

Regular Meeting of the Town Council
August 17, 2010
7:00 pm
Civic Center
Minutes & General Account

Regular meeting of the Town Council, August 17, 2010, Civic Center, Town Hall

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

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

Visitors Present: Al & Delores Dewey, Pat & Chris Mattern, Carl & Jan Galloni, Ray Pifer, Buddy Mann, Don Blake, Terry McNeal, Mary Dalton, Susan Joyner, Carol Brooks of the Jamestown News, Tom Tervo, Shirley de Long, Beth Seagraves of the News & Record, William McLean, Robert Pickett, Kerry Miller, Lawrence Straughn, Lynn Montgomery, Evelyn & Bob Green, Hugh Cates, Roger & Diane Harrison, Dan Smith, Michael Batts, for GTCC presentation, Evan Miller, for GTCC presentation, Shirley Nicholson, Bob Wilson, Buddy Scott, William McKelvie, Debbi Parsley, Cheryl Harvey, Keith Lackey, Larry Lain, Veronica Ashburn, Linda Marsh, Eddie Oakley, Sarah Glanville, Deborah Beach, Sheree Crane, Dee Fink, Vickie Beeson and Joanne Hassell.

1. Call to Order – Mayor Volz called the meeting to order.
2. Jamestown Community Reflection – Mayor Volz thanked Kerry Miller and Will Ragsdale and Ogie Overman for their work on the Jamestown Swing event.

Mayor Volz reminded everyone that children will be going back to school and to pray for each of them to have a good school year. He asked for a moment of silent prayer.

3. Approval of minutes from July 20th, 2010 regular meeting. Council Member Nixon-Roney 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 for a Master Signage Plan for GTCC property located at 601 High Point Rd. Matthew Johnson stated this is a Public Hearing to consider a Master Signage Plan for GTCC. They have submitted a comprehensive Master Signage Plan which will become a regulating document for future signage on campus. The new plan incorporates elements of design related to aesthetics and functionality which are specific to design for GTCC campus. The Town Sign Ordinance does allow certain properties with certain criteria to deviate from the sign ordinance and submit a Master Signage Plan. The college has identified a need for specific signage which would be more appropriate for a college campus.

The Planning Director stated Council had in their packets a list prepared by HadenStanziale which showed the extent of deviations from the current sign regulations. The applicant is requesting only very minor deviations from the current sign ordinance. The Planning Director stated that this request is not unreasonable and based on all the information reported, the

Planning Department feels this meets the intent of the ordinance and recommends approval of the Master Signage Plan submitted by GTCC.

Johnson turned the meeting over to Michael Batts, HadenStanziale, designer of the comprehensive signage plan. GTCC had HadenStanziale assess the exterior way-finding signage on campus. They recommended a renovation of their existing system. The current sign ordinance is geared toward commercial development. GTCC being an academic campus requires some deviation from the current ordinance in order to get people into the campus by car and then navigate as pedestrians on the campus. Mr. Batts went over the proposed sign types and their differences from the existing signs. A slight deviation is requested.

Mayor Volz opened up the Public Hearing. He asked if there was anyone present that wished to speak in favor of the ordinance change. There being none. Mayor Volz asked if there was anyone present that wished to speak in opposition to the ordinance changes.

Carl Galloni – stated my wife and I have a business located at 118 E. Main Street. Galloni declared that he is not really in opposition or for the sign ordinance change. He has had difficulty with the sign ordinance since he started business in Town. Galloni feels the sign plan for GTCC should be approved. Galloni said when Sheetz was developed the Town approved a sign adjustment to allow the sign to be higher than allowed in the ordinance. Galloni had no objection to this change either. However, years ago he asked to change the direction of his 2 X 4 sign and he was denied. He would like to see some consistency in our sign ordinance. He feels the bigger the business, the more clout it has. Galloni said the sign at Beverly Hills on Main St. was requested to be removed since the business had relocated. When this was done, it revealed another sign beneath. This sign was from a previous business. Galloni asked if this sign should be removed as well. He feels the small business owner should have the same consideration as the big business.

Council Member Nixon-Roney made a motion to approve the Master Sign Plan for GTCC Jamestown Campus. Council Member Ragsdale made a second to the motion. On a roll call vote:

Council Member Ragsdale voted aye
Council Member Thomas voted aye
Council Member Gray voted aye
Council Member Nixon-Roney voted aye

5. Public Comment Period –

William McKelvie – 103 Jefferson Park Road – He stated earlier this year there was a proposal to close Hermitage Rd. and Homewood Drive. The Council approved the closing at that time. On the original drawing there was no unopened public right-a-way. I travel for a living, when I came back it showed unopened public right-a-way. I have had several conversations with the Planning Director and the Public Services Director regarding this. Since the road has been closed, it has been a nightmare. My neighbors went after my girlfriend with his car. The Police have been called. His neighbor went to the Jamestown Post Office and said the mail boxes needed to be moved and that the Town of Jamestown said the mail boxes needed to be moved. Since the mail boxes have been moved, he cannot get his truck and trailer into his house. The Post Office said they were going to take care of this situation, but they have not done so. McKelvie also had

Duke Energy come out to see if they could move their pole. He was told they could not put the pole inside the right-a-way or the utility easement. He questioned what a utility easement is for if you can't move a utility there. Per Mr. McKelvie, Mr. Matthews proposed to the Council he was going to put in a cement driveway and build a garage. What is there now is a gravel driveway. The mail boxes did not need to be moved. He is here asking for help so we can get the telephone pole moved, to allow him to park his truck & trailer there as he did before. He is a contractor with the US Government Military Transportation Department of Defense. He stated when I am called; I have to go right then. He again asked the Council to help him either move the mailboxes or move the telephone pole into the utility easement so he can get his truck in and out.

Mayor Volz asked the Planning Director and the Public Services Director to look into this situation and give a history back to the Council. Hopefully we can find a solution.

Linda Marsh – 108 Mendenhall Rd. stated she is here to talk in support of the Jamestown Golf Course. If anyone known about us, they know I am in favor of the golf course. All my children got their education playing golf. I was glad to see on the survey a lot of people feel the same way that her family feels. Our golf course at Jamestown is an asset to the community. I don't know many small towns in North Carolina that have a golf course and a beautiful one like we do. If anyone plays golf, or keeps up their yard or house, they know that eventually things have to be taken care of and a golf course has to be taken care of. We need to fix our golf course so that it is playable and will last another 30 years. We are fortunate to have it and let's take care of it and use it.

Don Douglass – 202 Edward Lane – stated he has been here about 28 years. I was on the Golf Committee. I am here to speak for the golf course. I have seen the results of the survey. People know it is of value for the community. I played there today. Jay Gardner works hard to keep it going. There are several big name golf courses that don't have any greens. That could happen to us if one of those pumps goes out. I urge the Council Members to do all they can to support the study that Richard Mandell did that gave us options across the board; from first class county club to keeping it running. We are not asking for the world, we would just like to see getting the course where it could sustain itself. We have a real asset there and we can't afford to let it go.

6. Approval of Special Event Permit for the 4th Annual Pumpkin 5K Run – Billings approved the special event permit for this event. She just wanted to make the Council aware of this event, which is scheduled for October 30, 2010 from 8:00 am – 12:00 pm. The event begins and ends at the Jamestown United Methodist Church.
7. Proclamation Constitution Week – Mayor Volz presented a Proclamation to Deborah Beach, Rachel Caldwell Daughters of the America Revolution, proclaiming the week of September 17th – 23rd as Constitution Week.

(Proclamation)

8. Set Public Hearing date for amendment to the Land Development Ordinance Permitted Use Table to include day care in an industrial district. The Planning Director stated we have received a request for a minor amendment to the permitted use table of the LDO to include a day care

type use in an industrial district. We request a Public Hearing set for the September Council meeting. Council Member Gray made a motion to set a Public Hearing date for the September 21, 2010 Council meeting to consider an amendment to the Permitted Use Table to include day care in an industrial district. Council Member Nixon-Roney made a second to the motion. The motion passed by unanimous vote.

9. Golf Course Survey Results – Kathryn Billings stated the Town Council directed her to survey households in Jamestown to gather additional citizen opinions concerning various proposed renovation options to the Jamestown Park. Billings developed a survey. She sent a draft of the survey to the Parks & Recreation Committee and the Golf Committee for feedback. (Approximately 20 people) She met with these 2 committees on June 28 to get additional input. The combined committees made a number of changes to the draft document. She sent a revised document to all the committee members on June 29th. Receiving no additional comments, she sent the draft to the Council Members on July 2, 2010.

The printer prepared and delivered the survey to the Post Office on July 9th, 2010. Due to delay in postal delivery, Council Members directed staff to continue to accept these opinion surveys through August 12, 2010.

Billings said Sharen Apple, Administrative Support Specialist, opened and received all surveys, tabulated the simple question, and prepared two pie charts, which have been distributed to the Council and the public. The two pie charts represent the survey results. These survey results simply provide more information for the Council to consider or not to consider, as they think best.

The Town Manager stated 1299 surveys were mailed to the households in Jamestown.

- 45% of the households completed and returned the survey
- 37% of the households who returned the survey choose to do nothing
- 63% of the households choose to do something

Billings stated as time permits, they will optically scan all surveys and post a link to them on the Town website.

10. Council discussion on Jamestown Park & Golf Course Renovation and irrigation system – Mayor Volz recommended that we move forward on the irrigation. Our Superintendent has spent the last year repairing irrigation and fixing leaks. This affects not just the golf course but the entire Park area that is maintained by our 35 year old antique system. Council Member Gray said he is in favor of fixing what is broken. We have been battling deteriorating irrigation system for some time. The irrigation is the very lifeline of our greens & fairways. Council Member Gray made a motion to direct the Town Manager to proceed with the necessary steps to have bid documents prepared and receive bids to replace this Jamestown Park Irrigation System. Council Member Thomas made a second to the motion.

Council Member Nixon-Roney reiterated that the irrigation feeds into the soccer and baseball fields. I agree this work needs to be done. We need to go ahead and lay out a plan for the future as to what we need to do next at the Park. We have already approved the 2% for CIP projects. So we need to make a plan for the items that need to be done over the next several years.

The motion passed by a unanimous vote.

11. Appointments to the Planning Board – The Mayor stated that Dot Perdue has expressed a desire to serve another term on the Planning Board if the Council so desires. Vic Gilliland does not wish to serve another term. This leaves one vacancy on the Planning Board. The Town has received four (4) applications of citizens interested in serving on the Planning Board. After discussion, Council Member Gray made a motion to nominate Art Wise as the member to the Planning Board. Council Member Ragsdale made a second to the motion. The motion passed by unanimous vote.

Council Member Nixon-Roney made a motion to reappoint Dot Perdue to serve another term on the Planning Board. Council Member Thomas made a second to the motion. The motion passed by unanimous vote.

12. Appointments to the Board of Adjustment – Mayor Volz said there are two terms expiring on the Board of Adjustment. Both members are eligible and willing to serve another term. The members are Charles Jones and John Muckenfuss. After discussion, Council Member Nixon-Roney made a motion to reappoint both members, Charles Jones and John Muckenfuss, to serve another term. Council Member Gray made a second to the motion. The motion passed by unanimous vote.

13. Financial Statement – Judy Gallman presented the financial summary as of July 31, 2010. She reported the following:

- Total cash approximately 5.5 million – of this amount the following funds are reserved
- General Fund approximately 1.4 million
- Water/Sewer Fund approximately 2.7 million
- Randleman Capital Reservoir Fund approximately 1.4 million
- Powell Bill approximately 200,000.00

Total debt balance for the Town – approximately \$200,000.00.

Revenue & Expenditures by Fund:

- General Fund Revenue 4% - Expenditures – 10%
- Water/Sewer Revenue 4% - Expenditures – 4%
- Randleman Reservoir 0% - Expenditures – 54%

Gallman presented this month's financial statement in two different formats. In the past, she has given the Council the financial report of revenue and expenditures by Fund. This month she has also given you the report exactly as it prints off the system which gives all revenue together for all funds and then all expenditures for all funds. Gallman gave the Council the option of receiving the report in either format they preferred.

Gallman highlighted that in the general fund the ad valorem tax receipt for this fiscal year will be received August 1, 2010. The Town has made its first payment on the audit. She has set up the General Capital Reserve fund which will be funded by the .02 ¢ of the tax rate. The first transfer to this fund will be in August, 2010.

Mayor Volz preferred the financial report in the format they have been receiving in the past; which is broken down by fund.

14. Resolution Approving Authorized Signatures for the Town of Jamestown – Gallman stated the Town requires 2 signatures on checks. At this time, the authorized signatures are the Town Manager, Town Clerk and the Finance Officer. We wish to add another person authorized to sign in the absence of one of the original three. We would like to add Chuck Smith as an authorized signature.

Council Member Thomas made a motion to approve the Resolution approving authorized signatures to include Charles E. Smith, Assistant Town Manager/Public Services Director. Council Member Gray made a second to the motion. The motion passed by unanimous vote.

(Resolution)

15. Public Comment Period –

Tom Tervo – 2 Langholm Ct. – Tervo stated it sounds like the Council has approved to formally bid the irrigation system at the Jamestown Park. However, this means that we are not even going to take the steps to find out what the cost of the other improvements would be, such as the greens.

If you do the irrigation the greens are also important and my guess is that the greens will be the second item in terms of priority. If you don't do the greens and do the irrigation now, you will back track when it comes time to do the greens.

Also, there are grasses now that will endure this hot weather better than what we have now. This will drive maintenance expense down. Not getting a formal bid on greens while we are bidding the irrigation does not seem the way to go. He hopes that the Council would at least get formal bids for the greens as well as bidding the irrigation system.

Shirley de Long – 603 O'Neill Drive – We are spending too much money, have too many taxes and too high salaries for this little Town. I have no problem with the golf course, just wonder where will we get the money. People can't pay medical bills or buy food for their families. People come to Jamestown for peace and quiet and low taxes. She would like a bottom line on the budget to know what we can afford to spend.

Roger Harrison – 201 Newberry St. I have a complaint about the golf course survey. The survey has no names or addresses on it. I guess this was so people could be anonymous. The problem with that is that it opens the door for misuse and abuse. I have a color copier at home. I could run copies of that survey and send them in. The problem I have is the only true way of coming to a conclusion and fair way where everyone's voice is equally heard would be voter referendum; you then have a true count. I know a lot of hard work went into the survey, but in an effort to make it anonymous, it opens the door to abuse, uncertainly and tainted vote. Something as important as this should have a vote.

Carl Galloni – He congratulated the Town Manager on her upcoming retirement. He then stated this was an opportunity for the Town to put together a task force to come up with 6 good candidates to replace the Town Manager. I would like to see a candidate with a business background. He would like to see the Council appoint a task force with representatives from the historic organization, the

residential area, business area and a member of the Council. This task force would submit these 6 candidates to the Council for their consideration to appoint as a Town Manager.

Galloni also said he felt the golf course needed to be maintained. We got it we need to keep it up.

Galloni commented further that he would like to see the business district (from Town Hall to Library) improved. Galloni also mentioned closed businesses. He questioned if the sign is supposed to be removed when a business closes. Per the Planning Director, the ordinance stated that if there is a formal written complaint submitted to the Town Hall, we will send a letter to the Property Owners giving them a time period as to when the sign must be removed.

Jim Mooney – 210 Shadowlawn – He wished to speak about the golf course renovation project. In the 2007 survey of Jamestown residents, 30% responded. Fewer than 3% said the course needed significant improvement. (more said needs no improvement than those who said it needs some improvement) Less than 1% who actually use the course said they were not satisfied with it. 88% said they were satisfied or extremely satisfied. The taxpayer sent a message that it doesn't need major improvements. The 2009 survey of the people that actually use the course, show that almost 75% of golfers said the course provides good or excellent value. The other 25% said the value is average. The data collected by Jamestown does not to me represent a supportable case for taxpayers or golfer demands as major modification in the course.

Based on the 1974 contract with the State Land & Water Conservation Fund, I think the Town is legally bound to maintain the property for a public use as a golf course in perpetuity. In that vein, replacing the irrigation system is not, in my opinion, an alternative, it is a must, and because it is the only way we can be in a position to meet that legal obligation. By reducing the amount of time worked repeatedly patching the current irrigation system, Park staff may have more time to do bit by bit renovation themselves and we will not have to use a significant chunk of revenue that might result by shutting down the course for major change.

Any of the alternatives, A, B or C, would be fiscally and politically risky given the negative and uncertainty of our local economy and the Town's other commitments. We have a 20 year plan for the sewer system. We have the Randleman Treatment Plant coming on board. Jamestown's portion of real estate taxes has gone up 11% in the past 3 years. Guilford County is discussing going up on their rate. The Town ought to be socking some money away every year for the golf course. To me, the inevitable security is to replace worn out and technologically obsolete systems and equipment, so we don't find ourselves behind the eight ball again and again. Finally, claims that the presence of the golf course attracts new residence and increase property values may not mean much to tax payers that are here or those that can't sale their houses anyway. A case can in fact be made that those claims can also be made valid for the course in its present condition.

16. Other business – Mayor Volz thanked the Town staff for the effort they put forth for the Jamestown Swing event especially Chuck Smith and the Public Services Staff.

Council Member Gray made a motion to go into closed session to discuss manager personnel issues. Council Member Thomas made a second to the motion. The motion passed by unanimous vote. The Council retired to the Office of the Town Manager for the closed session.

--Closed Session--

Council Member Gray made a motion in the closed session to go out of closed session to return to the Regular Council meeting. Council Member Thomas made a second to the motion. The motion passed by unanimous vote.

Still under other Business –

Mayor Volz called for a motion to continue the regular session of the Council meeting. Council Member Gray made a motion to go back into Regular session. Council Member Ragsdale made a second to the motion. The motion passed by unanimous vote.

Mayor Volz addressed the Council and stated he would entertain a motion to adjust the salary of the Town Manager. Council Member Gray made a motion to adjust the salary of the Town Manager with a 1% merit increase and a 2% COLA increase effective August 1, 2010. Council Member Thomas made a second to the motion. The motion passed by unanimous vote.

Council Member Gray made a motion that the Council requests the Town Manager to stay on in that position until 12/31/10. Council Member Nixon-Roney made a second to the motion. The motion passed by unanimous vote.

Council Member Thomas made a motion to adjourn. Council Member Ragsdale made a second to the motion. The motion passed by unanimous vote. The meeting ended at 9:32 pm.