract.
- Street Maintenance reflects funds designated to replace sign posts from W. Main Street to Guilford Rd.
- Powell Bill restricted for streets and sidewalks. The town plans to resurface streets and recently completed a survey that prioritizes streets that require resurfacing.
- In the Recreation Department, funds are proposed for contributions to the Historic Society, Jamestown Public Library and the Ragsdale YMCA.
- Golf Course is located in the General Fund

The budget does not contain any requests for additional staffing and maintains the staff currently in place.

A rate adjustment is requested in the water/sewer department. The town has had several increases in the sewer treatment rate. We purchase water from Greensboro and High Point. The town also pays High Point for a capital contribution on the Eastside treatment plant.

Randleman Reservoir – water treatment plant is under construction.

The last section of the proposed budget lists rates. Staff tried to hold rates steady, with the exception of water/sewer fund. There have been increases passed onto Jamestown with the largest increase from the City of High Point. This is a 25% sewer increase effective September 2009.

The Town Manager said the budget does not include Cost-of-Living (COLA) raise for the employees. Included in the budget is a 0-2% merit raise for employees depending upon the employee evaluations.

The Town Manager said the budget is available at the Town Hall for the Public to view. The Staff is requesting the Council set a Public Hearing date for June 16, 2009. Council Member Nixon-Roney asked why there is such a fluctuation in the Sheriff's contract. Billings said this is an "at cost" contract. The timing of purchasing cars and equipment affect the price.

Council Member Lain asked if a rate increase is anticipated on workmen's compensation insurance. The Finance Officer stated an increase is factored into the budget.

Council Member Thomas made a motion to hold a Public Hearing on the proposed 2009-2010 budget June 16, 2009 at the Regular Council meeting. Council Member Lain made a second to the motion. The motion passed by unanimous vote.

7. Set Public Hearing date for the 2009/2010 proposed budget for the Town of Jamestown. This public hearing date of June 16, 2009 was voted on under item #6 "Proposed Budget Presentation" Mayor Volz thanked Judy Gallman for a great job on the budget.
8. Set date for a special Town Council meeting to review the proposed Town of Jamestown Land Development Ordinance. Billings said she has discussed with the Planning Director that the volume of information available on the Ordinance is extremely large. It was discussed holding a special council meeting to allow the Council the opportunity to work through the proposed Land Use Ordinance. However, after further discussions, staff is asking the Town Council to set a Public Hearing date at the June Council meeting, but delay considering the ordinance until the July meeting. Thus, giving the Council more time for consideration of the Ordinance.

Matt Johnson said the final draft of the Land Use Ordinance is now available. He requests Council set the 21<sup>st</sup> of July as the actual date for consideration of adopting the Ordinance.

Council Member Gray made a motion to hold a Public Hearing on the Proposed Land Use Ordinance on June 16, 2009 with the date of consideration for adoption held at the July 21, 2009 Council meeting. Council Member Thomas made a second to the motion. The motion passed by unanimous vote.

Mayor Volz requested Johnson draft an executive summary of the changes to accompany the Land Use Ordinance draft.

9. Set Public Hearing date to consider the adoption of the Proposed Jamestown Land Development Ordinance. This item was covered under item #8 and a Public Hearing date set for June 16, 2009 with the date of July 21, 2009 as the date for considering adoption of the ordinance.
10. A Resolution of the Town of Jamestown expressing opposition to pending legislation transferring responsibility for state roads to local governments. Council Member Thomas said the State is looking at transferring the responsibility of maintaining some state roads to local governments. We are not sure if it will happen this year or next, or not at all. However, we feel that it is best to be proactive and pass a Resolution voicing our opposition. Council Member Thomas presented and read "Resolution Opposing the Transfer of State Roads from State Maintenance to Municipal Maintenance".

Council Member Lain stated the Mayor and he attended a meeting held with all the municipalities in Guilford County as well as County governments and representatives from the League of Municipalities and the Piedmont Triad Council of Governments. No one was in favor of this legislation. Even some of the legislators present were against it. Council Member Gray

made a motion to approve the Resolution as presented. Council Member Lain made a second to the motion. The motion passed by unanimous vote.

(Insert Resolution)

11. Resolution calling for a regular election for the Town of Jamestown. Mayor Volz presented and read the "Resolution Calling for a Regular Election for the Town of Jamestown." Council Member Gray made a motion to approve the Resolution as presented. Council Member Thomas made a second to the motion. The motion passed by unanimous vote.

(Insert Resolution)

12. Financial Statement – Judy Gallman said there is a 3 page summary and detail financial report for the month ending April 30, 2009 in Council Packets.

- Cash balance is just over 6 million dollars
- Debt balance is just over 1 million dollars

Gallman listed the pay off schedule for installment purchase debt as follows:

✓ Fairgrounds	2013
✓ Leaf Truck	2013
✓ Garbage Truck	2012
✓ Fire Station	2010
✓ Eastside Treatment Plant	2011

Gallman stated that revenue and expenditures by fund at this point in the year should be at 83% of budget.

- General Fund revenues are at 78%
- General Fund expenditures at 68%
  
- Water-Sewer Revenue at 72%
- Water-Sewer Expenditures at 64%
  
- Randleman Reservoir Revenue revenues at 80%
- Randleman Reservoir expenditures at 17%

Gallman highlighted the detail financial statement by saying there is not a lot of significant items to report. The town did pay for installation of a new security system at the Pro Shop. The other expenses are normal reoccurring expenses.

Gallman stated that property tax collections are at 96%. The sales tax revenue is down about 7% from this same time as last year.

13. Municipal Administration Course – Billings said Matthew Johnson, Planning Director, just finished the Municipal Administration Course. Johnson has been working on this all year and commute to Chapel Hill. She stated she is so proud of him. She attended his class graduation a few weeks ago.

Johnson thanked the Council and the Town Manager for allowing him to attend this course. Johnson said there are (4) four goals for this class.

- I. Understand legal framework & administrative requirements for City and County government
- II. Learn about how specific County and government services are organized and provided
- III. Appreciate the inter-relations among different activities and departments and how specific laws, programs and functions contribute to the achievement of the overall mission of the local government
- IV. To become part of a broader network of local government peers – participants can draw upon in the future. This is the most far reaching benefit from this class. Now I have contacts all across the State.

Johnson said it is a great course which consists of 11 weeks (Weekend course – Thursday – Saturday) lecture series 8:00 am – 4:00 pm. Johnson said he did receive a scholarship for ½ the tuition. Again, he felt it was a wonderful opportunity and hopes others can take this class in the future.

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

15. Other Business –

Mayor Volz stated at the last Council meeting discussions occurred regarding the nomination of an ETJ alternate representative. Mayor Volz recommended Ted Johnson as an ETJ alternate for the Planning Board and the Board of Adjustment.

Council Member Gray made a motion to nominate Ted Johnson as the ETJ alternate for Planning Board and Board of Adjustment. Council Member Nixon-Roney made a second to the motion. The motion passed by unanimous vote.

Still under other business – Mayor Volz said the last Friday in the month (May 29<sup>th</sup>, 2009 at 8:30 am) there will be another meeting on the Wyndham program for the Park and the downtown area. The events are progressing and hope to grow each year.

Still under other business –

Kathryn Billings wanted to thank Sharen Apple for all her IT work this year. She keeps the website up to date and also organizes the newsletter. She also updates the Town's Face Book page.

Billings also congratulated Judy Gallman for the second year receiving an award for achievement for excellence in financial reporting. She feels very fortunate to have Gallman as the Finance Director.

Mayor Volz also thanked Martha Wolfe for all her hard work on Jamestown Day. It was a great event.

Council Member Lain made a motion to adjourn. Council Member Gray made a second to the motion. The motion passed by unanimous vote. The meeting adjourned at 7:55 pm.