

Settled 1752
JAMESTOWN
NORTH CAROLINA

Regular Meeting of the Town Council
November 17, 2026
6:00 pm in the Council Chambers
Agenda

I. **Call to Order-**
   A. Roll Call
   B. Pledge of Allegiance
   C. Approval of Agenda

II. **Consent Agenda-**
   A. Approval of minutes October 6th Regular Town Council meeting minutes
   B. Analysis of the Financial Position of the Town of Jamestown
   C. Budget Amendment #3
   D. Approval of lease agreement between the Town of Jamestown and the Jamestown Public Library
   E. Adoption of the Town's Updated Strategic Plan

III. **Public Comment**

IV. **Council Community Corner**

V. Resolution in honor of Sherrie Richmond's service on the Planning Board- Council Member Glanville

VI. **Monthly Reports**
   A. Manager Report
   B. Council Members Committee Reports
   C. High School Representative Report
   D. Guilford County Sheriff Department Report

VII. **Old Business**
   A. Consideration of appointment of Planning Board Member and Alternate Member – José Colón, Planning Director
   B. Consideration of appointment of ETJ Planning Board member and Alternate Member – José Colón, Planning Director

VIII. **New Business-**
   A. Discussion regarding potential safety improvements to the intersection located at Dillon Road and Jamestown Parkway- Mayor Dickenson
   B. Consideration of approval of Financing for the Heil Dura Pack Half Pack 40 Cubic Yard automated front-end loading refuse body ("Garbage Truck") and two Workman HDX-4WD Diesel (Kubota) ("Golf Equipment") -Faith Wilson, Finance Director
   C. Parks and Recreation quarterly report – Scott Coakley, Parks and Recreation Director

IX. **Public Comment**

X. **Other Business**

XI. **Closed Session per NCGS 143-318 to consult with the Town Attorney to protect Attorney Client Privilege**

XII. **Adjournment**

P.O. Box 848
Jamestown, NC 27282
www.jamestown-nc.gov
Tel:(336)454-1138
Fax:(336)886-3504

Working Agenda for the November 17th Regular Town Council Meeting

Tentative Time Line	Agenda Item	Responsible Party	Action required by the Town Council
6:00 pm	**I. Call to Order**	Mayor Dickenson	Mayor Dickenson to call the meeting to order.
6:00 pm	A. Roll Call	Call on N. Avery	Avery to take roll call.
6:00 pm	B. Pledge of Allegiance	Mayor Dickenson	Mayor Dickenson to lead everyone in the Pledge of Allegiance.
6:00 pm	C. Approval of Agenda	Mayor Dickenson	Mayor Dickenson to ask Council if there are any items that need to be added or deleted.
6:05 pm	**II. Consent Agenda**		
6:05 pm	A. Approval of October 6th regular Town Council meeting minutes B. Analysis of the Financial Position of the Town of Jamestown C. Budget Amendment #3 D. Approval of lease agreement between the Town of Jamestown and the Jamestown Public library E. Adoption of Town's Updated Strategic Plan (August 2026)		Council Member makes a motion to approve the consent agenda. Council Member makes a second to the motion. Then vote.
	III. Public Comment	Call on N. Avery	Please state your name and adhere to the 3-minute time limit
6:05 pm	**IV. Council Community Corner**	Mayor Dickenson	Mayor and Council will share upcoming community events with the public.
6:20 pm	**V.** Resolution in honor of Sherrie Richmond's service on the Planning Board	Call on Council Member Glanville	Council Member Glanville to present the Resolution in honor of Sherrie Richmond's service on the Planning Board
6:25 pm	**VI. Monthly Reports**		
6:25 pm	A. Manager Report	Call on K. Weiner	Weiner to present her monthly Interim Town Manager's Report to Town Council.
6:35 pm	B. Council Member Committee Reports	Mayor Dickenson	Mayor to request that Council Members give reports for any Committees that they serve on.
6:45 pm	C. High School Representative Report	Call on Eli Arnold	Arnold to present his High School Representative report to Council.
6:55 pm	D. Guilford County Sheriff's Department Report	Call on Master Corporal Comito	Mayor Dickenson to call Master Corporal Comito forward to present the monthly Guilford County Sheriff Department Report
7:05 pm	**VII. Old Business**		
7:05 pm	A. Consideration of appointment of Planning Board Member and an Alternate	Call on J. Colón	Colón to request that Council appoint a Planning Board Member and an Alternate Planning Board Member. Council Member makes a motion to appoint _____ to serve as a Planning Board Member and to appoint _____ to serve as an Alternate Planning Board Member. Council Member makes a second to the motion. Then vote.
7:10 pm	B. Consideration of appointment of ETJ Planning Board Member and an Alternate	Call on J. Colón	Colón to request that Council appoint an ETJ Planning Board Member and an Alternate ETJ Planning Board Member. Council Member makes a motion appoint _____ to serve as an ETJ Planning Board Member and to appoint _____ to serve as an ETJ Alternate Planning Board Member. Council Member makes a second to the motion. Then vote.
7:15 pm	**VIII. New Business**		
7:15 pm	A. Discussion regarding potential safety improvements to the intersection located at Dillon Road and Jamestown Parkway	Mayor Dickenson	Mayor Dickenson to discuss potential safety improvements.
7:20 pm	B. Consideration of approval of Financing Heil DuraPack Automated Front Loader refuse (garbage) truck mounted on a 2026 Mack LR chassis (Public Works) and two Toro Workman HDX utility vehicles and associated equipment ("Golf Equipment")	Call on F. Wilson	Wilson to present information regarding financing the Heil DuraPack Automated Front Loader refuse truck and golf equipment. Council Member to make a motion to approve the Resolution financing the Heil DuraPack Automated Front Loader refuse truck mounted on a 2026 Mack LR chassis and two Toro Workman HDX utility vehicles and associated equipment with First National Bank in an amount not to exceed $615,000 at in interest of 4.36% for a term not to exceed 60 months from closing date and allow the interim Town Manager to accept by signing the Commitment Letter and other documents as needed. Council Member makes a second to the motion. Then vote.
7:25 pm	C. Parks and Recreation quarterly report	Call on S. Coakley	Coakley to present the quarterly report
7:35 pm	**IX. Public Comment**	Call on N. Avery	Please state your name and adhere to the 3-minute time limit
7:50 pm	**X. Other Business**	Mayor Dickenson	

7:55 pm	**XI.**	**Closed Session per Closed Session per G.S. 143-318 to discuss a matter related to attorney client privilege**		Council Member makes a motion to go into closed session per G.S. 143-318 to discuss a matter related to attorney client privilege**.** Council Member makes a second to the motion. Then vote.
8:30 pm	**XII.**	**Adjournment**		Council Member makes a motion to resume open session. Council Member makes a second to the motion. Then vote. Council Member makes a motion to adjourn. Council Member makes a second to the motion. Then vote.

Mayor
Susan Dickenson

Interim Town Manager
Katie M. Weiner

Town Attorneys
Beth Koonce
Robert Brown

Council Members
Pam Burgess, Mayor Pro Tem
Sarah Glanville
Jim Gibson
Jim Westmoreland

TOWN OF JAMESTOWN AGENDA ITEM

ITEM ABSTRACT: Approval of October 6, 2026 regular Council meeting minutes **AGENDA ITEM #:** II-A

☑ CONSENT AGENDA ITEM ☐ ACTION ITEM ☐ INFORMATION ONLY

MEETING DATE: November 17, 2026 **ESTIMATED TIME FOR DISCUSSION:** 0 minutes

DEPARTMENT: Administration **CONTACT PERSON:** Nancy Avery, Interim Town Clerk

SUMMARY:
Minutes from the October 6, 2026 regular Council meeting

ATTACHMENTS: Minutes from the regular October 6, 2026 Council meeting

RECOMMENDATION/ACTION NEEDED: Staff recommends Council approve the Consent Agenda

BUDGETARY IMPACT: None

SUGGESTED MOTION: Council Member makes a motion to approve/amend the Consent Agenda. Council Member makes a second to the motion.

FOLLOW UP ACTION NEEDED: Approved minutes will be posted on the Town's website.

DRAFT

Regular Town Council Meeting
October 6, 2026
6:00 pm in the Council Chambers
Minutes & General Account

Council Members Present – Mayor Dickenson, Council Members, Burgess, Gibson, & Westmoreland

Council Members Absent- Council Member Glanville

Staff Members Present: Katie Weiner, José Colón, Faith Wilson, Elizabeth Greeson & Paul Blanchard

Visitors Present: Fire Chief Derek Carson, Bradley Pennell, Robert Comito, Richard Clapp, Cheryl Harvey, Tricia Payne, & Julia Rayborn

Call to Order – Mayor Dickenson called the meeting to order.

- Roll Call – Weiner took roll call as follows:
  - Council Member Glanville — Absent
  - Council Member Gibson — Present
  - Mayor Dickenson — Present
  - Council Member Burgess — Present
  - Council Member Westmoreland — Present

  Weiner stated that a quorum was present.

- Pledge of Allegiance –Mayor Dickenson led the Pledge of Allegiance.
- Moment of Silence – Mayor Dickenson called for a moment of silence.
- Approval of the Agenda – Mayor Dickenson asked if anyone had any changes to the agenda.

Council Member Burgess made a motion to add the "Council Community Corner" item to the agenda before the first Public Comment and to remove the Closed Session from the agenda. Council Member Westmoreland made a second to the motion. The motion passed by a unanimous vote.

Consent Agenda– The consent agenda included the following items:
A. Approval of September 15th regular Town Council meeting minutes
B. Approval & Sealing of the September 15th closed session minutes
C. Proclamation Veterans Day 2026
D. Proclamation National Breast Cancer Awareness Month 2026
E. Budget Amendment #2
F. Financial Position of the Town

Council Member Westmoreland made a motion to approve the Consent Agenda. Council Member Burgess made a second to the motion. The motion passed by a unanimous vote.

(Budget Amendment # 2)

Council Community Corner
Mayor Dickenson shared the following:
-Jamestown held many successful events this past month including Music in the Park, Golf Classic and the 65th Jamestown Rotary Club Horse Show. Many thanks to Parks and Recreation staff for making all of this this possible.

-Carol Brooks sent a copy of the revised Jamestown Historical Society newsletter, The Advocate, and it is very nicely done.

-A Historical Marker honoring the black abolitionists is going to be installed in early 2027 by the North Carolina Department of Natural and Cultural Resources.

-Girl Scout Lacy Skelton from Troop 300066 completed her Silver Award project which was building and donating a US flag retirement box in Wrenn Miller Park.

-Mayor Dickenson shared upcoming events including a Political Forum on October 8th, an author's night at the Jamestown Public Library on October 29th featuring Cameron Kent, and a Veteran's Day flag raising on November 11th in Wrenn Miller Park. Early voting begins October 15th with election day on November 3rd. The deadline for submitting the Main Street Corridor survey is October 15th.

-She attended a meeting at the Piedmont Triad Regional Water Authority Treatment Plant and shared that staff and engineers are exploring technologies to address PFAS contamination.

Council Member Burgess shared that Cakes by B's Blue House Bakery is celebrating their 10th Anniversary on October 10th with birthday cake and cookie decorating!

Council Member Westmoreland shared that he and the mayor attended the NCLM Legislative Summit in Winston Salem highlighting three election-related issues: new legislation that could require cities and counties to help cover SNAP-related costs, even though cities don't administer the program; a proposed state constitutional amendment that could allow the General Assembly to impose levy limits on local governments; and Guilford County's proposed 0.25% sales tax would not directly benefit Jamestown, but could provide funding to eligible fire districts, potentially including Pinecroft Sedgefield.

Council Member Gibson expressed gratitude for Interim Town Manager Katie Weiner for working with the contractor to have the grass mowed along Guilford College Road and Jamestown Parkway.

Public Comments -

- Cheryl Harvey, expressed repeated concerns about ordinance violations and the Code Enforcement Officer.

Proclamation declaring October as Fire Prevention Month in the Town of Jamestown
Mayor Dickenson presented the Proclamation declaring October as Fire Prevention Month in the Town of Jamestown to Chief Carson.

(Proclamation declaring October as Fire Prevention Month in the Town of Jamestown)

Monthly Reports
Manager's Report – Weiner shared the following:
-The Fall Litter Sweep was held on September 26th. She expressed appreciation to everyone that came out to participate and Elizabeth Greeson for organizing that event.

-Council provided direction on the ongoing architectural design plans for the fire station. Town staff, Chief Carson, and DR Reynolds met to discuss the most recent revisions to the plans. Council will be informed about the finalization of the design as things progress.

-The overgrown rights-of-way along Guilford College Road and Jamestown Parkway have been mowed.

-Town staff have been actively working to get as much public input as possible for the Main Street Corridor Study. The feedback that we receive helps ensure that the final report reflects the vision of residents and community members. The online survey closes on October 15th. Please visit the Town's website to take the survey if you haven't already completed it.

-Construction of the East Main Street Side path project is ongoing and should be completed around the end of October.

-The Town received a complaint about erosion along a sidewalk on Dillon Road. Interim Manager Weiner thanked Paul Blanchard and the Public Services employees for their quick response. They filled in the area with dirt and reseeded it so that it would not be a trip hazard.

-She thanked the Guilford County Sheriff's Department for placing their speed radar sign along Dillon Road to help slow down traffic.

-The sidewalks throughout Jamestown Park are complete. The fencing and equipment for the dog park have been installed. Staff are still determining a grand opening date. That information will be advertised accordingly once it has been finalized.

-There was record breaking attendance at the last Music in the Park event and the Fall Classic Golf Tournament was a success. Weiner thanked Recreation and Golf staff for their help in making these events successful.

-The design for the Accessible Bathroom Project at Jamestown Park has been approved by Guilford County. The project will be put out to bid in October for a November contract award.

-Voting for the November midterms will be held in the Council Chambers from October 15th through November 3rd. Please reach out to the Guilford County Board of Elections if you have

specific questions regarding voting.

-Meghan Sullivan with Guilford County Animal Services provided Town staff with a tour of the Guilford County Animal Resource Center. The Center has an amazing staff, and the facility does it's best to provide the animals in their care with a good, positive outcome. Weiner encouraged anyone that is considering volunteering or adding a new addition to their family to visit.

-Town Hall will be closed on November 11th in observance of Veterans Day.

Council Member Burgess expressed concerns over the safety at Dillon Road and the location of the speed radar sign. In a report she requested from the Sheriff's Department, from September 18th through October 5th, there were 23 traffic stops conducted in that area with 20 warnings issued. She asked that the officers continue to be vigilant in that area.

Council Member Westmoreland asked for the next steps for the Corridor study. Colón answered that staff will continue working with the consultant and aim to circulate an interim report in the next few weeks. It will share the community's feedback and concepts with Council and residents, including those who could not attend the charrette.

Council Member Reports

- Council Member Westmoreland shared that the next High Point Urban Area MPO meeting will be on October 27th at 10:00 a.m. at the High Point History Museum, where they will assign points for division-level transportation budgets.
- Council Member Burgess reported that the Parks and Recreation Committee did not meet.

Guilford County Sheriff's Department Report- For September, Detective Comito reported 14 incidents, including 2 frauds, 3 assaults, 4 drug/weapon violations, and 3 additional incidents. They also reported 92 calls for service, 157 self-initiated calls, 64 traffic stops, and 9 citations. Average response time was 7 minutes 49 seconds, and reaction time was 4 minutes 34 seconds; both had decreased. Residents were reminded to lock their vehicles, avoid leaving valuables inside, and verify callers' identities.

Old Business-

A. Overview of Fall Litter Sweep

Greeson shared the litter sweep brought together 38 participants from six groups, who cleaned nine sites and collected 45 bags of trash. She thanked volunteers, Town staff and the North Carolina Department of Transportation for their support.

The Council expressed appreciation for Ms. Greeson's hard work.

Council Member Burgess recognized the other local volunteers, including the Trash Talkers, who continue picking up litter around Town, and thanked them for their efforts.

New Business-

A. Appointment of Planning Board Member & Alternate Member
Council Member Westmoreland made a motion to continue the consideration of the appointment of a Planning Board member and alternate to the November 17th Town Council meeting. Council Member Burgess made a second to the motion. The motion passed by a unanimous vote.

B. Appointment of an ET J PB Member and Alternate Member
Council Member Westmoreland made a motion to continue the consideration of the appointment of an ETJ PB Member and Alternate Member to the November 17th Town Council Meeting. Council Member Burgess made a second to the motion. The motion passed by a unanimous vote.

Public Comment – no one signed up

Other Business-
Council Member Westmoreland thanked Town staff for installing two monitors in the Council chambers. The two new monitors should make presentations easier for Council Members and attendees to see, especially during rezoning discussions, and will also be useful for Planning Board and other community meetings.

Adjournment – Council Member Gibson made a motion to adjourn. Council Member Westmoreland made a second to the motion. The motion passed by a unanimous vote.

The meeting ended at 6:40 p.m.

_____
Susan Dickenson, Mayor

_____
Nancy Avery, Interim Town Clerk

Mayor
Susan Dickenson

Interim Town Manager
Katie M. Weiner

Town Attorneys
Beth Koonce
Robert Brown

Council Members
Pam Burgess, Mayor Pro Tem
Sarah Glanville
Jim Gibson
Jim Westmoreland

TOWN OF JAMESTOWN AGENDA ITEM

ITEM ABSTRACT: Financial Position of the Town of Jamestown **AGENDA ITEM #:** II.B.

☑ CONSENT AGENDA ITEM ☐ ACTION ITEM ☐ INFORMATION ONLY

MEETING DATE: November 17, 2026 **ESTIMATED TIME FOR DISCUSSION:**

DEPARTMENT: Finance **CONTACT PERSON:** Faith Wilson

SUMMARY:

Summary schedule of cash & deposits, debt balances, and total revenues collected to date and expenditures to date is provided. A detailed budget to actual statements is also included as of 10-31-26.

In October 2026, the Town received the first payment of sales tax for fiscal year 26/27, which is an of 7.85% increase from October 2025. Property tax collected is at 63%.

Expenditures during the month of October include code enforcement, 2nd quarter Pinecroft Sedgefield Fire contract payment, 2nd quarter library services payment, and the purchase of the bed knife grinder on CIP.

September golfs numbers were not reported at the October council meeting due to the meeting being earlier in the month. Finance did have the September golf numbers to report on at that time. September was a decent month for golf. The golf course had 1 bad weather day, hosted 6 outings and no room rentals during September. There were 3,218 rounds of golf played in September 2026 compared to 3,702 rounds of gold played in September 2025.

October golf rounds played are very comparable to last October's rounds. There was 3,025 rounds of golf played in October 2026 compared to 3,028 rounds played in October 2025. October 2026 had 3 bad weather days and October 2025 had 0 bad weather days. There were no closed days in October 2026 and 0 closed days in October 2025. The golf course hosted 2 outings and no room rentals in October. October 3-4, 2026 golf hosted is Fall Classic. This was the first time in several years the Fall Classic was held. The event had over $8,750 in sponsorships.

ATTACHMENTS: Summary of financial analysis

RECOMMENDATION/ACTION NEEDED: None

BUDGETARY IMPACT: None

SUGGESTED MOTION: None

FOLLOW UP ACTION NEEDED: None

Town of Jamestown
FINANCIAL SUMMARY REPORT
FOR PERIOD OF 07/01/2026 - 06/30/2027 (Report is as of Ocotber 31, 2026)

GENERAL FUND

	CURRENT BUDGET	ACTUAL TO DATE	UNCOLLECTED TO DATE	Y-T-D % COLLECTED	FYE 06/30/26 PRIOR YEAR ACTUAL TO DATE	As of October '25 PRIOR YEAR CURRENT BUDGET	As of October '25 PRIOR YEAR ACTUAL TO DATE	As of October '25 PRIOR YEAR UNCOLLECTED TO DATE	As of October '25 PRIOR YEAR Y-T-D % COLLECTED
REVENUES (FUND 10)									
PROPERTY TAXES	$ 4,281,684	$ 2,697,467	$ 1,584,217	63.00%	$ 4,258,563	$ 4,270,144	$ 2,784,411	$ 1,485,733	65.21%
MOTOR VEHICLE FEES	55,875	17,231	38,644	30.84%	87,582	111,440	19,891	91,549	17.85%
SALES TAXES/HOLD HARMLESS	1,417,000	130,932	1,286,068	9.24%	1,060,229	1,150,000	121,397	1,028,603	10.56%
UTILITIES SALES TAXES	389,000	677	388,323	0.17%	318,338	389,800	696	389,104	0.18%
GRANTS FROM GUILFORD COUNTY	-	-	-	0.00%	55,500	-	-	-	0.00%
GARBAGE & RECYCLING FEES	250,000	87,435	162,565	34.97%	254,675	245,000	84,665	160,335	34.56%
POWELL BILL	127,900	63,327	64,573	49.51%	127,907	130,000	63,954	66,046	49.20%
STORMWATER FEES	170,000	59,900	110,100	35.24%	173,575	160,000	57,300	102,700	35.81%
GOLF COURSE FEES	1,494,850	660,124	834,726	44.16%	1,637,681	1,363,500	628,517	734,983	46.10%
RECREATION FEES	49,000	9,750	39,250	19.90%	50,150	37,000	7,450	29,550	20.14%
INVESTMENT EARNINGS	150,000	88,830	61,170	59.22%	280,352	165,000	89,193	75,807	54.06%
ISSURANCE OF INSTALLMENT PURCHASE FINANCING	515,000	-	515,000	0.00%	-	-	-	-	0.00%
OTHER REVENUES	582,775	92,780	489,995	15.92%	245,998	234,322	77,037	157,285	32.88%
TRANSFER FROM GENERAL CAPITAL RESERVE FUND	70,100	17,281	52,819	24.65%	70,091	70,100	17,674	52,426	25.21%
BALANCING APPROPRIATION	450,340	-	450,340	0.00%	-	864,761	-	864,761	0.00%
	$ 10,003,524	$ 3,925,733	$ 6,077,791	39.24%	$ 8,620,642	$ 9,191,067	$ 3,952,184	$ 5,238,882	43.00%
CAPITAL RESERVE FUND (FUND 11)									
REVENUE									
INTEREST	$ 100	$ 46	$ 54	45.62%	$ 131	$ 100	$ 34	$ 66	33.65%
TRANSFER FROM GENERAL FUND	153,446	111,052	42,394	72.37%	153,446	153,464	116,287	37,177	75.77%
	$ 153,546	$ 111,098	$ 42,448	72.35%	$ 153,577	$ 153,564	$ 116,321	$ 37,243	75.75%

	CURRENT BUDGET	EXPENDITURES TO DATE	ENCUMBRANCES TO DATE	UNSPENT TO DATE	Y-T-D % SPENT	FYE 06/30/26 PRIOR YEAR ACTUAL TO DATE	As of October '25 PRIOR YEAR CURRENT BUDGET	As of October '25 PRIOR YEAR EXPENDITURES TO DATE	As of October '25 PRIOR YEAR ENCUMBRANCES TO DATE	As of October '25 PRIOR YEAR UNSPENT TO DATE	As of October '25 PRIOR YEAR Y-T-D % SPENT
EXPENDITURES & ENCUMBRANCES (FUND 10)											
GOVERNING BODY	$ 148,800	$ 31,245	$ 86,936	$ 30,619	79.42%	$ 211,623	$ 209,500	$ 28,235	$ 111,355	$ 69,910	66.63%
ADMINISTRATION	1,348,090	497,186	116,467	734,438	45.52%	1,067,448	1,132,749	361,559	86,970	684,220	39.60%
PLANNING	433,310	105,603	118,446	209,260	51.71%	267,284	401,174	69,527	51,661	279,986	30.21%
BUILDINGS & GROUNDS	328,967	132,928	63,158	132,881	59.61%	165,969	289,600	47,465	38,911	203,224	29.83%
PUBLIC SAFETY	518,000	8,400	490,600	19,000	96.33%	442,585	528,000	117,123	408,743	2,134	99.60%
FIRE	1,375,663	687,958	685,905	1,800	99.87%	1,106,698	1,115,526	549,263	563,263	3,000	99.73%
STREET	613,675	65,151	121,749	426,775	30.46%	290,112	853,540	63,499	112,022	678,019	20.56%
POWELL BILL	311,375	-	-	311,375	0.00%	-	130,000	-	-	130,000	0.00%
STORMWATER	173,100	21,042	45,750	106,308	38.59%	138,434	310,000	53,575	47,550	208,875	32.62%
SANITATION	936,101	91,777	614,536	229,788	75.45%	295,383	412,247	91,226	98,120	222,901	45.93%
RECREATION	926,237	217,137	91,746	617,354	33.35%	735,745	864,320	223,395	92,756	548,169	36.58%
GOLF COURSE MAINTENANCE	1,309,524	384,204	66,826	858,494	34.44%	1,169,564	1,382,533	326,012	136,626	919,895	33.46%
GOLF SHOP	870,014	259,113	109,646	501,256	42.39%	656,340	853,312	244,694	117,165	491,453	42.41%
DEBT SERVICE	557,222	132,262	301,427	123,533	77.83%	470,511	555,100	152,645	343,500	58,955	89.38%
OTHER FINANCE USES	153,446	111,052	-	42,394	72.37%	413,446	153,466	116,287	-	37,179	75.77%
	$ 10,003,524	$ 2,745,058	$ 2,913,192	$ 4,345,274	56.56%	$ 7,431,141	$ 9,191,067	$ 2,444,506	$ 2,208,642	$ 4,537,920	50.63%
EXPENDITURES & ENCUMBRANCES (FUND 11)											
TRANSFERS TO OTHER FUNDS	$ 70,100	$ 17,271	$ -	$ 52,829	24.64%	$ 70,091	$ 70,100	$ 17,674	$ -	$ 52,426	25.21%
RESERVE FOR FUTURE EXPENDITURES	83,446	-	-	83,446	0.00%	-	83,446	-	-	83,446	0.00%
	$ 153,546	$ 17,271	$ -	$ 136,275	11.25%	$ 70,091	$ 153,546	$ 17,674	$ -	$ 135,872	11.51%

WATER & SEWER FUND

	CURRENT BUDGET	ACTUAL TO DATE	UNCOLLECTED TO DATE	Y-T-D % COLLECTED	FYE 06/30/26 PRIOR YEAR ACTUAL TO DATE	As of October '25 PRIOR YEAR CURRENT BUDGET	As of October '25 PRIOR YEAR ACTUAL TO DATE	As of October '25 PRIOR YEAR UNCOLLECTED TO DATE	As of October '25 PRIOR YEAR Y-T-D % COLLECTED
REVENUES (FUND 30)									
WATER CHARGES	$ 1,523,712	$ 521,873	$ 1,001,839	34.25%	$ 1,333,116	$ 1,390,000	$ 441,951	$ 948,049	31.80%
SEWER CHARGES	4,687,099	1,446,126	3,240,973	30.85%	4,172,074	4,000,000	1,288,484	2,711,516	32.21%
INVESTMENT EARNINGS	150,000	119,938	30,062	79.96%	315,939	200,000	62,167	137,833	31.08%
OTHER REVENUES	114,300	240,700	(126,400)	210.59%	806,081	80,300	21,727	58,573	27.06%
TRANSFER FROM RANDLEMAN CAPITAL RESERVE FUND	118,376	-	118,376	0.00%	118,376	118,376	59,188	59,188	50.00%
TRANSFER FROM WATER SEWER CAPITAL RESERVE	1,549,984	-	1,549,984	0.00%	61,502	1,776,724	16,197	1,760,527	0.91%
BALANCING APPROPRIATION	4,218,255	-	4,218,255	0.00%	-	2,877,539	-	2,877,539	0.00%
	$ 12,361,726	$ 2,328,636	$ 10,033,090	18.84%	$ 6,807,087	$ 10,442,939	$ 1,889,714	$ 8,553,225	18.10%
RANDLEMAN RESERVOIR CAPITAL RESERVE FUND (FUND 60)									
REVENUE									
INVESTMENT EARNINGS	$ 1,000	$ 3,251	$ (2,251)	325.07%	$ 9,843	$ 5,000	$ 2,706	$ 2,294	54.12%
TRANSFER FROM ENTERPRISE FUNDS	32,100	$ -	$ 32,100	0.00%	$ 32,100	32,100	$ 32,100	$ -	100.00%
APPROPRIATED NET ASSETS	85,276	-	85,276	0.00%	-	81,276	-	81,276	0.00%
	$ 118,376	$ 3,251	$ 115,125	2.75%	$ 41,943	$ 118,376	$ 34,806	$ 83,570	29.40%
WATER AND SEWER CAPITAL RESERVE FUND (FUND 61)									
REVENUE									
TRANSFER FROM ENTERPRISE FUNDS	$ 515,000	$ -	$ 515,000	0.00%	$ 500,000	$ 500,000	$ -	$ 500,000	0.00%
INVESTMENT EARNINGS	1,500	$ 575	$ 925	38.33%	$ 1,423	1,000	$ 467	$ 533	46.70%
NET POSITION APPROPRIATED	1,033,484	$ -	$ 1,033,484	0.00%	$ -	1,275,724	$ -	$ 1,275,724	0.00%
TRNASFER FROM W/S-SYSTEM DEVELOPMENT FEES		$ -		0.00%	$ 606,400	-	$ -	$ -	0.00%
	$ 1,549,984	$ 575	$ 1,549,409	0.04%	$ 1,107,823	$ 1,776,724	$ 467	$ 1,776,257	0.03%

	CURRENT BUDGET	EXPENDITURES TO DATE	ENCUMBRANCES TO DATE	UNSPENT TO DATE	Y-T-D % SPENT	FYE 06/30/26 PRIOR YEAR ACTUAL TO DATE	As of October '25 PRIOR YEAR CURRENT BUDGET	As of October '25 PRIOR YEAR EXPENDITURES TO DATE	As of October '25 PRIOR YEAR ENCUMBRANCES TO DATE	As of October '25 PRIOR YEAR UNSPENT TO DATE	As of October '25 PRIOR YEAR Y-T-D % SPENT
EXPENDITURES & ENCUMBRANCES (FUND 30)											
PERSONNEL	$ 1,897,402	490,348	$ 16,228	$ 1,390,826	26.70%	$ 1,456,825	$ 1,815,894	$ 500,619	$ 8,472	$ 1,306,803	28.04%
WATER PURCHASES	539,000	92,548	423,850	22,602	95.81%	298,659	498,000	87,586	343,377	67,037	86.54%
SEWER TREATMENT	905,000	190,149	607,768	107,083	88.17%	757,463	925,000	143,064	595,676	186,260	79.86%
DEBT SERVICE	249,960	151,193	97,598	1,169	99.53%	246,234	249,181	132,952	101,143	15,086	93.95%
CONTRACT SERVICES & MAINTENANCE	601,500	80,848	208,656	311,996	48.13%	421,641	606,500	104,603	158,567	343,330	43.39%
CAPITAL	6,759,264	188,433	1,910,765	4,660,066	31.06%	544,669	5,148,764	223,329	261,942	4,663,494	9.42%
TRANSFER TO OTHER FUNDS	547,100	-	-	547,100	0.00%	1,138,500	532,100	32,100	-	500,000	6.03%
OTHER OPERATING EXPENDITURES	862,500	191,716	170,857	499,928	42.04%	503,393	667,500	131,736	168,836	366,928	45.03%
	$ 12,361,726	$ 1,385,234	$ 3,435,722	$ 7,540,770	39.00%	$ 5,367,383	$ 10,442,939	$ 1,355,989	$ 1,638,013	$ 7,448,938	28.67%
RANDLEMAN RESERVOIR CAPITAL RESERVE FUND (FUND 60)											
TRANSFER TO OTHER FUNDS	$ 118,376	$ -	$ -	$ 118,376	0.00%	$ 118,376	$ 118,376	$ 59,188	$ -	$ 59,188	50.00%
	$ 118,376	$ -	$ -	$ 118,376	0.00%	$ 118,376	$ 118,376	$ 59,188	$ -	$ 59,188	50.00%
WATER AND SEWER CAPITAL RESERVE FUND (FUND 61)											
TRANSFER TO OTHER FUNDS	$ 1,549,984	$ -	$ -	$ 1,549,984	0.00%	$ 61,502	$ -	$ -	$ -	$ -	0.00%
RESERVE FOR FUTURE EXPENDITURES	$ -	$ -	$ -	$ -	0.00%	$ -	$ 1,776,724	$ 16,197	$ -	$ 1,760,527	0.91%
	$ 1,549,984	$ -	$ -	$ 1,549,984	0.00%	$ 61,502	$ 1,776,724	$ 16,197	$ -	$ 1,760,527	0.91%

Town of Jamestown
FINANCIAL SUMMARY REPORT
As of October 31, 2026

CAPITAL PROJECTS

	Fund (#18) Oakdale Sidewalk Ph 3 Capital Project	Fund (#21) Oakdale Sidewalk Ph 2 Capital Project	Fund (#23) Penny Road Sidewalk Capital Project	Fund (#24) Sidewalk Project Guilford County ARPA Capital Project
Life to Date Revenues & Other Financing Sources	219,237	79,589	51,000	2,554,795
% of budget received	3%	40%	4%	111%
Life to Date Expenditures	146,088	52,896	-	2,090,596
% of budget expended	22%	26%	0%	91%

	Fund (#26) Parks and Rec PARTF Guilford County ARPA Capital Project	Fund (#27) Parks and Rec AFP Guilford County ARPA Capital Project	Fund (#28) Forestdale East Stormwater Project Capital Project	Fund (#29) Jamestown Park Restroom Project Capital Project
Life to Date Revenues & Other Financing Sources	430,410	600,000	1,011,700	702,719
% of budget received	100%	100%	100%	100%
Life to Date Expenditures	400,585	599,815	75,061	66,316
% of budget expended	93%	100%	13%	11%

Town of Jamestown
FINANCIAL SUMMARY REPORT
As of June 30, 2027

DEBT SERVICE

Installment Purchase Debt:	Balance at 6/30/2027	Final Payment Date	Final Payment Fiscal Year
GENERAL FUND:			
Golf Clubhouse Renovation	83,365	11/3/2027	2027/2028
Golf Equipment	149,085	6/5/2028	2027/2028
2024 Leaf truck	208,635	6/30/2031	2030/2031
	$ 441,086		
WATER & SEWER FUND:			
Water & Sewer Maintenance Facility Construction	$ 62,460	11/3/2027	2027/2028

Town of Jamestown
Financial Summary Report
as of October 31, 2026

CASH BALANCES

Petty Cash	$	1,350
Operating Cash		10,156,932
Certificates of Deposit		3,104,341
Money Market Accounts - First Bank		876,572
North Carolina Capital Management Trust		14,995,330
	$	29,134,525

Reservations of cash:

Cash reserved for Randleman Reservoir	$	268,771
Cash reserved by Powell Bill for street improvements	$	399,580
General Capital Reserve Fund		382,312
Oakdale Sidewalk Phase 3		72,592
Oakdale Sidewalk Phase 2		26,693
Penny Road Sidewalk Capital Project		51,000
Water Sewer Capital Reserve Fund		3,900,191
	$	5,101,139

Cash by Fund:

General	$	10,329,696
General Capital Reserve Fund		382,312
Oakdale Sidewalk Phase 3		72,592
Oakdale Sidewalk Phase 2		26,693
Penny Road Sidewalk Capital Project		51,000
Sidewalk Project Fund-Guilford County ARPA and GF Transfer		262,490
Forestdale East Stormwater Project		169,179
Jamestown Park Restroom		125,837
Water/Sewer		13,545,764
Randleman Reservoir		268,771
Water/Sewer Capital Reserve Fund		3,900,191
	$	29,134,525

Cash by Bank:

NCCMT	$	14,995,330
Pinnacle Bank		12,121,458
First Bank		2,016,387
	$	29,133,175

Mayor
Susan Dickenson

Interim Town Manager
Katie M. Weiner

Town Attorneys
Beth Koonce
Robert Brown

Council Members
Pam Burgess, Mayor Pro Tem
Sarah Glanville
Jim Gibson
Jim Westmoreland

TOWN OF JAMESTOWN AGENDA ITEM

ITEM ABSTRACT: Budget Amendment #3 AGENDA ITEM #: II.C.

☑ CONSENT AGENDA ITEM ☐ ACTION ITEM ☐ INFORMATION ONLY

MEETING DATE: November 17, 2026 ESTIMATED TIME FOR DISCUSSION:

DEPARTMENT: Finance CONTACT PERSON: Faith Wilson

SUMMARY:

This amendment will increase the budget for Fall Classic Golf Tournament sponsorships, increase bank fees due to increase in sales at the golf pro shop (off setting credit card administration fees revenue), increase in installment financing for additional financing to purchase golf equipment along with the garbage truck and for interim Town Clerk services.

ATTACHMENTS: Budget Amendment #3

RECOMMENDATION/ACTION NEEDED: Approve Budget Amendment #3

BUDGETARY IMPACT: General Fund

SUGGESTED MOTION: Approve Budget Amendment #3

FOLLOW UP ACTION NEEDED: None

FYE 6/30/27
BUDGET AMENDMENT #3
Approved by Council:

Fund 10:

			Debit	Credit
a.	Travel	10-4200-3100	10,000	
	Other Contracted Services	10-4200-4990	25,000	
	Fund Balance Appropriated	10-3991		35,000
	To appropriate funds for Interim Town Clerk			
b.	Bank and Merchant Fees	10-6301-3960	20,000	
	Credit Card Administration Fees	10-3765		20,000
	Bank fees are more than budgeted, the offset is the revenue is also coming in higher than budgeted due to increase sales at the golf pro shop. Increase sales results in increase in bank fees			
c.	Special Events-Fall Golf Classic	10-6301-3982	8,750	
	Sponsorships	10-3932		8,750
	To increase budget by accepting golf classic sponsorships for the Fall Classic Golf Tournment held in October			
d.	Capital Outlay-Equipment	10-6300-5500	100,000	
	Issuance of installment purchase financing	10-3920		100,000
	To increase budget for additional financing to purchase two Toro Workman HDX utility equipement for Golf Maintenance			

Mayor
Susan Dickenson

Interim Town Manager
Katie M. Weiner

Town Attorneys
Beth Koonce
Robert Brown

Council Members
Pam Burgess, Mayor Pro Tem
Sarah Glanville
Jim Gibson
Jim Westmoreland

TOWN OF JAMESTOWN AGENDA ITEM

ITEM ABSTRACT: Approval of lease between Town of Jamestown and the Jamestown Public Library

AGENDA ITEM #: II-D

☑ CONSENT AGENDA ITEM ☐ ACTION ITEM ☐ INFORMATION ONLY

MEETING DATE: November 17, 2026

ESTIMATED TIME FOR DISCUSSION: 0 minutes

DEPARTMENT: Finance

CONTACT PERSON: Faith Wilson, Finance Director

SUMMARY:

The Town of Jamestown has leased the building at 200 E. Main Street to the Jamestown Public Library since the mid-80's. The prior lease has expired and has been updated by the Town Attorney The new lease will be for 10 years and will expire on December 31, 2036. The annual fee to lease the building will be $10 due to the Town by the 15th of January.

ATTACHMENTS: Lease for Jamestown Public Library

RECOMMENDATION/ACTION NEEDED: Staff recommends Council approve the Consent Agenda

BUDGETARY IMPACT: None

SUGGESTED MOTION: Council Member makes a motion to approve/amend the Consent Agenda. Council Member makes a second to the motion.

FOLLOW UP ACTION NEEDED: Execute the lease

NORTH CAROLINA
GUILFORD COUNTY

LEASE

THIS LEASE is made and entered into as of the _____ day of_____ , 2026 (the "Effective Date"), by and between the Town of Jamestown, a North Carolina municipal corporation, hereinafter called the Lessor, and the Old Jamestown School Association, Inc., a North Carolina nonprofit corporation d/b/a Jamestown Public Library, hereinafter called the Lessee.

RECITALS

A. Lessor and Lessee are parties to a Lease dated November 21, 1995, under which Lessor leased the premises described below to Lessee for a term beginning January 1, 1996 and ending December 31, 2005. The term was extended through December 31, 2015 by an Agreement Extending Prior Lease effective January 1, 2006, and was further extended through December 31, 2025 by agreement dated November 17, 2015. The lease was amended by a Lease Agreement Amendment dated August 18, 2020. The lease, as so extended and amended, is referred to herein as the "Prior Lease."

B. The term of the Prior Lease expired on December 31, 2025. Since January 1, 2026, Lessee has occupied the premises with Lessor's consent as a month-to-month holdover tenant under Section 18 of the Prior Lease, on the terms and conditions of the Prior Lease, and such holdover tenancy shall continue until the commencement of the term of this Lease. The parties desire to enter into this Lease to replace the Prior Lease on substantially the same terms, including the terms of the 2020 amendment, subject to the changes set forth herein.

C. The Town Council of the Town of Jamestown has determined that the premises will not be needed by Lessor during the term of this Lease and that Lessee's use of the premises as provided herein serves a public purpose, and, by resolution adopted at a regular meeting held on November 17, 2026, after the public notice required by N.C. Gen. Stat. § 160A-272, has authorized the execution of this Lease.

WITNESSETH:

1. Premises. The Lessor hereby leases to the Lessee and the Lessee hereby leases from the Lessor those certain premises in the Town of Jamestown, Guilford County, North Carolina, more particularly described in the exhibit attached hereto, marked Exhibit A, and by reference made a part hereof and generally known as Jamestown Public School, located at 200 West Main Street, Jamestown, North Carolina, together with the parking area serving the building.

2. Improvements. The leased premises have been improved with a school building and additions, which are included in this Lease as a part of the demised premises. The Lessee has inspected the same and by the execution of this Lease accepts same in its present condition. Lessee acknowledges that it has occupied the premises since 1996 and that Lessor makes no representation or warranty as to the condition of the premises or their suitability for Lessee's purposes.

3. Term. The term of this Lease shall be for a period of ten (10) years. The term shall commence on the 1st day of January, 2027, and shall continue for one hundred twenty (120) months thereafter, ending at midnight on December 31, 2036, unless sooner terminated as provided herein.

The parties acknowledge that, under N.C. Gen. Stat. § 160A-272, the term of this Lease, including any renewal or extension, may not exceed ten (10) years unless the procedures applicable to the sale of real property are followed. Any continuation of Lessee's occupancy beyond the term stated above shall require a new lease approved by the Town Council in accordance with applicable law. If Lessee desires to negotiate a new lease, Lessee shall so notify Lessor in writing not less than twelve (12) months before the expiration of the term.

4. Rent. The Lessee shall pay the Lessor as rent therefore, during said term, the sum of TEN DOLLARS ($10.00) per year payable in a single installment on the 15th day of January each and every year during said term. Lessee acknowledges that the nominal rent reflects Lessor's determination that Lessee's use of the premises for the purposes set forth in Section 6 serves a public purpose, and that Lessee's continued use of the premises for those purposes is a material part of the consideration for this Lease.

5. Taxes and Property Insurance. Lessor shall maintain, at its expense, property insurance on the building and Lessor's other improvements on the premises in such amounts and with such coverages as Lessor determines. Lessor shall have no obligation to insure Lessee's personal property, furniture, equipment, collections, archives, or alterations, which Lessee shall insure as provided in Section 10. Lessee shall pay any taxes or assessments, if any, levied on its leasehold interest or its personal property.

6. Use of Premises. The Lessee agrees that the demised premises shall be used and occupied only for non-profit civic, educational, community and library purposes only, in all events consistent with the use restriction in the deed described in Section 21, including the operation of a public library and archives and the preservation and interpretation of the historic Jamestown Public School building, and for no other purpose without the prior written consent of Lessor. Lessee shall maintain its existence as a North Carolina nonprofit corporation in good standing throughout the term. On or before March 31 of each year, Lessee shall deliver to Lessor a brief written report summarizing Lessee's activities and use of the premises during the preceding calendar year, identifying its current officers and directors, and enclosing the evidence of insurance required by Section 10.

7. Repairs. Subject to the availability of funds appropriated for such purpose, Lessor shall be responsible for maintenance and repair of the roof, foundation, structural walls, exterior building envelope, building plumbing and electrical systems, HVAC systems, fire doors and fire alarm system, termite control and monitoring, exterior painting, parking areas, sidewalks, and landscaping (collectively, the "Lessor Maintenance Items"). Except for the Lessor Maintenance Items, Lessee shall be responsible, at its expense, for all maintenance and repair of the premises, including, but not limited to, interior painting and finishes, appliances, security system and cameras, window washing, and janitorial service. Notwithstanding the foregoing, Lessor shall not be responsible for, and Lessee shall perform at its expense (or, at Lessor's election, reimburse Lessor for the reasonable cost of), any maintenance or repair, including of the Lessor Maintenance Items, necessitated by (i) Lessee's particular use of the premises, (ii) any alterations, additions, or improvements made by or for Lessee, (iii) the negligence or willful misconduct of Lessee or its officers, employees, agents, contractors, or invitees, or (iv) Lessee's failure to perform its maintenance and repair obligations under this Lease. Lessee shall promptly notify Lessor in writing of any condition requiring repair by Lessor. Lessor shall not be liable to Lessee for any interruption of Lessee's use of the premises resulting from repairs or from any failure of building systems. At the expiration or earlier termination of this Lease, Lessee shall quit and surrender the premises in good condition and repair, reasonable wear and damage by casualty excepted.

8. Assignment and Subletting. No assignment or subletting of this Lease shall be permitted without the written approval of the Lessor which shall not be unreasonably withheld. Any such assignment or subletting shall be subject to all the terms and conditions respecting occupancy and use herein contained. Any purported assignment or subletting without such approval shall be void. Lessee may, without Lessor's consent, permit community groups to use portions of the premises on a short-term basis for purposes permitted under Section 6.

9. Default. This Lease is made upon the express condition that if the Lessee fails or neglects to perform, meet or observe any of the Lessee's obligations hereunder and such failure or neglect shall continue for a period of thirty (30) days after written notice thereof from the Lessor to Lessee (or five (5) business days after such notice in the case of a failure to maintain any insurance required by this Lease), then the Lessor at any time thereafter, by written notice to the Lessee, may lawfully declare the termination hereof and re-enter said premises or any part thereof, and by due process of law, expel, remove and put out the Lessee or any person or persons occupying said premises and may remove all personal property therefrom without prejudice to any remedies which might otherwise be used for collection of arrears of rent or preceding breach of covenant or conditions. In addition, if Lessee fails to maintain any insurance required by this Lease, Lessor may, but shall not be obligated to, obtain such coverage to the extent reasonably obtainable, and Lessee shall reimburse Lessor for the cost thereof within ten (10) days after written demand.

Notwithstanding any other provisions of this Lease, where the curing of an alleged default requires more than the payment of money, and the work of curing said default cannot reasonably

be accomplished within the time otherwise permitted herein, and where the Lessee has commenced upon said work of curing said default within such time and thereafter diligently pursues such cure to completion, as a condition precedent to any re-entry by the Lessor or termination of this Lease by the Lessor, and any defect that is cured shall not thereafter be grounds for re-entry or for termination.

10. Indemnity and Insurance. The Lessee agrees to defend (with counsel reasonably acceptable to Lessor), indemnify and save and hold harmless the Lessor and its officials, employees, and agents from any claim, liability, loss or damage (including expenses of litigation and attorney's fees) arising out of or in connection with (a) Lessee's occupancy of or conduct of business in the demised premises; (b) the condition of those portions of the demised premises which Lessee is required to maintain under the terms of this Lease; (c) any default of Lessee under this Lease; (d) mechanics' or materialmen's liens asserted by persons claiming to have dealt with the Lessee or Lessee's contractors (which Lessee agrees to bond off or otherwise cause to be discharged as a lien of record against the demised premises or Lessee's estate within thirty (30) days after the date such claim is filed); and (e) actual or alleged loss of life, personal injury or property damage occurring to or on the demised premises, unless occasioned by the negligence or willful misconduct of Lessor, its agents or employees. The indemnity obligations in this Section 10 shall survive the expiration or earlier termination of this Lease. In addition, Lessee will maintain insurance policies at all times in the amounts and terms set forth as follows:

A. Worker's Compensation Insurance shall be maintained covering all employees in an amount necessary to comply with the laws of the State of North Carolina and all federal laws, and to qualify for the Commercial General Liability policy described below.

B. The Lessee agrees to keep its personal property located at the premises, including all alterations, additions and improvements made by Lessee, insured against loss or damage by fire or other casualty and all perils insured under a separate "all risks" policy in an amount equal to the full insurable replacement cost value of the property.

C. The Lessee agrees to maintain in force throughout the term of this Lease commercial general liability insurance coverage (occurrence coverage) with broad form contractual liability coverage with minimum combined limits of liability of not less than $1,000,000.00 per occurrence and aggregate limits of not less than $2,000,000.00. Such policy shall insure the Lessee's performance of the indemnity provisions of this Lease, but the amount of such insurance shall not limit the Lessee's liability nor relieve the Lessee of any obligation hereunder. Such coverage shall be primary and non-contributory as to any insurance or self-insurance maintained by Lessor.

D. All policies in B and C above shall name the Lessor as an additional insured by endorsement (or, in the case of the policy described in B, as loss payee as its interest may appear), and must provide that the Lessor be given thirty (30) days advance written notice

of a cancellation, failure to renew, or material change. The Lessee shall provide certificates of insurance, together with copies of the additional insured endorsements required by this paragraph, and such other evidence of all insurance required by this Lease as Lessor may reasonably request, upon execution of this Lease and upon each renewal of coverage.

E. Lessor may reasonably require increases in the foregoing limits, not more often than once every five (5) years, to amounts customarily carried for similar uses.

F. Lessor and Lessee each release the other, and waive any right of recovery against the other, for loss or damage to its property to the extent such loss or damage is covered by property insurance carried or required to be carried under this Lease, whether or not caused by the negligence of the other party, provided that such release does not invalidate the releasing party's insurance.

Nothing in this Lease shall be construed as a waiver by Lessor of its governmental immunity, except to the extent such immunity has been waived by the purchase of liability insurance pursuant to N.C. Gen. Stat. § 160A-485.

11. Utilities and Services. The Lessee agrees to pay for all water, fuel, gas, oil, heat, electricity, power, materials and services which may be furnished to it or used by it in or about the demised premises and shall keep said demised premises free and clear of any lien or encumbrance of any kind whatsoever created by Lessee's act or omission.

12. Entry and Inspection. The Lessee shall permit Lessor and its agents to enter the demised premises at all reasonable times upon reasonable prior notice (except in an emergency, when no notice shall be required) for any of the following purposes: to inspect the same; to maintain the building located on the premises; to make such repairs to the demised premises as the Lessor is obligated or may elect to make; to post notices of non-responsibility for alterations or additions or repairs. The Lessor shall have such right of entry and the right to fulfill the purpose thereof without any rebate of rent to the Lessee for any loss of occupancy or quiet enjoyment of the demised premises thereby occasioned.

13. Destruction of Premises. In the event of a total or partial destruction of the said premises during said term for any cause, Lessor shall determine, in its sole discretion and within one hundred twenty (120) days after the casualty, whether restoration of the building is economically and practically feasible and in the public interest, and shall notify Lessee in writing of its determination. If Lessor elects not to restore the premises, either party may terminate this Lease by written notice to the other. If Lessor elects to restore the premises, Lessor shall proceed with reasonable diligence, but Lessor's obligation to restore shall not exceed the insurance proceeds actually received by Lessor on account of the casualty plus such additional funds, if any, as are actually appropriated by the Town Council for that purpose. Unless this Lease is terminated as provided in this Section, such destruction shall in no wise annul or void this Lease.

Unless this Lease is terminated, Lessee shall, at its expense and using the proceeds of the insurance required by Section 10, repair or replace its personal property and any alterations, additions, and improvements made by Lessee.

If Lessor elects to restore the premises but such repairs cannot reasonably be made within one hundred eighty (180) days after the casualty, this Lease may be terminated at the option of either party. In the event of such termination, all insurance proceeds payable on account of damage to the building and Lessor's improvements shall belong to Lessor.

14. Alterations. The Lessor consents that the Lessee herein may make non-structural interior repairs, improvements, or additions to the premises without further consent of Lessor. Lessee shall not make any structural changes, any additions to or alterations of the exterior, roof, or structural elements of the building, or any change that would affect the historic character of the building, without the prior written consent of Lessor, it being understood, however, that this consent shall be construed so that the Lessor assumes no liability of any kind for any improvements to said premises made by any contractor, subcontractor, laborer, or materialman. All of such work is done subject to the rules, regulations and laws of Guilford County, State of North Carolina and the Town of Jamestown. All work shall be performed in a good and workmanlike manner by properly licensed contractors, under all required permits, and in compliance with all legal requirements applicable to the property's historic designation. In addition, as a contractual requirement of this Lease, whether or not such Standards would otherwise apply as a matter of law, all such work shall comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Unless Lessor directs otherwise, all alterations, additions, and improvements (other than Lessee's removable personal property, furniture, equipment, and trade fixtures) shall become the property of Lessor upon installation and shall remain upon the premises at the expiration or termination of this Lease. Lessee shall insure all such alterations, additions, and improvements as provided in Section 10.B.

15. Abandonment. The Lessee agrees not to vacate or abandon the premises at any time during the demised term. Should the Lessee vacate or abandon said premises or be dispossessed by process of law or otherwise, such abandonment, vacation, or dispossession, shall be a breach of this Lease and, in addition to any other rights which the Lessor may have, the Lessor may remove any personal property belonging to the Lessee which remains on the demised premises and store the same, such removal and storage to be for the account of the Lessee. Lessee's failure to use the premises for the purposes set forth in Section 6 for a continuous period of more than one hundred eighty (180) days, other than during repair or restoration under Section 13, shall constitute an abandonment of the premises.

16. Laws and Regulations. The Lessee, at its own cost and expense, shall comply promptly with all laws, rules and orders of all federal, state, and municipal governments, or departments, which may be applicable to Lessee's operations, programs, and particular use of the premises, and

to any alterations, additions, or improvements made by or for Lessee, including without limitation the Americans with Disabilities Act and the North Carolina State Building Code and Fire Prevention Code as applied thereto, and shall likewise promptly comply with the requirements thereof. Compliance work involving the Lessor Maintenance Items or the structural components of the building, including accessibility improvements to the base building that are not required because of Lessee's particular use or alterations, shall be the responsibility of Lessor, subject to Section 7 and to the availability of appropriated funds. If Lessor reasonably determines that any such base-building compliance work is not economically feasible, Lessor may terminate this Lease upon not less than one hundred eighty (180) days' written notice to Lessee.

17. Notices. All notices to be given to the Lessor shall be in writing, deposited in the United States Mail, certified or registered, with postage prepaid, and addressed as follows:

Town of Jamestown
Attn: Town Manager
P.O. Box 848
301 East Main Street
Jamestown, N.C. 27282

Notices by the Lessor to Lessee shall be in writing, deposited in the United States Mail, certified or registered, with postage prepaid, and addressed as follows:

The Old Jamestown School Association, Inc. d/b/a Jamestown Public Library
Attn: President
Post Office Box 1437
Jamestown, North Carolina 27282

Notices shall be deemed delivered when deposited in the United States Mail, as above provided. Notices may also be given by hand delivery or by nationally recognized overnight courier, and shall be deemed delivered upon receipt or refusal. Change of address by either party must be by notice given to the other in the same manner as above specified.

18. Holding Over. Any holding over after the expiration of said term, with the consent of the Lessor, shall be construed to be a tenancy from month to month, and shall be on the terms and conditions herein specified, so far as applicable. No holdover shall constitute a renewal or extension of this Lease or confer upon Lessee any right to continued occupancy, and Lessor may terminate the holdover tenancy upon thirty (30) days' written notice.

19. Relationship of Parties. It is understood and agreed that the relationship of the parties hereto is strictly that of landlord and tenant and that the Lessor has no ownership in the Lessee's enterprise and that this Lease shall not be construed as a joint venture or partnership. Lessee is not and shall not be deemed to be agent or representative of the Lessor.

20. Personal Property. The Lessor acknowledges that Lessor has no interest in any personal property or furniture and trade fixtures which may be installed by the Lessee upon the leased premises. Lessor may, but shall have no obligation to, execute a landlord's waiver or similar instrument requested by Lessee's lender or equipment lessor, upon terms acceptable to Lessor in its sole discretion. The Lessee shall have the right to remove same at the termination of this Lease, and shall be permitted 30 days after the effective date of termination of the term or any renewal or hold over term within which to accomplish the removal, and shall be obligated to repair any damage caused by removal. Any such property not removed within such period shall be deemed abandoned and may be retained or disposed of by Lessor without liability or accounting to Lessee.

21. Acknowledgements by the Parties. The parties acknowledge that the property which is the subject matter of this Lease has been donated to the Lessor by the Guilford County Board of Education for the purpose of the Lessee restoring the property and establishing a public library and archives.

The parties further acknowledge that the property has been placed on the Guilford County Historic Properties list and on the National Register of Historic Places as a historically significant site.

Any act or omission by either party which is grounds to cause a remission of the title to the real property herein described pursuant to the terms of a Deed from Guilford County Board of Education to the Lessor, dated January 21, 1986, recorded in Book 3485, Page 1053, Guilford County Registry, shall constitute cause for the termination of this Lease. The remission of title pursuant to said Deed shall terminate this Lease and each party shall thereby be divested of right, title and interest either of them may have in said premises.

22. Reservation of Rights. The Lessor hereby reserves the right and easement to use the premises surrounding the old school building for any community function wherein the Lessor is sponsoring such event. However, in no event will the Lessor be allowed to place any building on the premises, except the Lessor shall be allowed to place signs on the premises. The Lessor agrees to discuss its utilization of the premises with the Lessee so that the same may be coordinated with the activities and projects of the Lessee. Lessor further reserves the right to grant and use easements over the premises surrounding the building for public utilities, sidewalks, greenways, and other public purposes, provided that such use does not unreasonably interfere with Lessee's use of the building.

Any improvements or changes to be made by the Lessee to the premises surrounding the building shall be approved by the Lessor which approval shall not be unreasonably withheld.

Lessor shall retain the right to use appropriate portions of the premises surrounding the building for future road, sidewalk, driveway, and access improvements, and to relocate the entrance and exit to the premises in connection therewith, provided that Lessee shall at all times

have reasonable access to the building and parking area. Any relocated entrance and exit shall be constructed by Lessor at its expense.

23. Miscellaneous.

(a) The paragraph captions in this Lease are for convenience only and shall not in anywise limit or be deemed to construe or interpret the terms and provisions hereof.

(b) Time is of the essence of this Lease and all provisions hereof.

(c) This Lease shall be construed and enforced in accordance with the laws of the State of North Carolina. Venue for any action arising under this Lease shall lie exclusively in the state courts of Guilford County, North Carolina.

(d) The Lessor and Lessee shall execute a memorandum of this Lease concurrently herewith for recordation purposes, which Lessor may record in the Guilford County Registry.

(e) This Lease constitutes the entire agreement of the parties with respect to the premises and supersedes the Prior Lease and all extensions thereof effective as of the commencement of the term, except that any obligation of Lessee that accrued under the Prior Lease and remains unperformed shall survive. This Lease may be amended only by a written instrument approved by the Town Council and signed by both parties.

(f) If any provision of this Lease is held invalid or unenforceable, the remaining provisions shall remain in full force and effect. No waiver of any breach shall be deemed a waiver of any other or subsequent breach.

(g) This Lease may be executed in counterparts, each of which shall be deemed an original and all of which together shall constitute one instrument.

24. Successors. All the terms, covenants, and conditions hereof shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors, and assigns of the parties hereto.

IN WITNESS WHEREOF, the Lessor and Lessee have executed this lease as of the Effective Date.

TOWN OF JAMESTOWN

By: _____

Name: _____
Title: Mayor

ATTEST:

_____
Town Clerk [SEAL]

THE OLD JAMESTOWN SCHOOL ASSOCIATION, INC. d/b/a JAMESTOWN PUBLIC LIBRARY

By: _____

Name: _____
Title: President

ATTEST:

_____
Secretary [SEAL]

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, _____, a Notary Public of _____ County, North Carolina, certify that _____ personally came before me this day and acknowledged that he/she is the Town Clerk of the Town of Jamestown, a North Carolina municipal corporation, and that by authority duly given and as the act of the Town, the foregoing instrument was signed in its name by its Mayor, sealed with its corporate seal, and attested by himself/herself as its Town Clerk.

Witness my hand and official stamp or seal, this ____ day of _____, 2026.

_____
Notary Public
Printed Name: _____

My Commission Expires: _____
[NOTARY SEAL]

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, _____, a Notary Public of _____ County, North Carolina, certify that _____ personally came before me this day and acknowledged that he/she is the Secretary of The Old Jamestown School Association, Inc., a North Carolina nonprofit corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal, and attested by himself/herself as its Secretary.

Witness my hand and official stamp or seal, this ____ day of _____, 2026.

_____
Notary Public
Printed Name: _____

My Commission Expires: _____
[NOTARY SEAL]

EXHIBIT A

Description of the Premises

All that certain tract or parcel of land lying and being in Jamestown Township, Guilford County, North Carolina, being the property conveyed to the Town of Jamestown by the Guilford County Board of Education by deed dated January 21, 1986 and recorded in Book 3485, Page 1053, Guilford County Registry (Guilford County PIN 7821272646), and more particularly described as follows:

> BEGINNING at an existing PK nail located on the center line of U.S. Hwy #29-70-A-Main Street - in the intersection of Ragsdale Road (being the southwest corner of property of Cedarwood, Inc. recorded in Deed Book 2719, Page 141, Guilford County Registry); thence with the centerline of U.S. Hwy. 29-70-A-Main Street S 62° 33' 23" W 100.03' chord distance, S 74° 27' 36" W 100.00' chord distance, S 84° 29' 25" W 106.75' chord distance, and N 87° 31' 09" W 99.23' to a point; thence a new division line in the Jamestown Elementary School Property N 01° 35' 31" E 50.00' to a new iron pipe on the north margin of U.S. Hwy. 29-70-A-Main Street; thence N 01° 35' 31" E on said new division line 284.82' to a new iron pipe corner; thence on another new line in the Jamestown Elementary School Property S 89° 04' 29" E 360.02 feet to a new iron pipe corner located 30 feet from the centerline of Ragsdale Road; thence S 89° 04' 29" E 25.79 feet to a point in Ragsdale Road in the common line of Jamestown Elementary School Property and Cedarwood, Inc.; thence S 01° 02' 57" W in said common line 249.67 feet to the point of BEGINNING containing 121,846 square feet or 2.80± acres of which 26,127 square feet or 0.60± acres are located in the right of way of U.S. Hwy. 29-70-A-Main Street and of Ragsdale Road. Said property is located in Jamestown, NC; Jamestown Township; Guilford County; ACL Tax Map 94-7039-952-12 and is a portion of the Jamestown Elementary School Property. See survey and plat entitled "Property of Guilford County Board of Education - Jamestown Township" by Truelove Engineers, December, 1985.

LESS AND EXCEPT those portions of the above-described property lying within the rights-of-way of U.S. Hwy. 29-70-A (Main Street) and Ragsdale Road.

Mayor
Susan Dickenson

Interim Town Manager
Katie M. Weiner

Town Attorneys
Beth Koonce
Robert Brown

Council Members
Pam Burgess, Mayor Pro Tem
Sarah Glanville
Jim Gibson
Jim Westmoreland

TOWN OF JAMESTOWN AGENDA ITEM

ITEM ABSTRACT: Adoption of the Town's Updated Strategic Plan

AGENDA ITEM #: II-E

☑ CONSENT AGENDA ITEM ☐ ACTION ITEM ☐ INFORMATION ONLY

MEETING DATE: November 17, 2026

ESTIMATED TIME FOR DISCUSSION: N/A

DEPARTMENT: Administration

CONTACT PERSON: José Colón Rivera-Planning Director

SUMMARY:

The Council will consider adoption of the updated Council Strategic Plan for FY 26/27.

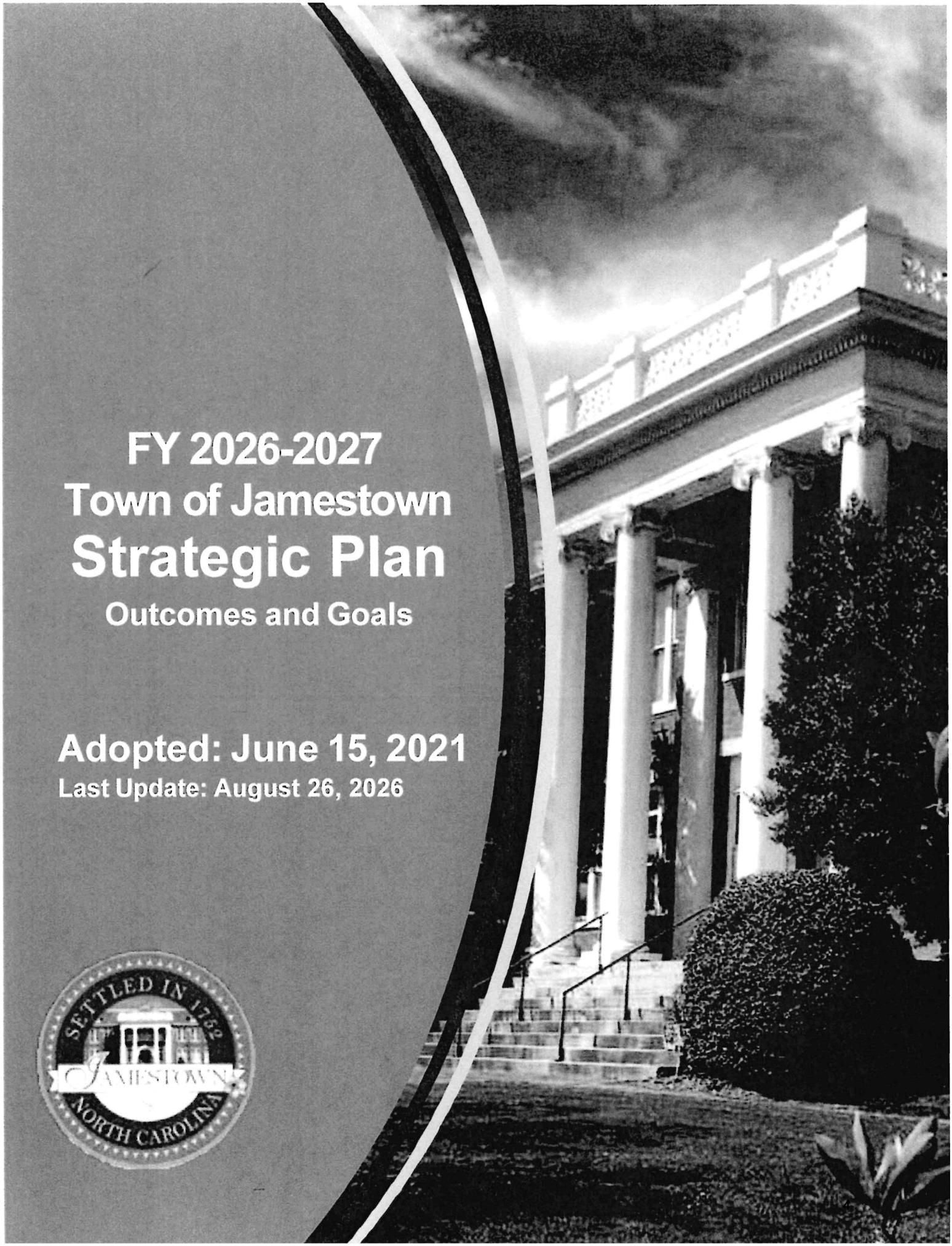
ATTACHMENTS: Council Strategic Plan for FY 26/27

RECOMMENDATION/ACTION NEEDED: Staff recommends that Council adopt updated Strategic Plan

BUDGETARY IMPACT: N/A

SUGGESTED MOTION: Move to approve Council's Strategic Plan as presented.

FOLLOW UP ACTION NEEDED: N/A



FY 2026-2027
Town of Jamestown
Strategic Plan
Outcomes and Goals

Adopted: June 15, 2021

Last Update: August 26, 2026

Introduction to the Town's Strategic Plan

The Town of Jamestown Strategic Plan is designed to be a multiyear representation of the Town's mission. It aims to serve as a roadmap for staff and Town Council over the next three to five years.

This plan, an outgrowth of Council and staff input, further defines the Town's strategic priorities.

The structure better links Council and staff plans and employs a format that should be more useable for elected officials, staff, partners and citizens.

The plan includes these components:

- Outcome statements that are the foundation of the Town's mission statement;
- Short and long-range goals that further define and support the outcomes;
- Multiyear (three- to five-year) goals that will be executed to achieve the outcomes; and
- Annual tasks captured in a separate working document and a reporting structure that will be updated regularly to track progress.

Outcomes and Goals Snapshot

The outcomes and goals snapshot represents a graphical method for displaying specific desired outcomes and the goals necessary to bring these to fruition.

Goals are grouped under seven (formerly five) focus areas. Each individual outcome represents an initiative that has been reviewed by staff and the Council together during the annual retreat process to ensure that citizen needs are being met in an effective and efficient manner.

This document will be reviewed periodically and the Town Manager will communicate progress on each of the goals with the Council as needed.

The Town Council will review this document annually to ensure that goals are still relevant. The document will be updated and adopted as a part of the annual budget process in June.

Mission

Creating an exceptional quality of life for all residents and businesses by providing superior services and amenities.

Vision

Jamestown is a thriving community with deep roots in its history and a strong commitment to the future. We are dedicated to a high quality of life for residents of all ages by supporting recreation, education, and local businesses, while fostering clean, beautiful, and safe surroundings. Jamestown is a welcoming community where neighborhoods are connected and everyone feels at home.

Values

Compassion & Fairness

We treat all people—residents, businesses, staff, and visitors—with compassion and fairness. Our decisions are thoughtful, considerate, and grounded in the belief that everyone deserves equal consideration.

Accountability

We are accountable to the residents and businesses of Jamestown. We take ownership of our actions, decisions, and outcomes, and we hold ourselves to high ethical and professional standards.

Servant Leadership

We lead by serving. Our role is to put the needs of the community first, engage residents and businesses, and act in the best interest of the public we serve.

Collaboration & Listening

We commit to working together by actively listening to the needs, concerns, and perspectives of our residents and businesses. Diverse backgrounds and experiences strengthen our work, and we strive to hear all voices and incorporate them into thoughtful, effective solutions.

Stewardship

We will be responsible for the management, protection, and use of all Town resources entrusted to our care.

Innovation

We embrace curiosity, open-mindedness, and continuous improvement. We seek new ideas and better ways of doing our work while remaining adaptable and responsive to the evolving needs of Jamestown.

Hospitality

We approach every interaction with professionalism, respect, and care. We strive to create welcoming, courteous, and inclusive experiences for residents, businesses, staff, and visitors, recognizing that how we treat people reflects who we are as a community.

4

The Town's Strategic Plan is organized around seven focus areas, which make up its mission. We are committed to promoting:

Staff Excellence

Recruit and retain a team of excellent employees



Communication and Engagement

Provide outlets for citizen outreach and engagement



Infrastructure Resiliency

Ensure logical investment in infrastructure and facilities to meet future needs



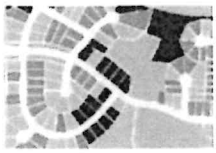
Public Health & Safety

Provide partnerships to ensure effective services that match community needs



Planning and Economic Development

Grow and maintain a robust diversified economy



Amenities

Provide existing and new community amenities



Resource Stewardship

Provide the highest levels stewardship for the finite resources of the Town.



Jamestown Strategic Plan

Focus Areas, Outcomes, and Goals

Adopted: June 15, 2021 Updated: August 26, 2026

Staff Excellence

		Outcome 1: To attract, develop, and retain town staff in order to support services and meet community needs	Jan 2025	Jan 2026
	A.	Complete/Update Pay Classification Study	Added	●

		Outcome 2: To improve the administration of Town government	Jan 2025	Jan 2026
	A.	Engage with partners to provide quarterly reports to Council	Added	●

Communication and Engagement

		Outcome 3: Develop and implement strategies to promote Jamestown	Jan 2025	Jan 2026
	A.	Further develop Music in the Park and other Town-sponsored events	●	●
	B.	Schedule work session to discuss the Town's goals and role in marketing opportunities	●	●

		Outcome 4: Conduct community engagement through multiple strategies to increase resident involvement in Town matters	Jan 2025	Jan 2026
★	A.	Develop and offer programing and resources for citizens of all ages and life stages	Added	●
	B.	Research and implement improved communication strategies between the town and citizens	Added	●
★	C.	***Research posibility of creating a Communications/Marketing/Public Relations position***		***New Goal***

Infrastructure Resiliency

		Outcome 5: Make plans to improve current infrastructure, facilities, and services	Jan 2025	Jan 2026
	A.	Repair/replace golf course irrigation system, bunkers, and cart paths	●	●
	B.	Work with PSFD to create a plan for Fire Station improvements	●	●

Public Health & Safety

		Outcome 6: Continue to develop plans to improve public safety in the Town of Jamestown	Jan 2025	Jan 2026
	A.	Evaluate street lighting in targeted areas of Jamestown	Added	●

★ Priority Goal	● Limited Progress / Unscheduled	● Pending / Deferred	● Moderate Progress	● Significant Progress	✓ Complete / Near Completion

Planning and Economic Development

		Outcome 7: Implement a broad program of community planning, development, and land management through zoning	Jan 2025	Jan 2026
	A.	Seek grant funding to complete projects included in the BiPed Plan	Added	
	B.	Support Main St/Downtown economic development and improvement	Added	
	C.	Schedule UNC School of Govt. training for Planning Board/Council	Added	
★	D.	Consider and plan ***pedestrian,*** beautification, and aesthetic improvements to Downtown/Main St, ***including maitenance.***	Added	
	E.	Research and adopt short-term rental ordinance	Added	
★	F.	Discuss and work toward Oakdale Mill redevelopment/improvement	Added	

Amenities

		Outcome 8: Ensure development, maintenance, and enhancement of public amenities that support quality of life and community well-being	Jan 2025	Jan 2026
	A.	Review social, cultural and historic assets and create plans to preserve and protect them ***(Moved from Outcome 7)***		
	B.	Increase internet capabilities at all Town facilities		
	C.	Evaluate and Plan for overflow parking at the Charles Turner Athletic		
	D.	Seek grant funding for Jamestown Golf Course improvements	Added	
	E.	Evaluate options to fully utilize the Grill at Jamestown Golf Course	Added	
	F.	Construct bathrooms at Wrenn Miller Park	Added	

Resource Stewardship

		Outcome 9: Implement responsible management of financial and operational resources to ensure long-term sustainability and community resilience.	Jan 2025	Jan 2026
★	A.	***Focus on options to lower tax rate with 2026 Revaluation***		***New Goal***
★	B.	***Conduct ongoing review of Town Service Agreements***		***New Goal***

★	Priority Goal		Limited Progress / Unscheduled	●	Pending / Deferred	◔	Moderate Progress	◕	Significant Progress	✓	Complete / Near Completion

Ongoing Goals	
8. Ongoing Goals	
	A. Provide employee training opportunities
	B. Evaluate benefits and insurance for Town employees
	C. Maintain and update the Town's Code of Ordinances and Land Development Ordinance
	D. Maintain and Update Strategic Plan Outcomes and Goals
	E. Provide for the repair, improvement, and replacement of vehicle and facility needs
	F. Seek AARP Livable Communities/Community Challenge Grant Opportunities
	G. Hold a joint planning retreat for the Planning Board, Council, and Town staff
	H. Maintain integrity of water/sewer/stormwater infrastructure
	I. Seek opportunities for grant funding for pedestrian and parks/recreation facilities
	J. Utilize Comprehensive Parks and Recreation Plan/Golf Strategic Plan to guide park
	K. Promote excellence in customer service
	L. Seek marketing opportunities to promote Jamestown
	M. Maintain effective communications with NCDOT and HPMPO
	N. Schedule candidate information sessions for election cycles
	O. Implement Strategies to recruit employees from diverse populations
	P. Coordinate a joint staff meeting to discuss plan of service with PSFD and GCSD (w/ annual
	Q. Utilize the ADA plan to increase compliance in public facilities
	R. Fully utilize Town social media accounts
	S. Continue to develop stormwater programing utilizing available funding sources
	T. Install security measures at Town facilities (parks, maintenance facilities, and Town Hall)
	U. *Seek training for improved customer service. Seek specific training for working with groups with specific needs and implement safety training and security options for staff. **
	V. *Develop and implement Citizen Academy **

**Completed, moved to Ongoing*

★ Priority Goal	Limited Progress / Unscheduled	Pending / Deferred	Moderate Progress	Significant Progress	✓ Complete / Near Completion

COMPLETED

COMPLETED
July 2021
A. Prepare a strategic plan for outcomes and goals *(Staff Excellence)*
B. Complete and adopt a Parks and Recreation Master Plan to seek grant funding opportunities *(Infrastructure and Facilities)*

January 2022
A. Review and upgrade current Town mission, vision, and core values *(Staff Excellence)*
B. Schedule a candidate information session *(Staff Excellence)*
C. Complete update of the Town of Jamestown's Comprehensive Plan *(Planning and Dev.)*
D. Enhance Code Enforcement capabilities throughout Jamestown to help protect property values *(Planning and Dev.)*

June 2022
A. Prepare operations continuity plan for key positions *(Staff Excellence)*
B. Complete plans for the construction of a new recreation maintenance facility *(Infrastructure and Facilities)*
C. Establish/redefine ordinances for the application of a commercial maintenance code *(Planning and Dev.)*
D. Prepare operations continuity plan for key positions *(Staff Excellence)*

January 2023
A. Update street pavement condition study (Infrastructure and Facilities)
B. Prepare strategic growth plan for Jamestown and surrounding ETJ areas (Infrastructure and Facilities)
C. Evaluate effectiveness of current solid waste collection and recycling services (Infrastructure and Facilities)
D. Prepare plans for effective utilization of space at Town Hall and the Civic Center (Infrastructure and Facilities
E. Seek Funding through the American Rescue Plan (Infrastructure and Facilities)
F. Update the Solid Waste Collection Policy

June 2023
A. Perform pay classification study to remain competitive in the marketplace (Staff Excellence)
B. Update facility use policy and forms for all Town Facilities (Staff Excellence)
C. Develop Branding and marketing strategies for Jamestown (Outreach and Involvement)
D. Prepare Golf Course Strategic Plan (Infrastructure and Facilities)
E. Review and update the Comprehensive Pedestrian Transportation Plan (Planning and Dev.)
F. Utilize the Bicycle and Pedestrian Plan to improve and build sidewalk and cycling connectivity (Planning and Dev.)

January 2025
A. Prepare a plan to implement government mandated stormwater regulations (Public Health and Safety)

January 2026
A. Update website to expand functionality and ease of use for customers (Staff Excellence)
B. Update purchasing policies for Town Staff (Staff Excellence)
C. Establish a process for advertising openings and selecting residents for Town boards and committees (Communication and Engagement)
D. Clarify and update the bid process (Infrastructure Resiliency)
E. Update Civic Center facility use policy (Amenities)
F. Provide heat to Civic Center bathrooms (Amenities)
G. Update purchasing policies for Town Staff (Resource Stewardship)



Town of Jamestown
301 E. Main St
PO Box 27282
Jamestown, NC 27282

Mayor
Susan Dickenson

Interim Town Manager
Katie M. Weiner

Town Attorneys
Beth Koonce
Robert Brown

Council Members
Pam Burgess, Mayor Pro Tem
Sarah Glanville
Jim Gibson
Jim Westmoreland

TOWN OF JAMESTOWN AGENDA ITEM

ITEM ABSTRACT: Resoluton in honor of Sherrie Richmond's service on the Planning Board

AGENDA ITEM #: V

☐ **CONSENT AGENDA ITEM** ☐ **ACTION ITEM** ☐ **INFORMATION ONLY**

MEETING DATE: November 17, 2026

ESTIMATED TIME FOR DISCUSSION: 5 minutes

DEPARTMENT: Administration

CONTACT PERSON: Nancy Avery, Interim Town Clerk

SUMMARY:
Resolution in honor of Sherrie Richmond's service on the Planning Board

ATTACHMENTS: Resolution in honor of Sherrie Richmond's service on the Planning Board

RECOMMENDATION/ACTION NEEDED: Council Member Glanville to present

BUDGETARY IMPACT: None

SUGGESTED MOTION: None

FOLLOW UP ACTION NEEDED: None

P.O. Box 848 • Jamestown, North Carolina 27282
Tel: (336) 454-1138 • Fax: (336) 886-3504



RESOLUTION HONORING THE SERVICE OF SHERRIE RICHMOND ON THE PLANNING BOARD

WHEREAS, Sherrie Richmond faithfully served the Town of Jamestown as an Extraterritorial Jurisdiction (ETJ) member of the Planning Board from October 2016 through October 2026; and

WHEREAS, throughout her tenure, Ms. Richmond consistently advocated for thoughtful growth and development that preserves the small-town character, charm, and sense of community that make Jamestown special; and

WHEREAS, Ms. Richmond demonstrated a deep appreciation for the Town's history and natural environment, with particular concern for the preservation of heritage trees, protection of natural resources, and consideration of environmental impacts when evaluating new development; and

WHEREAS, Ms. Richmond also served as a member of the Comprehensive Plan Steering Committee during the Town's Comprehensive Plan update, contributing her perspective and commitment to preserving the community's character through a guiding document that will help shape planning and development decisions for generations to come; and

WHEREAS, her dedication to the community extends beyond her public service through her involvement with the Cedarwood Garden Club and, most importantly, her devotion to her family as a loving mother and grandmother; and

WHEREAS, Ms. Richmond's thoughtful contributions, steadfast advocacy, and commitment to the long-term well-being of Jamestown have made a lasting impact on the community and helped shape its vision for the future;

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Jamestown hereby recognizes and expresses its sincere appreciation to Sherrie Richmond for her ten years of dedicated service on the Planning Board and her many contributions to the Town of Jamestown.

BE IT FURTHER RESOLVED that the Town Council extends its best wishes to Ms. Richmond and her family and expresses its gratitude for her lasting commitment to preserving the character and quality of life of the Jamestown community.

Adopted this the 17th day of November, 2026.

TOWN OF JAMESTOWN GUILFORD CO., N.C.

_____

Council Member Sarah Glanville

Mayor
Susan Dickenson

Interim Town Manager
Katie M. Weiner

Town Attorneys
Beth Koonce
Robert Brown

Council Members
Pam Burgess, Mayor Pro Tem
Sarah Glanville
Jim Gibson
Jim Westmoreland

TOWN OF JAMESTOWN AGENDA ITEM

ITEM ABSTRACT: Manager's Report

AGENDA ITEM #: VI-A

☐ CONSENT AGENDA ITEM ☐ ACTION ITEM ☑ INFORMATION ONLY

MEETING DATE: November 17, 2026

ESTIMATED TIME FOR DISCUSSION: 10 Minutes

DEPARTMENT: Administration

CONTACT PERSON: Katie M. Weiner, Interim Manager

SUMMARY:

Manager's Report attached.

ATTACHMENTS: Manager's Report

RECOMMENDATION/ACTION NEEDED: N/A

BUDGETARY IMPACT: N/A

SUGGESTED MOTION: N/A

FOLLOW UP ACTION NEEDED: N/A

Settled 1752
JAMESTOWN
NORTH CAROLINA

Interim Manager's Report **Date: 11/17/26**

A. I want to welcome Nancy Avery back to the Town! She has been incredibly helpful to me during this transition. I am grateful that she has returned, yet again, to serve as the Interim Town Clerk. We are lucky to have her!

B. Council has briefing style meetings scheduled for November 16th to discuss the ongoing architectural design plans for the fire station renovation. They will provide direction on renderings and the finalization of the floorplan for the building. After these last touches are complete and approved, the project can move into the second phase and will involve drafting full design documents for the facility.

C. Adam Fischer, Stantec Consulting Representative, will present the findings of the Main Street Corridor Study at the December 15th regular Town Council meeting. I want to thank the Planning Staff, the Steering Committee, and the public for their commitment to this process.

D. Construction of the East Main Street Sidepath is almost complete. That project will be closed out once staff receive final reimbursements.

E. Council has directed me to continue to work with our partners at NCDOT, the Guilford County Sheriff's Department, and Highway Patrol to advocate for increased safety measures at the Dillon Road and Jamestown Parkway intersection. Everyone is aware of the concerns regarding the amount of vehicle accidents and speeding in the area. I appreciate the efforts being made by our partners to increase safety at that intersection.

F. The PARTF grant projects at the Jamestown Park and Golf Course are complete! This includes the new volleyball court, dog park, basketball court, nature trail, two new shelters, and connector sidewalks. I am so grateful for the staff that have worked so hard on all of these projects. It was truly a cross-departmental effort, and I'm so proud of how everything turned out! Scott Coakley, Jeff Goard, and Rebecca Ashby have worked tirelessly on these projects, and I appreciate their efforts!

G. The Accessible Bathroom Project at the Jamestown Park is currently out for bid. Council will likely consider an award of contract for the construction of the bathrooms at the December 15th Town Council meeting.

<u>Key Dates:</u>

November 26th-27th- Town Hall closed for the Thanksgiving Holiday. There will be no yard waste collection.
December 7th- Next Regular Parks and Recreation meeting at 6:00 pm in the Council Chambers
December 14th- Next Regular Planning Board meeting at 6:00 pm in the Council Chambers
December 15th- Next Regular Town Council meeting at 6:00 pm in the Council Chambers

Mayor
Susan Dickenson

Interim Town Manager
Katie M. Weiner

Town Attorneys
Beth Koonce
Robert Brown

Council Members
Pam Burgess, Mayor Pro Tem
Sarah Glanville
Jim Gibson
Jim Westmoreland

TOWN OF JAMESTOWN AGENDA ITEM

ITEM ABSTRACT: Appointment of a PB Member and Alternate Member

AGENDA ITEM #: VII-A

☐ CONSENT AGENDA ITEM ☑ ACTION ITEM ☐ INFORMATION ONLY

MEETING DATE: November 17, 2026

ESTIMATED TIME FOR DISCUSSION: 5 minutes

DEPARTMENT: Planning

CONTACT PERSON: José Colón Rivera-Planning Director

SUMMARY:

There is currently a vacancy on the Planning Board for a full-time Member. There are seven applicants for consideration, and Council has received copies of all applications. The applicants include: Eddie Oakley (current alternate), Stanton Calvarese, Lynn Montgomery, Tricia Payne, Patrick Pazdernik, Shakinah Simeona-Lee, and Matthew Winkler.

Staff recommends that Council appoint an applicant to serve as a full-time Planning Board Member. This is a five-year appointment. Council will also need to appoint a new Alternate to serve if one of the current Alternates, Eddie Oakley, is appointed to the full-time position.

ATTACHMENTS: None

RECOMMENDATION/ACTION NEEDED: Staff recommends that Council appoint applicants to serve on the Planning Board.

BUDGETARY IMPACT: N/A

SUGGESTED MOTION: Council Member makes a motion to appoint _____ to serve as a Full Time PB Member.
Council Member makes a motion to appoint _____ to serve as an Alternate Member.

FOLLOW UP ACTION NEEDED: N/A

Mayor
Susan Dickenson

Interim Town Manager
Katie M. Weiner

Town Attorneys
Beth Koonce
Robert Brown

Council Members
Pam Burgess, Mayor Pro Tem
Sarah Glanville
Jim Gibson
Jim Westmoreland

TOWN OF JAMESTOWN AGENDA ITEM

ITEM ABSTRACT: Appointment of a ETJ PB Member and Alternate Member **AGENDA ITEM #:** VII-B

☐ CONSENT AGENDA ITEM ☑ ACTION ITEM ☐ INFORMATION ONLY

MEETING DATE: November 17, 2026 **ESTIMATED TIME FOR DISCUSSION:** 5 minutes

DEPARTMENT: Planning **CONTACT PERSON:** José Colón Rivera-Planning Director

SUMMARY:

There is currently a vacancy on the Planning Board for a full-time ETJ Member. There are four applicants for consideration, and Council has received copies of all applications. The applicants include: Bill McLean Jr. (current alternate), Susan Stringer (current alternate), William Minor Jr., and Daniel Stanley.

Staff recommends that Council appoint an applicant to serve as a full-time ETJ Planning Board Member. Council will also need to appoint a new Alternate to serve if one of the current Alternates, Bill McLean Jr. or Susan Stringer, is appointed to the full-time position.

ATTACHMENTS: N/A

RECOMMENDATION/ACTION NEEDED: Appoint members to Full Time In Town and ETJ Positions, and Alternates as needed

BUDGETARY IMPACT: N/A

SUGGESTED MOTION: Council Member makes a motion to appoint _____ to serve as a Full Time ETJ PB Member.
Council Member makes a motion to appoint _____ to serve as an Alternate Member.

FOLLOW UP ACTION NEEDED: N/a

Mayor
Susan Dickenson

Interim Town Manager
Katie M. Weiner

Town Attorneys
Beth Koonce
Robert Brown

Council Members
Pam Burgess, Mayor Pro Tem
Sarah Glanville
Jim Gibson
Jim Westmoreland

TOWN OF JAMESTOWN AGENDA ITEM

ITEM ABSTRACT: Financing of 40 Cubic Yard Garbage Truck and two Toro Workman HDX-4WD Diesel (Kubota) **AGENDA ITEM #:** VIII-B

☐ CONSENT AGENDA ITEM ☑ ACTION ITEM ☐ INFORMATION ONLY

MEETING DATE: November 17, 2026 **ESTIMATED TIME FOR DISCUSSION:** 5 minutes

DEPARTMENT: Finance **CONTACT PERSON:** Faith Wilson, Finance Director

SUMMARY:

The Town sent out a Request for Proposals for a new garbage truck (Heil Dura Pack Half Pack mounted on a 2026 Mack LR chassi) and golf equipment (two Toro Workman HDX with 4WD Diesel (Kubota) utility equipment) . A total of 8 banks responded with competitive financing bids. Based on the terms, I am proposing that the Town select First National Bank to finance (not to exceed $615,00) the purchase of the garbage truck and golf equipment. First National Bank proposed fixed interest rate is at 4.36%, 60 month term, prepayment can be in whole on any payment date at 100%, loan proceeds to be held at First National Bank and $5,000 in bank fees to cover legal documents, no additional bank fees, annual fees, renewal fees or maintenance fees. The annual principal and interest payments will be due November 1st each year beginning November 1, 2027 and there after. First National Bank is a new banking relationship with the Town. A project fund account will need to be opened to hold the funds until disbursed.

The Town has an agreement with DR Horton on the purchase of a new garbage truck.

"DRH shall pay 50% (not to exceed $235,000) of the purchase price of one automated sanitation truck similar to that which the Town has ordered in 2022 (provided, however, this obligation to purchase shall not apply to the Multi-Family Parcel), and the Town shall have such automated trucks in service to immediately serve the Project by the first certificate of occupancy. The Town shall order the truck upon recordation of this Agreement and invoice DRH for its portion of the truck's purchase within 30 days of receipt of the vendor's invoice. The terms of reimbursement shall be 50% of DRH's portion within thirty days of receipt of first invoice, and the remaining 50% within thirty days of issuance of the Project's 100th certificate of occupancy."

DRH will pay 50% of their portion within 30 days of the first invoice, then the rest when they get their 100th CO (certificate of occupancy). Guilford County has approved 69 COs' as of November 10, 2026. The Town has not received a final invoice for payment (a quote only has been received). Once the garbage truck and invoice have been received, the Town will issue an invoice to DRH for 50% of the $235,000 ($117,500), the remaining 50% of the $235,000 ($117,500) will be invoiced at the 100th CO.

ATTACHMENTS:

RECOMMENDATION/ACTION NEEDED: Approve First National Bank to finance garbage truck and two pieces of golf equipment

BUDGETARY IMPACT: Approximately $615,000 in loan proceeds; payment determined by receipt of truck/equipment but budgeted

SUGGESTED MOTION: Motion to approve the financing resolution and allow the Interim Town Manager to accept by signing the Commitment Letter and other documents as needed.

FOLLOW UP ACTION NEEDED: Financing resolution to be executed

Resolution Approving Financing Terms

WHEREAS, the Town of Jamestown, North Carolina (the "Town") has determined to finance the acquisition of a Heil DuraPack automated front-end loader refuse truck mounted on a 2026 Mack LR chassis, related refuse collection equipment, two Toro Workman HDX utility vehicles and associated equipment, and related costs of issuance (the "Equipment"), and the Finance Director has now presented a proposal for the financing of such Equipment.

BE IT THEREFORE RESOLVED, as follows:

1. The Town hereby determines to finance the Equipment through First National Bank of Pennsylvania ("Lender") in accordance with the proposal dated October 29, 2026, or as such proposal may be supplemented or amended by Lender and the Town verbally or in writing. The amount financed shall not exceed $615,000, the annual interest rate (in the absence of default or change in tax status) shall not exceed 4.36%, and the financing term shall not exceed 5 years from the date of closing.

2. All financing contracts and all related documents for the closing of the financing (the "Financing Documents") shall be consistent with the foregoing terms. All officers and employees of the Town are hereby authorized and directed to execute and deliver any Financing Documents, and to take all such further action as they may consider necessary or desirable, to carry out the financing of the Equipment as contemplated by the proposal and this resolution. The Financing Documents shall include a Financing Agreement and such other documents as Lender may request. Pursuant to the Financing Agreement, (a) Lender will advance moneys to the Town to pay the costs of the Equipment and the financing costs related thereto, and the Town will repay such advance in installments, and (b) the Town will grant a lien on the Equipment, or portions thereof, to Lender as security for such advance.

3. The Finance Director is hereby authorized and directed to hold executed copies of the Financing Documents until the conditions for the delivery of the Financing Documents have been completed to the [Finance Director]'s satisfaction. The [Finance Director] is authorized to approve changes to any Financing Documents previously signed by Town officers or employees, provided that such changes shall not substantially alter the intent of such documents or certificates from the intent expressed in the forms executed by such officers. The Financing Documents shall be in such final forms as the [Finance Director] shall approve, with the [Finance Director]'s release of any Financing Document for delivery constituting conclusive evidence of such officer's final approval of the Document's final form.

4. The Town shall not take or omit to take any action the taking or omission of which shall cause its interest payments on this financing to be includable in the gross income for federal income tax purposes of the registered owners of the interest payment obligations. The Town hereby designates its obligations to make principal and interest payments under the Financing Documents as "qualified tax-exempt obligations" for the purpose of Internal Revenue Code Section 265.

5. The Town intends that the adoption of this resolution will be a declaration of the Town's official intent to reimburse expenditures for the Equipment that are to be financed from the proceeds of the Lender financing described above. The Town intends that funds that have been advanced, or that may be advanced, from the Town's general fund, or any other Town fund related to the Equipment, for costs of the Equipment may be reimbursed from the financing proceeds.

6. All prior actions of Town officers in furtherance of the purposes of this resolution are hereby ratified, approved and confirmed. All other resolutions (or parts thereof) in conflict with this resolution are hereby repealed, to the extent of the conflict. This resolution shall take effect immediately.

Approved this 17 day of November, 2026.

By: _____ By: _____

Title: _____ Title: _____

SEAL

Town of Jamestown, NC

2026 Installment Financing
Summary of Bids Received
October 30, 2026

Bank	Rate	Total D/S[1]	Avg. Ann. D/S[1]	Prepayment	Bank Fees	Additional Terms
First National	4.3600%	$681,070	$136,214	In whole on any payment date at 100%	$5,000	Loan proceeds to be held at First National Bank First National Bank requests the opportunity to discuss other banking services Annual audit within 180 days of fiscal year end Subject to final credit approval
HomeTrust Bank	4.6700%	$681,193	$136,239	101% for first three years; 100% thereafter	$0	Requires a validity opinion of counsel at the Town's expense Loan proceeds may be held at HomeTrust Bank Requires insurance satisfactory to the bank Requires the Town to provide its latest interim financial statements Subject to final credit approval
United Community Bank	4.4200%	$683,377	$136,675	None	$5,500	Requires a validity opinion of counsel at the Town's expense Requires a tax-exempt opinion at the Town's expense Loan proceeds to be deposited into an account at the bank Subject to final credit approval
Huntington	4.7900%	$683,453	$136,691	In whole at: 101% (prior to 11/1/29); 100% (thereafter)	$0	
Pinnacle Bank	4.4900%	$685,826	$137,165	In whole or in part at: 105% (year 1); 103% (year 2); 101% (year 3); 100% (thereafter)	$6,500 + $40 per project fund disbursement	
US Bank	5.0400%	$688,166	$137,633	103% after 13 months	None specified	
First Bank	5.1100%	$689,433	$137,887	None	$0	
Piedmont Federal	5.5400%	$697,377	$139,475	Not specified	None specified	

[1] Assumes a project fund of $586,557, cost of issuance of $10,400, and bank fees (if any).

Mayor
Susan Dickenson

Town Manager
Matthew Johnson

Town Attorneys
Beth Koonce
Robert Brown

Council Members
Pam Burgess, Mayor Pro Tem
Sarah Glanville
Jim Gibson
Jim Westmoreland

TOWN OF JAMESTOWN AGENDA ITEM

ITEM ABSTRACT: Golf Course Quarterly report

AGENDA ITEM #:

☐ CONSENT AGENDA ITEM ☐ ACTION ITEM ☑ INFORMATION ONLY

MEETING DATE: 11/17/2026

ESTIMATED TIME FOR DISCUSSION: 5 min

DEPARTMENT: Recreation

CONTACT PERSON: Scott Coakley

SUMMARY:

Quarterly Summary (Q4):

This quarterly report provides a general overview of golf course operations, maintenance activities, and key developments during the reporting period. It also includes the year-end financial statements and a summary of the organization's overall financial position. Additional details and highlights will be presented during the report review.

ATTACHMENTS: N/A

RECOMMENDATION/ACTION NEEDED: N/A

BUDGETARY IMPACT: N/A

SUGGESTED MOTION: N/A

FOLLOW UP ACTION NEEDED: N/A

Golf Operations First Quarter Report

July – September 2026

For the first quarter, July through September 2026, golf operations brought in $507,649 in revenue, up $7,256 or 1.45 percent from last year, while expenses fell 1.2 percent to $450,058. That pushed net operating gain to $57,590, an increase of $12,907 or 28.88 percent over last year's $44,684. Green fees led the way at $247,856, up 8.85 percent, and clubhouse rentals and outings grew by $10,266 to nearly $15,000, which together more than covered declines elsewhere. Those declines were in cart and golf set rentals (down 4.88 percent), driving range (down 26.3 percent), concessions (down 11.89 percent), and pro shop sales (down 6.51 percent), so they're the areas to watch. By month, July trailed last year, but August was our strongest month at $200,932 and September also beat last year, which made up for a July loss of $76,000. Overall, modest revenue growth combined with tighter spending delivered a much stronger bottom line.

Town of Jamestown, NC

2026 Installment Financing
Summary of Bids Received
October 30, 2026

Bank	Rate	Total D/S[1]	Avg. Ann. D/S[1]	Prepayment	Bank Fees	Additional Terms
First National	4.3600%	$681,070	$136,214	In whole on any payment date at 100%	$5,000	Loan proceeds to be held at First National Bank First National Bank requests the opportunity to discuss other banking services Annual audit within 180 days of fiscal year end Subject to final credit approval
HomeTrust Bank	4.6700%	$681,193	$136,239	101% for first three years; 100% thereafter	$0	Requires a validity opinion of counsel at the Town's expense Loan proceeds may be held at HomeTrust Bank Requires insurance satisfactory to the bank Requires the Town to provide its latest interim financial statements Subject to final credit approval
United Community Bank	4.4200%	$683,377	$136,675	None	$5,500	Requires a validity opinion of counsel at the Town's expense Requires a tax-exempt opinion at the Town's expense Loan proceeds to be deposited into an account at the bank Subject to final credit approval
Huntington	4.7900%	$683,453	$136,691	In whole at: 101% (prior to 11/1/29); 100% (thereafter)	$0	
Pinnacle Bank	4.4900%	$685,826	$137,165	In whole or in part at: 105% (year 1); 103% (year 2); 101% (year 3); 100% (thereafter)	$6,500 + $40 per project fund disbursement	
US Bank	5.0400%	$688,166	$137,633	103% after 13 months	None specified	
First Bank	5.1100%	$689,433	$137,887	None	$0	
Piedmont Federal	5.5400%	$697,377	$139,475	Not specified	None specified	

[1] Assumes a project fund of $586,557, cost of issuance of $10,400, and bank fees (if any).

Quarterly Revenue Golf Report Summary
Q1 FY 2026 (July-September)

	July-September 2026				July-September 2025			
	July	August	September		July	August	September	
Green Fees	63,265.92	103,033.23	81,556.37		59,271.53	90,372.32	78,061.79	
Cart and Golf Set Rentals	39,565.50	65,035.32	56,486.42		44,877.04	65,590.14	58,884.71	
Driving Range	5,496.94	9,599.21	8,076.49		8,052.00	12,834.00	10,555.00	
Concession Sales	8,694.77	13,729.09	14,522.12		11,363.55	15,487.47	15,078.44	
Pro Shop Sales	5,649.13	9,535.50	8,416.72		6,631.94	9,295.08	9,317.86	
Clubhouse Rentals and Outings	2,346.00	-	12,640.00		800.00	3,020.00	900.00	
Monthly Total	**125,018.26**	**200,932.35**	**181,698.12**	507,648.73	**130,996.06**	**196,599.01**	**172,797.80**	500,392.87

Quarterly Expenditure Golf Report Summary

Golf Maintenace	July-September 2026				July-September 2025			
	6300				**6300**			
	July	August	September		July	August	September	
Personnel	81,136.59	52,810.39	50,722.74		51,429.27	67,572.80	47,604.40	
Operating	28,964.06	16,073.28	14,009.28		21,519.07	35,954.83	12,947.52	
Contract Services and Maintenance	11,662.61	69.00	421.00		10,274.65	429.34	315.25	
Capital Outlay	-	-	-		-	8,419.00	-	
Monthly Total	**121,763.26**	**68,952.67**	**65,153.02**	255,868.95	**83,222.99**	**112,375.97**	**60,867.17**	256,466.13

Golf Shop								
	6301				**6301**			
	July	August	September		July	August	September	
Personnel	40,809.71	29,057.99	29,198.02		24,582.91	37,025.25	27,189.48	
Operating	20,738.16	16,492.27	32,810.45		15,501.43	18,175.96	33,267.62	
Contract Services and Maintenance	17,707.20	3,443.36	3,727.33		16,137.24	3,423.21	4,940.06	
Capital Outlay	-	-	204.95		-	-	19,000.00	
Monthly Total	**79,255.07**	**48,993.62**	**65,940.75**	194,189.44	**56,221.58**	**58,624.42**	**84,397.16**	199,243.16
Gain or (Loss)	**(76,000.07)**	**82,986.06**	**50,604.35**	57,590.34	**(8,448.51)**	**25,598.62**	**27,533.47**	44,683.58

YOY (year-over-year) Comparsion

Revenue Summary YOY (year-over-year)

Revenue Category	Q1 FY2026 (July-September)	Q1 FY 2025 (July-September)	$ Variance	% Variance
Green Fees	$ 247,855.52	$ 227,705.64	$ 20,149.88	8.85%
Cart & Golf Set Rentals	161,087.24	169,351.89	(8,264.65)	-4.88%
Driving Range	23,172.64	31,441.00	(8,268.36)	-26.30%
Concession Sales	36,945.98	41,929.46	(4,983.48)	-11.89%
Pro Shop Sales	23,601.35	25,244.88	(1,643.53)	-6.51%
Clubhouse Rentals & Outings	14,986.00	4,720.00	10,266.00	217.50%
Total Revenue	**$ 507,648.73**	**$ 500,392.87**	**$ 7,255.86**	**1.45%**

Expenditure Summary YOY (year-over-year)

Department	2026 Q1	2025 Q1	$ Variance	% Variance
Golf Maintenance (6300)	$ 255,868.95	$ 256,466.13	$ (597.18)	-0.2%
Golf Shop (6301)	194,189.44	199,243.16	(5,053.72)	-2.5%
Total Expense	**$ 450,058.39**	**$ 455,709.29**	**$ (5,650.90)**	**-1.2%**

Net Operating Result YOY (year-over-year)

Metric	2026 Q1	2025 Q1	Variance
Revenue	$ 507,648.73	$ 500,392.87	$ 7,255.86
Expenses	450,058.39	455,709.29	(5,650.90)
Net Gain	**$ 57,590.34**	**$ 44,683.58**	**$ 12,906.76**
YOY Increase in Gain			28.88%

Golf operations generated total revenue of $507,648.73 during July through September 2026, an increase of $7,255.76 (1.45%) compared with the same period in 2025. The increase was driven primarily by Green Fees (+8.85%) and Clubhouse Rentals and Outings (+217.50%) which offset declines in cart rentals, driving range activity, concessions and proshop sales.

Total expenditures decreased by $5,650.90 (1.2%) from the prior year. As a result, net operating income improved from $44,683.58 in 2025 to $57,590.34 in 2026, representing an increase of $12,906.76 (28.88%) year over year.