



Settled 1752
JAMESTOWN
NORTH CAROLINA

Regular Meeting of the Town Council
October 6, 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 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
- III. **Public Comment**
- IV. Proclamation declaring October as Fire Prevention Month in the Town of Jamestown- Mayor Dickenson
- V. **Monthly Reports**
 - A. Manager Report
 - B. Council Member Committee Reports
 - C. High School Representative Report
 - D. Guilford County Sheriff Department Report
- VI. **Old Business-**
 - A. Overview of Fall Litter Sweep- Elizabeth Greeson, Accounting Technician II
- VII. **New Business-**
 - A. Appointment of Planning Board Member & Alternate Member- José Colón, Planning Director
 - B. Appointment of ETJ Planning Board Member & Alternate Member- José Colón, Planning Director
- VIII. **Public Comment**
- IX. **Other Business**
- X. **Closed Session per NCGS 143-318 to consult with the Town Attorney to preserve the Attorney Client Privilege between the Town Attorney and the Town Council**
- XI. **Adjournment**

Working Agenda for the October 6th 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 K. Weiner	Weiner 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 September 15 th regular Town Council meeting minutes B. Approval & Sealing of the September 15 th 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 makes a motion to approve the consent agenda. Council Member makes a second to the motion. Then vote.
6:05 pm	III. Public Comment	Call on K. Weiner	Please state your name and adhere to the 3 minute time limit
6:20 pm	IV. Proclamation declaring October as Fire Prevention Month in the Town of Jamestown	Mayor Dickenson	Mayor Dickenson to present the Proclamation declaring October as Fire Prevention Month in the Town of Jamestown to Chief Carson.
6:25 pm	V. Monthly Reports		
6:25 pm	A. Manager Report	Call on K. Weiner	Weiner to present her monthly Interim Manager’s Report to Town Council.
6:35 pm	B. Council Member Committee Reports	Mayor Dickenson	Mayor Dickenson 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	Deputy Parsons	Mayor Dickenson to call Deputy Parsons present forward to present the monthly Guilford County Sheriff Department Report
7:05 pm	VI. Old Business		
7:05 pm	A. Overview of Fall Litter Sweep	Call on E. Greeson	Greeson to present an overview of the Fall Litter Sweep.
7:15 pm	VII. New Business		
7:15 pm	A. Appointment of Planning Board Member & Alternate Member	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.
7:25 pm	B. Appointment of ETJ Planning Board Member & Alternate Member	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 to appoint _____ to serve as an ETJ Planning Board Member and to appoint _____ to serve as an Alternate ETJ Planning Board Member. Council Member makes a second to the motion. Then vote.
7:35 pm	VIII. Public Comment	Call on K. Weiner	Please state your name and adhere to the 3 minute time limit
7:50 pm	IX. Other Business		
7:55 pm	X. 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	XI. 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 September 15th regular Town Council meeting minutes

AGENDA ITEM #: II-A



CONSENT AGENDA ITEM



ACTION ITEM



INFORMATION ONLY

MEETING DATE: October 6, 2026

ESTIMATED TIME FOR DISCUSSION: 0 Minutes

DEPARTMENT: Administration

CONTACT PERSON: Katie M. Weiner, Interim Manager

SUMMARY:

Minutes from the September 15th regular Town Council meeting.

ATTACHMENTS: Minutes from the September 15th regular Town Council meeting.

RECOMMENDATION/ACTION NEEDED: Staff recommends that Council approve the consent agenda.

BUDGETARY IMPACT: N/A

SUGGESTED MOTION: Council Member makes a motion to approve/amend the consent agenda. Council Member makes a second to the motion. Then vote.

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

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**Regular Town Council Meeting
September 15, 2026
6:00 pm in the Council Chambers
Minutes & General Account**

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

Council Members Absent- Council Member Burgess

Staff Members Present: Katie M. Weiner, José Colón, Paul Blanchard, Faith Wilson, Gordon Holton, & Robert Brown, Town Attorney

Visitors Present: Debbie Marlowe, Joe & Paula Kelly, Tommy & Donna Steed, Keith & Lynette French, Keith Volz, Ryan Parsons, Cookie Billings, Juhann Waller, James & Carol Williford, Donna Peterson, Mary Beth & Patrick Pazdernik, Martha Wolfe, Lori Mashburn, Ernie Mashburn, Cheryl Harvey, Ken Alonge, Mary Lou D'Englere, Jeff & Pam Craig, Nicki Stewart, Kaye Davis, Sam Page, Mark & Sara Dalryuple, Jeremy McCall, Katie Gunnerson, Julia Rayborn, Sharon Hovis, and Kelly Irvin

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

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

Weiner stated a quorum was present.

- Pledge of Allegiance – Mayor Dickenson led the Pledge of Allegiance.
- Approval of the Agenda – Mayor Dickenson asked if anyone had any changes to the agenda.

Council Member Glanville made a motion to request to remove the Resolution setting up a Capital Project Ordinance for Oakdale Sidewalk Project- Phase 1 and Budget Amendment 2 from the Consent 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:

- Approval of August 6th Special Town Council meeting minutes
- Approval & Sealing of the closed session minutes from the August 6th Special Town Council meeting
- Approval of August 18th Regular Town Council meeting minutes
- Approval & Sealing of the closed session minutes from the August 18th Regular Town Council meeting
- Approval of August 21st Special Town Council meeting minutes

- Approval & Sealing of the closed session minutes from the August 21st Special Town Council meeting
- Approval of August 26th Special Town Council meeting minutes
- Approval & Sealing of the closed session minutes from the August 26th Special Town Council meeting
- Approval of September 1st Special Town Council meeting minutes
- Approval & Sealing of the closed session minutes from the September 1st Special Town Council meeting
- Proclamation Fall Litter Sweep 2026
- Proclamation Constitution Week 2026
- Financial Position of the Town of Jamestown

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

(Proclamation Fall Litter Sweep 2026 & Proclamation Constitution Week 2026)

Public Comment -

- Sharon Hovis, asked the Council to add a crosswalk on Dillon Road. Once that is done, NCDOT can add signage with lights. She also thanked Ms. Weiner for stepping into the role of Interim Manager.
- Donna Peterson, representing the League of Women Voters of the Piedmont Triad invited everyone to a Candidate Forum for District 26 that will be held on October 8th at the Unitarian Universalist Church on Hilltop Road.
- Cheryl Harvey, asked about code enforcement after her complaints have seemingly gone unaddressed. There have been no changes regarding the properties that she has reported.
- Sheriff Sam Page, stated that there has been a recent PFAS settlement with Attorney General Jeff Jackson, and he will continue working on that issue if elected. He met with Agriculture Secretary Steve Troxler to discuss the importance of the preservation of farmland.

Presentation of a Resolution honoring the Life and Legacy of Al Stewart- Mayor Dickenson presented the Resolution honoring the life and legacy of Al Stewart to his wife, Nicki Stewart.

(Resolution honoring the life and legacy of Al Stewart)

Monthly Reports

Manager's Report – Katie Weiner thanked Matthew Johnson for his decades of service. He contributed to a multitude of wonderful and impressive projects throughout his tenure. She also expressed gratitude for the opportunity to serve the residents, the Council, and the staff as the Interim Town Manager. She is looking forward to collaborating with everyone to continue to do good work for Jamestown.

Town staff and Council completed a comprehensive social media training with Sam Toles, founder of CiviSocial. He was able to provide us with tools and resources to better communicate with our residents. She thanked Dana Benson for her help in coordinating the training during a very busy week. Everyone is looking forward to sharing information with the community while also incorporating some fun into our messaging.

The Fall Litter Sweep will be held on September 26th at 9:00 am. She encouraged everyone to participate in this great way to give back to the community.

DR Reynolds has been working on the fire station architectural design plans closely with Town staff and Chief Carson. Staff will discuss the plans and gain input from Council at a briefing-style meeting to be scheduled in the near future.

The next Music in the Park event is scheduled for October 2nd at 6:00 pm at Wrenn Miller Park. 80z Nation will be the band featured.

Interim Manager Weiner reported that the Town has received complaints about overgrown rights-of-way on Guilford College Road and Jamestown Parkway; NCDOT explained they cannot mow between September 15 and November 13 while campaign signs are allowed, but Wright Archer will look for a solution to keep the areas maintained. Council Members raised concerns about safety and health impacts, including visibility, general appearance, and tick outbreaks in tall roadside grass, especially for people who walk or run along roads like Guilford College Road. Council Member Westmoreland noted that NCDOT has faced similar mowing moratoriums earlier in the year, and it seems that local DOT staff may be struggling to juggle maintenance demands under these constraints.

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.

The next regularly scheduled Town Council meeting will be on October 6th at 6:00 pm to accommodate voting.

Lastly, she shared that Eli Arnold received the Eagle Scout Award. The Council shared their congratulations on such a large accomplishment.

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 Jim Gibson shared that a session with local schools is planned for later in September once the school year is underway. They have already received an exciting request from a local student council to visit Town Hall and the Council Chambers to learn about how local government works.

High School Representative Report- Eli Arnold reported that the school's letter grade has improved from a C to a B with a 16.2-point gain in proficiency, placing Ragsdale in the top five performing schools in the district. He highlighted a 9/11 JROTC flag-raising ceremony, a new senior tradition of painting parking spots, current records and upcoming games for multiple sports teams. He shared that junior Elle Dawson set a new record at a cross-country meet. He announced several upcoming events including a senior parent information night on September 24, a PTSA community yard sale on September 26, and academic testing/activities in early October.

Guilford County Sheriff's Department Report- For August, Deputy Ryan Parsons reported 15 total incident reports (5 thefts, 1 fraud, 1 assault, 3 weapons/drug violations, and 5 other report calls), 86 calls for service, 93 self-initiated calls, 44 traffic stops, and 7 citations. The average total response time was 9 minutes 49 seconds, and the average dispatch-to-arrival reaction time was 6 minutes 33 seconds. He reminded residents to lock vehicles, remove valuables and keys, and be cautious about scams, noting the sheriff's office will never demand payment for missed court dates, jury duty, or similar issues.

Old Business-

- A. Public Hearing P.H. for the consideration of the rezoning of a property located at 4909 Guilford College Road from Agriculture (AG) to Conditional Zoning-Single Family Residential (CZ-SFR)- Mr. José Colón reviewed the request to rezone approximately 2.18 acres at 4909 Guilford College Road from agricultural to conditional single-family residential for church and related uses. The proposed conditions would limit permitted uses, end organized outdoor activities by 9 p.m. (except for arrivals and departures after indoor events), require a Type D buffer and manually operated gates for new parking areas, require stormwater compliance and compliant lighting, and leave any change to the Wiley House's historic de-designation for separate Council action. Mr. Colón clarified that the revised concept plan illustrates the applicant's intentions but is not a final site plan. He added that a detailed site review would occur later. He stated that the Comprehensive Plan anticipates low-intensity civic uses such as churches in the area, while the Planning Board unanimously recommended denial because of concerns about reasonableness and impacts on neighbors. The Technical Review Committee considered the proposal consistent with the Town's vision.

Pastor Coyne said Harvest Church had reviewed neighbors' concerns with its leadership and engineers and aimed to address them while continuing to serve the community. He said outdoor activities would end by 9 p.m. and the church would communicate with neighbors about unusual events. Any future parking would include required landscaping buffering and additional evergreen screening intended to grow at least 10 feet, potentially 20 feet. The church also proposed a manually operated gate between existing and future parking areas, Pastor Coyne expressed willingness to work with neighbors on stormwater solutions, regardless of the rezoning outcome.

Civil Engineer, Jeremy McCall, said his calculations showed that the proposed development would decrease stormwater runoff, while the neighboring engineer's study showed an increase, which he attributed to differences in the assumptions and figures

used. He said the engineers had discussed preparing a shared report but that did not happen. The church remains willing to explore solutions to the neighbors' existing drainage concerns. For the proposed parking area, he explained that a ridge divides the site's drainage, and that any new runoff from disturbed areas would be directed toward the street-side stormwater treatment system, with the design required to keep discharge at, or below, current levels.

Mayor Dickenson asked what the proposed stormwater control measure would be. The engineer explained that options include a wet detention basin, sand filter, biocells, or wetlands. Given the site's limited depth, he said a sand filter would likely be more suitable than a pond.

Council Member Glanville asked whether the proposed impervious parking area could cause the existing drainage problems to worsen. Mr. McCall replied that Guilford County's stormwater ordinance requires calculations showing that post-construction runoff at each discharge point will be no greater than the current flow.

Council Member Gibson asked whether the proposed parking lot would need to drain to the retention pond and how much it would have to be raised, noting that the existing parking lot sits much higher than nearby homes. The engineer explained that the existing lot was raised because the pond was built before that lot was constructed, but the new treatment device could be set low enough that the proposed parking area would not need to be raised in the same way.

Council Member Gibson said the key concern was how the proposed parking lot's elevation could affect downhill neighboring properties. Mr. McCall explained that the existing lot was raised to direct runoff into the pond, while the proposed site's back corner is already the highest point and should naturally drain toward the new stormwater treatment device without requiring similar fill.

Council Member Gibson said a fence along the property line might sit too low to screen the higher church parking area and asked where the proposed buffer would go. Mr. McCall answered that the buffer would run along the property line; the plan showed a 10-foot-wide landscaped area with two rows of evergreen trees spaced 10 feet apart, in addition to the ordinance's five-foot buffer requirement. Pastor Coyne added that the church decided that a fence alone, even one 5, 8, or 10 feet tall, would not provide an effective buffer, so it plans to invest in substantial evergreen screening. He said the church's existing plantings are tall and dense, and the goal is to provide neighbors with greater privacy and address their concerns.

Council Member Gibson asked about the intended use of the Wiley House. Pastor Coyne stated that the house could possibly be used for church-related purposes permitted by the rezoning, including temporary stays for traveling ministers and their families, as well as hosting regional retreats and supporting struggling churches. Asked about the church's occupancy and its need for additional parking, he said he did not know the occupancy limit but would provide it later. The church has about 250 parking spaces and currently

manages attendance with two services but wants added capacity for busier periods and future growth.

Council Member Glanville asked whether a replacement for the farmhouse would need to look like a single-family home or could be an office building. Mr. Colón said the zoning allows either a detached residential or civic-style building, so it would not have to be designed as a house. He added that a four-story building would not meet the single-family residential height standards.

Council Member Glanville asked whether the church could turn the entire property into a parking lot without seeking another rezoning. Mr. Colón said additional parking would normally require Technical Review Committee review through an administrative site-plan process, not a rezoning. However, the council later added a condition limiting impervious area to no more than 10% above what is shown in the concept plan; exceeding that limit would require a new rezoning.

Council Member Westmoreland asked Pastor Coyne to publicly confirm whether the church intended to follow through on the voluntary good-faith commitments it had described alongside the proposed rezoning. He stated that neighbors had concerns about trust and asked for clarity on commitments related to stormwater solutions, security-camera monitoring, cleanliness, safety, and communication with the community. Pastor Coyne said the church would voluntarily integrate the existing and future property into its security-camera system, monitor and address unauthorized parking, dumping, and clean up the church-side property lines, and maintain communication with neighbors. He also said the church would consider extending screening where feasible and would follow the zoning rules for future uses. He clarified that these were voluntary good-faith commitments, not binding rezoning conditions. Pastor Coyne said Harvest Church serves its congregation and the wider community, including law enforcement, first responders, and local families. He added that traffic on Guilford College Road has increased and is not solely related to the church; church attendance is highest on Sunday mornings and lower on Wednesday evenings, with no constant church traffic during the week.

Council Member Glanville asked whether the dilapidated barn would be torn down. Pastor Coyne said the property owner, who was away on business, had already received approval to remove it. He added that the church planned to keep proposed parking on the other side of the barn, with space between it and the neighboring area.

Mayor Dickenson opened the public hearing to anyone that would like to speak regarding the rezoning of the property located at 4909 Guilford College Road from Agriculture (AG) to Conditional Zoning-Single Family Residential (CZ-SFR).

Debbie Marlow, said she and neighboring residents oppose the rezoning, citing past stormwater damage, concerns about the proposed parking lot's effects on neighborhood character, traffic, noise, and vehicle exhaust, and doubts about the church's voluntary commitments to address drainage and property cleanup. She asked the Council to follow the Planning Board's recommendation to deny the request and, if it were approved,

sought a wider buffer, a fence with landscaping, and no new access to Guilford College Road.

Jahan Waller, the neighbors' drainage-study engineer (JC Associations), explained that the residents are especially concerned because they rely on wells and septic systems. He said county records note that runoff from the church has prompted measures to protect nearby septic systems from abnormal water conditions and warned that a failure of those systems could leave residents with few alternatives.

Council Member Gibson asked whether the water was coming from Grandover Parkway or from the other side of the neighborhood. The engineer said the land slopes downhill from Harvest Church toward Grandover Parkway, and that NCDOT is required to manage roadway runoff within the right-of-way and discharge it through public drainage systems; the drainage then travels down toward the neighborhood.

Mayor Dickenson asked about the report's finding of a significant difference in soil type. Mr. Waller explained that development compacts the soil, reducing water infiltration and potentially increasing runoff. The neighbors' study calculated a slight increase and reported field observations of about an inch to an inch and a half of water in the church-side bank.

Council Member Glanville asked how drainage problems affecting nearby properties are usually addressed, given that the affected homes are outside the property being considered for rezoning. The engineer said zoning can limit a project's impervious surface or density; under the ordinances he described, development exceeding 24% impervious surface generally requires stormwater management, while lower levels may not. He stated that the proposed development's stormwater review would address runoff from that site but did not present this as a direct fix for the neighbors' existing drainage problems.

Council Member Westmoreland asked whether a French drain could help address the existing drainage problems. The engineer said it was one possible solution: a stone-filled trench could help runoff infiltrate into the ground. He also mentioned a vegetated swale or ditch to redirect water, or additional on-site detention beyond what code requires, noting that the parties would need to work together on a solution.

Donna Steed, described the Wiley House's historical significance dating before the Revolutionary War, sharing its connection to the Wiley family and its role in the area's agricultural history. She said the house and property received historic recognition in 1993, which influenced a past road project, and objected to rezoning the land for church expansion. Citing the Town's Comprehensive Plan goals for compatible development and protecting established neighborhoods, she said she would prefer the house be occupied by a family and raised concerns about parking-lot runoff affecting nearby wells.

Paula Kelly, asked the Council to deny the rezoning. She described existing erosion, standing water, and sediment problems, and criticized the church for leaving tires and

mattresses near her property. She was concerned that a new parking area about 30 feet from her home would worsen runoff, noise, and vehicle exhaust. She said the proposed five-foot buffer would not adequately protect her family or preserve existing trees. She also said the changes could harm the neighborhood's quality of life and property values.

James Williford, thanked the Council for visiting the neighborhood and said the close spacing and elevation differences between properties are difficult to appreciate from a map. He was concerned that the proposed parking lot could require raising the land and redirect runoff toward neighboring homes. He asked for an eight-foot fence and additional landscaping to be binding zoning conditions, and for a restriction preventing traffic from exiting the main campus through the property. He also pointed to the existing parking lot's height, erosion, exposed concrete, and discarded tires as concerns about the church's stewardship, and argued that voluntary commitments should be made enforceable. He urged the Council to deny the rezoning.

Tommy Steed, cited elevation figures of about 833 feet near the property and 802 feet near Grandover Parkway, a difference of roughly 31 feet, while questioning claims about where the runoff originates. He also questioned the need for additional parking, stating that the church reportedly has about 264 spaces but that its occupancy limit and the basis for calculating parking needs had not been clarified despite his inquiries.

Mayor Dickenson asked if anyone else wanted to speak regarding the proposed rezoning. Nobody came forward.

Mayor Dickenson opened the floor to the Council for discussion.

Council Member Westmoreland said he planned to support the rezoning, citing the proposed conditions and church commitments to address neighbors' concerns, consistency with the Comprehensive Plan, and the staff recommendation. He hoped the church and neighbors would continue communicating as plans develop. He added that concerns about property maintenance and stormwater would remain even if the rezoning were not approved.

Council Member Gibson said the church's community contributions and proposed use were appropriate for the area, and that the intended use of the house had been clarified. However, he remained concerned about unresolved stormwater questions and the potential effects on neighbors, particularly because some assurances were voluntary, rather than binding. Despite recognizing that some neighborhood impacts fall outside the rezoning decision, he said he could not support the request while important questions remained unanswered.

Council Member Glanville acknowledged the difficult process and the potential effects on both the church and neighbors. She said she was trying to separate zoning questions from neighbor disputes, while recognizing that the concerns about drainage and the neighborhood's experience were important. She worried that a future owner might expand the property into a much larger parking lot, so she explored whether zoning

conditions could limit impervious area and require a new rezoning for a substantial change. She concluded that conditional zoning offered the best available way to limit incompatible uses and help prevent that outcome and said she would support it.

Council Member Westmoreland made a motion to approve the rezoning of the property located at 4909 Guilford College Road from Agriculture (AG) to Conditional Zoning-Single Family Residential (CZ-SFR) with the following conditions:

1. Uses are limited to churches and any church-related accessory uses, and single-family residence and residential accessory uses. Outdoor organized activities associated with the church shall conclude no later than 9 p.m. This condition shall not apply to normal ingress and egress following indoor activities.
2. A request for historic de-designation must be approved by Town Council separately.
3. Any new parking area shall provide a Type D (10 ft) buffer along all property lines adjoining existing single family residential properties, based on the specifications listed on the revised preliminary concept plan. Additionally, any new parking area shall also include a manually operated swing gate at each vehicular access point to allow the parking area to be secured when not in use.
4. Any additional built-upon area on the property must meet stormwater regulations per the Jamestown Land Development Ordinance.
5. The property must meet the additional development standards for Church, Synagogue, Place of Worship on Single Family Residential zoning district (LDO Section 10.1.-12). This includes new light fixtures to be full cutoff and downward directed to prevent light trespass onto adjacent properties.
6. The condition limits the driveway and parking area's impervious surface to no more than 10% above what is shown in the rezoning concept plan; any greater increase would require a new rezoning.
7. Require trees to be planted and designed to provide visual and sound screening as they mature.

Council Member Glanville seconded the motion.

Roll Call – Weiner took roll call as follows:

o	Council Member Glanville	Aye
o	Council Member Gibson	Aye
o	Council Member Westmoreland	Aye

The motion passed by unanimous vote.

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Council Member Glanville made a motion that the proposed zoning amendment be approved based on the following:

1. The proposed zoning amendment is consistent with the adopted Comprehensive Plan of the Town of Jamestown. The Town Council further finds that the proposed zoning amendment is consistent with the Comprehensive Plan because the proposed zoning amendment aligns with the civic and residential uses envisioned for this area in the Envision Jamestown Comprehensive Plan.
AND
2. The proposed zoning amendment is reasonable. Town Council considers the proposed zoning amendment to be reasonable because:
 - A. The report of the Town staff finding the proposed zoning amendment to be reasonable is adopted by reference.
 - B. The Town Council further finds that the proposed zoning amendment is reasonable because the proposed zoning to Conditional Single-Family Residential with light civic usage is compatible with surrounding properties.AND
3. The proposed zoning amendment is in the public interest. Town Council considers the proposed zoning amendment to be in the public interest because:
 - A. The report of the Town staff finding the proposed zoning amendment to be in the public interest is adopted by reference.
 - B. The Town Council further finds that the proposed zoning amendment is in the public interest because the proposed zoning holds the property owner accountable for agreed upon conditions that improve the quality of the land usage and limits incompatible usages that are allowed under a regular single-family residential zoning designation.

Council Member Westmoreland made a second to the motion. The motion passes by unanimous vote.

New Business-

- A. Main Street Corridor Study Update/Upcoming Public Engagement- Mr. Colón provided an update on the Main Street Corridor study, which will assess traffic, intersections, pedestrian and bicycle access, parking, business access, streetscape improvements, and the corridor's future character. The Town is working with Stantec Consulting Services and held its first Steering Committee meeting on August 27th to discuss project goals, concerns, and public engagement.

He announced a public design charette on September 30th and October 1st to gather input and develop ideas for the corridor. The Town also plans stakeholder sessions and additional public-input opportunities. A community survey is available on the Town website and social media and will remain open through October 15th. Some questions are open-ended to allow for additional input.

Council Member Westmoreland said the Main Street Corridor Steering Committee identified five priorities: reducing speeding, improving downtown parking, creating a distinctive streetscape, making the corridor more accessible for everyone, and improving pedestrian and bicycle access. He encouraged residents to attend the September 30th and October 1st design charrette, where they can share input with design professionals, stating that community participation will help shape the project.

Public Comment –

Cookie Billings, thanked Ms. Katie Weiner for taking on two major roles and urged the Town to compensate her fairly. She also thanked her for recognizing Mr. Matthew Johnson's service. She praised Mr. José Colón and the Town's current planning work and recalled that Council Member Martin Senell helped launch a similar planning effort in 1996. She also said she had completed the survey. She recognized the hard work of Finance Director, Ms. Faith Wilson, and good advice of Town Attorney, Robert Brown. She also asked Council Members to schedule individual 30-minute meetings with her to discuss a document she submitted. She urged the Council to address employee morale by hiring an outside consultant to facilitate sessions and focus groups with Council Members and residents.

Other Business-

Council Member Glanville referred back to a resident's comments about crosswalks, noting that the Town's efforts to address speeding on Guilford Road had been fairly successful and that Dillon Road may need similar attention. She suggested Council members discuss possible steps individually, so the concern is not overlooked.

Mr. Colón stated that many of the roads are state-maintained, and he has shared the Town's concerns about Dillon Road with NCDOT Division 7. He also mentioned potential landscaping improvements near Jamestown Parkway and said he had referred separate concerns about school traffic on Harvey Road to the division for review.

Mr. Paul Blanchard added that he met on site to review the lighting issues at Riverwalk and filed a work order with Duke Energy for two lights. Although Duke's online records show the lights as installed, they are not there, so he has contacted them again on how to have them properly installed.

Council Member Westmoreland said a recent meeting with the Town's code-enforcement contractor affirmed that Jamestown has a good inspection process and contractor. He encouraged residents to submit concerns directly through the Town so they can be tracked; reports may be anonymous, but providing contact information lets the Town follow up on their status. Mr. Colón agreed and said residents can submit concerns through the code-enforcement link on the Town website or contact staff by phone or email. Council Member Glanville added that the Town should use its social media to help residents understand the difference between code violations and personal aesthetic preferences. She noted that code enforcement does not function as a homeowner's association.

Mayor Dickenson spoke at the Inaugural Ladies Red White and Blue Golf Tournament on September 11th, which honored first responders and raised funds for Triad first responders. She

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praised the turnout, participants, course, and staff, and noted that sheriff's deputies attended, while the fire department was unable to attend because of other commitments.

Closed Session per G.S. 143-318.11 A3 to discuss a matter related to attorney client

privilege- Council Member Gibson made a motion to go into closed session per G.S. 143-318 to a matter related to attorney client privilege. Council Member Glanville made a second to the motion. The motion passed by a unanimous vote.

-----Closed Session-----

Council Member Westmoreland made a motion to resume open session. Council Member Glanville made a second to the motion. The motion passed by unanimous vote.

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

The meeting ended at 8:45 pm.

Mayor

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: Approval & Sealing of the September 15th closed session minutes

AGENDA ITEM #: II-B



CONSENT AGENDA ITEM



ACTION ITEM



INFORMATION ONLY

MEETING DATE: October 6, 2026

ESTIMATED TIME FOR DISCUSSION: 0 Minutes

DEPARTMENT: Administration

CONTACT PERSON: Katie M. Weiner, Interim Manager

SUMMARY:

The Town Council went into closed session at their September 15th regular meeting per NCGS 143-318 to consult with the Town Attorney to preserve the attorney client privilege between the Town Attorney and the Town Council.

Staff recommends that Council approve and seal the September 15th closed session minutes.

ATTACHMENTS: None

RECOMMENDATION/ACTION NEEDED: Staff recommends that Council approve the consent agenda.

BUDGETARY IMPACT: N/A

SUGGESTED MOTION: Council Member makes a motion to approve/amend the consent agenda. Council Member makes a second to the motion. Then vote.

FOLLOW UP ACTION NEEDED:

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: Proclamation Veterans Day 2026

AGENDA ITEM #: II-C



CONSENT AGENDA ITEM



ACTION ITEM



INFORMATION ONLY

MEETING DATE: October 6, 2026

ESTIMATED TIME FOR DISCUSSION: 0 Minutes

DEPARTMENT: Administration

CONTACT PERSON: Katie M. Weiner, Interim Manager

SUMMARY:

The United States of America nationally recognizes the people that faithfully served our country on November 11th. The Town of Jamestown is sincerely grateful for all the sacrifices that our fellow Americans have made to keep our democracy and our citizens safe.

ATTACHMENTS: Proclamation Veterans Day 2026

RECOMMENDATION/ACTION NEEDED: Staff recommends that Council approve the consent agenda.

BUDGETARY IMPACT: N/A

SUGGESTED MOTION: Council Member makes a motion to approve/amend the consent agenda. Council Member makes a second to the motion. Then vote.

FOLLOW UP ACTION NEEDED: N/A



**PROCLAMATION VETERANS DAY
NOVEMBER 11, 2026**

WHEREAS, the freedoms we enjoy as Americans have been purchased and maintained at a high price throughout our history; and

WHEREAS, since the establishment of the original 13 states, Americans have been willing to fight and die to preserve their individual rights as guaranteed in the United States Constitution and the Bill of Rights; and

WHEREAS, we owe a great debt to those who have served in defense of this nation; and

WHEREAS, throughout the generations, their sacrifices have preserved our unique form of government dedicated to human rights and respect for the individual; and

WHEREAS, for many, that sacrifice has ended in permanent injury or death, yet their spirit remains in the continued preservation of our freedoms and the promise of liberty established as an example for all the oppressed persons of the world; and

WHEREAS, in honor of these dedicated men and women, we pledge our continued defense of our nation so that their sacrifice will stand before the entire world as a tribute to the spirit and determination of a people dedicated to the principles of freedom and democracy;

NOW, THEREFORE, I, Susan Dickenson, by virtue of the authority vested in me as Mayor of the Town of Jamestown, do hereby proclaim November 11th, 2026, as **VETERANS DAY**.

AND urge all citizens to join me in this special observance.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of the Town of Jamestown this the 11th day of November, 2026.

Mayor Susan Dickenson



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: Proclamation National Breast Cancer Awareness Month 2026

AGENDA ITEM #: II-D



CONSENT AGENDA ITEM



ACTION ITEM



INFORMATION ONLY

MEETING DATE: October 6, 2026

ESTIMATED TIME FOR DISCUSSION: 0 Minutes

DEPARTMENT: Administration

CONTACT PERSON: Katie M. Weiner, Interim Manager

SUMMARY:

Proclamation declaring October as National Breast Cancer Awareness month in the Town of Jamestown.

ATTACHMENTS: Proclamation Breast Cancer Awareness Month 2026

RECOMMENDATION/ACTION NEEDED: Staff recommends that Council approve the consent agenda.

BUDGETARY IMPACT: N/A

SUGGESTED MOTION: Council Member makes a motion to approve/amend the consent agenda. Council Member makes a second to the motion. Then vote.

FOLLOW UP ACTION NEEDED:



**PROCLAMATION NATIONAL BREAST CANCER AWARENESS MONTH
OCTOBER 2026**

WHEREAS, breast cancer affects so many women and their families, not only in the Town of Jamestown, but also throughout the country. One in eight women are diagnosed with breast cancer during their lifetime, making this disease the most frequently diagnosed cancer among women in the U.S., other than skin cancer; and

WHEREAS, during 2026, statistics show there will be approximately 321,910 cases of invasive breast cancer diagnosed among women in the U.S., with about 42,140 deaths due to the disease; and

WHEREAS, the more than 4 million breast cancer survivors living in the U.S. today are a testament to courage, as well as to the importance of promoting awareness about breast cancer, providing information, funding research, following recommended screening guidelines and offering treatment to those who are affected; and

WHEREAS, there continues to be a need to increase awareness of breast cancer screening and to promote research for the prevention and cure of breast cancer; and

WHEREAS, October is designated as National Breast Cancer Awareness Month, and the pink ribbon is the internationally recognized symbol of breast cancer awareness.

NOW, THEREFORE, I, Susan Dickenson, Mayor of the Town of Jamestown, North Carolina, by the virtue of the authority vested in me, do hereby proclaim the month of October 2026 as **BREAST CANCER AWARENESS MONTH** in the Town of Jamestown.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of the Town of Jamestown this the 6th day of October, 2026.

Mayor Susan Dickenson

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 #2

AGENDA ITEM #: II.E.



CONSENT AGENDA ITEM



ACTION ITEM



INFORMATION ONLY

MEETING DATE: October 6, 2026

ESTIMATED TIME FOR DISCUSSION:

DEPARTMENT: Finance

CONTACT PERSON: Faith Wilson

SUMMARY:

This amendment will re-encumber funds from fiscal year 25-26 for Phase I design and architectural services for the Fire Department building.

ATTACHMENTS: Budget Amendment #2

RECOMMENDATION/ACTION NEEDED: Approve Budget Amendment #2

BUDGETARY IMPACT: General Fund

SUGGESTED MOTION: Approve Budget Amendment #2

FOLLOW UP ACTION NEEDED: None

FYE 6/30/27
BUDGET AMENDMENT #2

Fund 10:

		<u>Debit</u>	<u>Credit</u>
a. Other Contracted Services	10-5000-4990	33,000	
Fund Balance Appropriated	10-3991		33,000
To re-encumber funds from FY 25-26 for Phase I design and architectural services for the Fire Department Building			

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.F.



CONSENT AGENDA ITEM



ACTION ITEM



INFORMATION ONLY

MEETING DATE: October 6, 2026

ESTIMATED TIME FOR DISCUSSION: 0 Minutes

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, September 28, 2026. October's Council meeting is early in the month due to early voting and the Council chambers (Civic Center) is a location for early voting. The financial report is as of September 28, 2026. There will be no golf numbers reported for September due to the entire month will not be accounted for. September golf numbers will be reported in November.

There are certain revenue such as sales tax and franchise tax received in September is accrued to prior fiscal year.

Sales tax came in higher at 6.24% compared to September 2025. The sales tax distribution for September are June sales. Starting with sales tax received in October, this will be the first distribution for FY 26-27. October will be for July sales. Franchise tax for 4th quarter FY 25-26 was received in September. Property Tax collected is at 54.63%.

We continue to pay our debt payments, such as golf equipment, leaf truck and lease payments. Other services such as code enforcement, library service contract quarterly payment, and Capital projects for water sewer such as mower and the continued work on the cured in place Deep River sewer project.

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 September 28, 2026)

AL FUND

	CURRENT BUDGET	ACTUAL TO DATE	UNCOLLECTED TO DATE	Y-T-O % COLLECTED	FYE 06/30/26 PRIOR YEAR ACTUAL TO DATE
REVENUES (FUND 10)					
PROPERTY TAXES	\$ 4,281,684	\$ 2,339,043	\$ 1,942,641	54.63%	\$ 4,258,563
MOTOR VEHICLE FEES	55,875	8,679	47,196	15.53%	87,582
SALES TAXES/HOLD HARMLESS	1,417,000	-	1,417,000	0.00%	1,060,229
UTILITIES SALES TAXES	389,000	-	389,000	0.00%	318,338
GRANTS FROM GUILFORD COUNTY	-	-	-	0.00%	55,500
GARBAGE & RECYCLING FEES	250,000	43,480	206,520	17.39%	254,675
POWELL BILL	127,900	-	127,900	0.00%	127,907
STORMWATER FEES	127,000	29,795	140,205	17.53%	173,575
GOLF COURSE FEES	1,494,850	466,715	1,028,135	31.22%	1,637,681
RECREATION FEES	49,000	5,950	49,050	12.14%	50,150
INVESTMENT EARNINGS	150,000	38,131	111,869	25.42%	280,352
ISSUANCE OF INSTALLMENT PURCHASE FINANCING	515,000	-	515,000	0.00%	-
OTHER REVENUES	396,600	68,602	327,998	17.30%	245,998
TRANSFER FROM GENERAL CAPITAL RESERVE FUND	70,100	17,281	52,819	24.65%	70,091
BALANCING APPROPRIATION	603,515	-	603,515	0.00%	-
	\$ 9,970,524	\$ 3,017,676	\$ 6,952,848	30.27%	\$ 8,620,642

CAPITAL RESERVE FUND (FUND 11)

REVENUE					
INTEREST	\$ 100	\$ 19	\$ 81	19.43%	\$ 131
TRANSFER FROM GENERAL FUND	153,446	96,270	57,176	62.74%	153,446
	\$ 153,546	\$ 96,290	\$ 57,256	62.71%	\$ 153,577

	As of September '25 PRIOR YEAR CURRENT BUDGET	As of September '25 PRIOR YEAR ACTUAL TO DATE	As of September '25 PRIOR YEAR UNCOLLECTED TO DATE	As of September '25 PRIOR YEAR Y-T-O % COLLECTED
	\$ 4,270,144	\$ 2,784,411	\$ 1,485,733	65.21%
	111,440	19,881	91,548	17.85%
	1,180,000	121,397	1,028,609	10.56%
	389,800	696	389,104	0.18%
	-	-	-	0.00%
	245,000	84,665	160,335	34.56%
	130,000	63,954	66,046	49.20%
	160,000	57,300	102,700	35.81%
	1,368,500	628,517	734,983	46.10%
	37,000	7,450	29,550	20.14%
	165,000	89,193	75,807	54.00%
	-	-	-	0.00%
	234,322	77,037	157,285	32.88%
	70,100	17,674	52,426	25.21%
	864,761	-	864,761	0.00%
	\$ 9,191,067	\$ 3,952,184	\$ 5,238,882	43.00%

	\$ 100	\$ 34	\$ 66	33.65%
	153,464	116,287	37,177	75.77%
	\$ 153,564	\$ 116,321	\$ 37,243	75.75%

	CURRENT BUDGET	EXPENDITURES TO DATE	ENCUMBRANCES TO DATE	UNSPENT TO DATE	Y-T-O % SPENT	FYE 06/30/26 PRIOR YEAR ACTUAL TO DATE
EXPENDITURES & ENCUMBRANCES (FUND 10)						
GOVERNING BODY	\$ 148,800	\$ 13,848	\$ 109,490	\$ 31,461	78.80%	\$ 211,623
ADMINISTRATION	1,348,090	404,862	85,300	857,929	36.36%	1,067,448
PLANNING	433,310	74,833	123,079	235,398	45.67%	267,284
BUILDINGS & GROUNDS	295,967	102,119	94,403	99,445	66.40%	165,969
PUBLIC SAFETY	518,000	5,208	493,792	19,000	96.33%	442,585
FIRE	1,375,663	344,042	1,028,821	2,800	99.80%	1,106,698
STREET	613,675	41,874	118,831	452,970	26.19%	290,112
POWELL BILL	311,375	-	-	311,375	0.00%	-
STORMWATER	173,100	15,958	50,433	106,308	38.59%	138,434
SANITATION	936,101	60,314	634,667	241,119	74.24%	295,383
RECREATION	926,237	119,025	121,308	685,904	25.95%	735,745
GOLF COURSE MAINTENANCE	1,309,524	229,274	86,950	993,300	24.15%	1,168,564
GOLF SHOP	870,014	166,268	176,561	577,185	33.66%	656,340
DEBT SERVICE	557,222	115,554	318,135	123,533	77.83%	470,511
OTHER FINANCE USES	153,446	96,270	-	57,176	62.74%	413,446
	\$ 9,970,524	\$ 1,789,449	\$ 3,386,171	\$ 4,794,904	51.91%	\$ 7,431,141

EXPENDITURES & ENCUMBRANCES (FUND 11)

TRANSFERS TO OTHER FUNDS	\$ 70,100	\$ 17,271	\$ -	\$ 52,829	24.64%	\$ 70,091
RESERVE FOR FUTURE EXPENDITURES	83,446	-	-	83,446	0.00%	-
	\$ 153,546	\$ 17,271	\$ -	\$ 136,275	11.25%	\$ 70,091

	As of September '25 PRIOR YEAR CURRENT BUDGET	As of September '25 PRIOR YEAR EXPENDITURES TO DATE	As of September '25 PRIOR YEAR ENCUMBRANCES TO DATE	As of September '25 PRIOR YEAR UNSPENT TO DATE	As of September '25 PRIOR YEAR Y-T-O % SPENT
	\$ 208,500	\$ 28,233	\$ 127,761	\$ 53,504	74.46%
	1,132,749	361,559	52,944	718,246	36.59%
	401,174	69,527	55,430	276,217	31.15%
	289,600	47,465	37,234	204,901	29.25%
	528,000	117,123	521,864	(110,987)	121.02%
	1,115,526	63,499	837,895	214,132	80.80%
	853,540	53,575	108,134	691,831	18.95%
	130,000	-	-	130,000	0.00%
	310,000	91,226	82,518	136,255	56.05%
	412,247	91,226	103,966	217,054	47.35%
	864,320	223,395	110,831	530,294	38.65%
	1,382,533	326,012	90,974	965,547	30.16%
	853,312	244,694	107,874	500,745	41.32%
	555,100	152,645	334,493	67,962	87.76%
	153,466	116,287	-	37,179	75.77%
	\$ 9,191,067	\$ 1,986,470	\$ 2,573,716	\$ 4,632,880	48.58%

	\$ 70,100	\$ 17,674	\$ -	\$ 52,426	25.21%
	83,446	-	-	83,446	0.00%
	\$ 153,546	\$ 17,674	\$ -	\$ 135,872	11.51%

					FYE 06/30/26 PRIOR YEAR
	CURRENT BUDGET	ACTUAL TO DATE	UNCOLLECTED TO DATE	Y-T-D % COLLECTED	ACTUAL TO DATE
REVENUES (FUND 30)					
WATER CHARGES	\$ 1,523,712	\$ 249,939	\$ 1,274,073	16.38%	\$ 1,333,116
SEWER CHARGES	4,987,099	400,122	4,286,977	8.54%	4,172,074
INVESTMENT EARNINGS	150,000	56,572	83,428	37.71%	315,939
OTHER REVENUES	114,300	195,960	(81,660)	171.44%	806,081
TRANSFER FROM RANDLEMAN CAPITAL RESERVE FUND	118,378	-	118,378	0.00%	118,378
TRANSFER FROM WATER SEWER CAPITAL RESERVE	1,548,984	-	1,548,984	0.00%	61,502
BALANCING APPROPRIATION	4,218,255	-	4,218,255	0.00%	-
	<u>\$ 12,361,726</u>	<u>\$ 902,293</u>	<u>\$ 11,458,433</u>	<u>7.30%</u>	<u>\$ 6,807,067</u>

RANDLEMAN RESERVOIR CAPITAL RESERVE FUND (FUND 60)

REVENUE					
INVESTMENT EARNINGS	\$ 1,000	\$ 1,508	\$ (508)	158.85%	\$ 9,643
TRANSFER FROM ENTERPRISE FUNDS	32,100	-	32,100	0.00%	32,100
APPROPRIATED NET ASSETS	85,278	-	85,278	0.00%	-
	<u>\$ 118,378</u>	<u>\$ 1,508</u>	<u>\$ 116,778</u>	<u>1.35%</u>	<u>\$ 41,843</u>

WATER AND SEWER CAPITAL RESERVE FUND (FUND 61)

REVENUE					
TRANSFER FROM ENTERPRISE FUNDS	\$ 515,000	\$ -	\$ 515,000	0.00%	\$ 500,000
INVESTMENT EARNINGS	1,500	293	1,237	17.51%	1,423
NET POSITION APPROPRIATED	1,033,484	-	1,033,484	0.00%	-
TRANSFER FROM W/S-SYSTEM DEVELOPMENT FEES	-	-	-	0.00%	606,400
	<u>\$ 1,548,984</u>	<u>\$ 293</u>	<u>\$ 1,548,721</u>	<u>0.02%</u>	<u>\$ 1,107,823</u>

					FYE 06/30/26 PRIOR YEAR
	CURRENT BUDGET	EXPENDITURES TO DATE	ENCUMBRANCES TO DATE	UNSPENT TO DATE	Y-T-D % SPENT
EXPENDITURES & ENCUMBRANCES (FUND 30)					
PERSONNEL	\$ 1,897,402	\$ 333,404	\$ 17,643	\$ 1,546,355	18.50%
WATER PURCHASES	538,000	64,286	452,801	22,133	95.89%
SEWER TREATMENT	905,000	53,108	744,899	107,083	88.17%
DEBT SERVICE	249,980	151,193	70,720	28,047	88.78%
CONTRACT SERVICES & MAINTENANCE	601,500	31,881	193,372	376,247	37.45%
CAPITAL	6,759,264	187,842	1,910,765	4,860,557	31.05%
TRANSFER TO OTHER FUNDS	547,100	-	-	547,100	0.00%
OTHER OPERATING EXPENDITURES	862,500	123,552	157,027	581,921	32.53%
	<u>\$ 12,361,726</u>	<u>\$ 845,347</u>	<u>\$ 3,546,937</u>	<u>\$ 7,869,442</u>	<u>36.34%</u>

RANDLEMAN RESERVOIR CAPITAL RESERVE FUND (FUND 60)

TRANSFER TO OTHER FUNDS	\$ 118,378	\$ -	\$ -	\$ 118,378	0.00%
	<u>\$ 118,378</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 118,378</u>	<u>0.00%</u>

WATER AND SEWER CAPITAL RESERVE FUND (FUND 61)

TRANSFER TO OTHER FUNDS	\$ 1,548,984	\$ -	\$ -	\$ 1,548,984	0.00%
RESERVE FOR FUTURE EXPENDITURES	-	-	-	-	0.00%
	<u>\$ 1,548,984</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,548,984</u>	<u>0.00%</u>

As of September '25	As of September '25	As of September '25	As of September '25
PRIOR YEAR CURRENT BUDGET	PRIOR YEAR ACTUAL TO DATE	PRIOR YEAR UNCOLLECTED TO DATE	PRIOR YEAR Y-T-D % COLLECTED
\$ 1,360,000	\$ 332,318	\$ 1,057,682	23.91%
4,000,000	595,485	3,404,515	14.89%
200,000	62,167	137,833	31.08%
80,300	17,463	62,837	21.75%
118,378	-	118,378	0.00%
1,778,724	18,197	1,780,527	0.91%
2,677,539	-	2,677,539	0.00%
<u>\$ 10,442,939</u>	<u>\$ 1,023,830</u>	<u>\$ 9,419,309</u>	<u>9.80%</u>

\$ 5,000	\$ 1,833	\$ 3,167	36.86%
32,100	\$ 32,100	-	100.00%
81,278	-	81,278	0.00%
<u>\$ 118,378</u>	<u>\$ 33,933</u>	<u>\$ 64,443</u>	<u>26.87%</u>

\$ 500,000	\$ -	\$ 500,000	0.00%
1,000	\$ 487	\$ 533	48.70%
1,275,724	-	1,275,724	0.00%
-	-	-	0.00%
<u>\$ 1,776,724</u>	<u>\$ 487</u>	<u>\$ 1,776,257</u>	<u>0.03%</u>

As of September '25	As of September '25	As of September '25	As of September '25	As of September '25
PRIOR YEAR CURRENT BUDGET	PRIOR YEAR EXPENDITURES TO DATE	PRIOR YEAR ENCUMBRANCES TO DATE	PRIOR YEAR UNSPENT TO DATE	PRIOR YEAR Y-T-D % SPENT
\$ 1,815,884	\$ 380,290	\$ 9,868	\$ 1,425,735	21.49%
498,000	55,718	375,245	87,037	88.54%
925,000	71,032	673,229	180,739	80.46%
249,181	127,431	102,958	147,811	82.46%
608,500	70,863	150,837	384,801	36.55%
5,148,764	189,516	99,967	4,859,251	5.62%
532,100	32,100	-	500,000	6.03%
867,500	100,988	323,249	243,265	63.56%
<u>\$ 10,442,939</u>	<u>\$ 1,027,937</u>	<u>\$ 1,735,364</u>	<u>\$ 7,679,619</u>	<u>26.46%</u>

\$ 118,378	\$ -	\$ -	\$ 118,378	0.00%
<u>\$ 118,378</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 118,378</u>	<u>0.00%</u>

\$ -	\$ -	\$ -	\$ -	0.00%
\$ 1,778,724	\$ 18,197	\$ -	\$ 1,780,527	0.91%
<u>\$ 1,778,724</u>	<u>\$ 18,197</u>	<u>\$ -</u>	<u>\$ 1,780,527</u>	<u>0.91%</u>



Town of Jamestown
FINANCIAL SUMMARY REPORT
 As of September 28, 2026

CAPITAL PROJECTS				
	<u>Fund (#18)</u>	<u>Fund (#21)</u>	<u>Fund (#23)</u>	<u>Fund (#24)</u>
	<u>Oakdale</u>	<u>Oakdale</u>	<u>Penny Road</u>	<u>Sidewalk Project</u>
	<u>Sidewalk Ph 3</u>	<u>Sidewalk Ph 2</u>	<u>Sidewalk</u>	<u>Guilford County ARPA</u>
	<u>Capital Project</u>	<u>Capital Project</u>	<u>Capital Project</u>	<u>Capital Project</u>
Life to Date Revenues & Other Financing Sources	219,234	79,589	51,000	2,554,795
% of budget received	3%	40%	4%	111%
Life to Date Expenditures	146,088	52,896	-	1,140,804
% of budget expended	22%	26%	0%	50%
	<u>Fund (#26)</u>	<u>Fund (#27)</u>	<u>Fund (#28)</u>	<u>Fund (#29)</u>
	<u>Parks and Rec PARTF</u>	<u>Parks and Rec AFP</u>	<u>Forestdale East</u>	<u>Jamestown Park</u>
	<u>Guilford County ARPA</u>	<u>Guilford County ARPA</u>	<u>Stormwater Project</u>	<u>Restroom Project</u>
	<u>Capital Project</u>	<u>Capital Project</u>	<u>Capital Project</u>	<u>Capital Project</u>
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	360,868	599,815	68,874	66,316
% of budget expended	84%	100%	11%	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
	<u>\$ 441,086</u>		
WATER & SEWER FUND:			
Water & Sewer Maintenance Facility Construction	<u>\$ 62,460</u>	11/3/2027	2027/2028



**Town of Jamestown
Financial Summary Report
as of September 28, 2026**

CASH BALANCES	
Petty Cash	\$ 1,350
Operating Cash	9,568,097
Certificates of Deposit	3,104,341
Money Market Accounts - First Bank	876,572
North Carolina Capital Management Trust	14,995,330
	<u>\$ 28,545,690</u>
 Reservations of cash:	
Cash reserved for Randleman Reservoir	\$ 267,118
Cash reserved by Powell Bill for street improvements	\$ 399,580
General Capital Reserve Fund	367,504
Oakdale Sidewalk Phase 3	72,587
Oakdale Sidewalk Phase 2	26,693
Penny Road Sidewalk Capital Project	51,000
Water Sewer Capital Reserve Fund	3,899,879
	<u>\$ 5,084,360</u>
 Cash by Fund:	
General	\$ 10,441,743
General Capital Reserve Fund	367,504
Oakdale Sidewalk Phase 3	72,587
Oakdale Sidewalk Phase 2	26,693
Penny Road Sidewalk Capital Project	51,000
Sidewalk Project Fund-Guilford County ARPA and GF Transfer	260,597
Forestdale East Stormwater Project	175,366
Jamestown Park Restroom	125,837
Water/Sewer	12,857,366
Randleman Reservoir	267,118
Water/Sewer Capital Reserve Fund	3,899,879
	<u>\$ 28,545,690</u>
 Cash by Bank:	
NCCMT	\$ 14,995,330
Pinnacle Bank	11,532,623
First Bank	2,016,387
	<u>\$ 28,544,340</u>

Mayor
Susan Dickenson

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Jim Westmoreland

TOWN OF JAMESTOWN AGENDA ITEM

ITEM ABSTRACT: Proclamation Fire Prevention Week 2026

AGENDA ITEM #: IV

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CONSENT AGENDA ITEM

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ACTION ITEM

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INFORMATION ONLY

MEETING DATE: October 6, 2026

ESTIMATED TIME FOR DISCUSSION: 10 Minutes

DEPARTMENT: Administration

CONTACT PERSON: Katie M. Weiner, Interim Manager

SUMMARY:

October is Fire Prevention Month. The National Fire Protection Association has announced the theme of the 2026 Fire Prevention Week as "Charge into Fire Safety; Safe Charging is a Superpower." The theme focuses on the everyday charging habits that can help reduce the risk of lithium-ion battery fires and keep homes and communities safer. The Town of Jamestown appreciates all that the Pinecroft Sedgefield Fire Department does to keep our residents and community safe.

ATTACHMENTS: Proclamation declaring October 2026 as Fire Prevention Month

RECOMMENDATION/ACTION NEEDED: N/A

BUDGETARY IMPACT: N/A

SUGGESTED MOTION: N/A

FOLLOW UP ACTION NEEDED: N/A



**PROCLAMATION FIRE PREVENTION MONTH
OCTOBER 2026**

WHEREAS, the Town of Jamestown recognizes that fire is a serious public safety concern both locally and nationally, and homes are the locations where people are at greatest risk from fire; and

WHEREAS, the 2026 Fire Prevention Week theme — “Charge into Fire Safety: Safe Charging Is a Superpower” — works to educate the public on safe charging practices and how to reduce the risk of fires involving lithium-ion batteries; and

WHEREAS, the Pinecroft Sedgfield Fire Department provides dedicated service to protect lives, property, and the environment through fire prevention, education, and emergency response in our community; and

WHEREAS, during Fire Prevention Month, all residents of Jamestown are encouraged to take steps to make their homes and families safer by checking smoke alarms, planning and practicing fire escape routes, using manufacturer-approved chargers, charging devices on hard, flat surfaces, and staying informed about fire safety; and

WHEREAS, the Town of Jamestown is proud to recognize the vital contributions of the Pinecroft Sedgfield Fire Department and all firefighters who serve selflessly to protect our residents every day;

NOW, THEREFORE, I, Susan Dickenson, Mayor of the Town of Jamestown, on behalf of the Town Council, do hereby proclaim October 2026 as Fire Prevention Month in the Town of Jamestown and encourage all citizens to participate in fire prevention activities at home, school, and work throughout the month.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of the Town of Jamestown this the 6th day of October, 2026.

Mayor Susan Dickenson



Mayor
Susan Dickenson

Interim Town Manager
Katie M. Weiner

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Robert Brown



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Sarah Gianville
Jim Gibson
Jim Westmoreland

TOWN OF JAMESTOWN AGENDA ITEM

ITEM ABSTRACT: Manager's Report

AGENDA ITEM #: V-A



CONSENT AGENDA ITEM



ACTION ITEM



INFORMATION ONLY

MEETING DATE: October 6, 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

- A. The Fall Litter Sweep was held on September 26th! I really appreciate everyone that came out to participate and Elizabeth Greeson for organizing that event.
- B. Council has 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. I will keep Council informed about the finalization of the design as things progress.
- C. The overgrown right-of-ways along Guilford College Road and Jamestown Parkway have been mowed. I am grateful that NCDOT put me in contact with their contractor. They did a great job!
- D. Town staff have been actively working to get as much public input as possible for the Main Street Corridor Study. I really appreciate all the hard work that staff have put into the study and everyone that has participated. 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. We anticipate that the final report will be completed by the end of November.
- E. Construction of the East Main Street Sidepath project is ongoing. The sidepath should be complete around the end of October.
- F. The Town received a complaint about erosion along a sidewalk on Dillon Road. I want to thank 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.
- G. I also want to thank the Guilford County Sheriff's Department for placing their speed radar sign along Dillon Road to help slow traffic down. They were happy to help when I reached out.
- H. The sidewalks throughout the Jamestown Park are complete. The fencing and the 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.
- I. The design for the Accessible Bathroom Project at the Jamestown Park has been approved by Guilford County. The project will be put out to bid in October for a November contract award.
- J. 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.
- K. 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 their best to provide the animals in their care with a good, positive outcome. I would encourage anyone that is considering volunteering or adding a new addition to their family to visit!

Key Dates:

Oct. 15th-Nov. 3rd- Midterm Election Voting

Oct. 15th- Deadline for Main Street Corridor Study

November 11th- Veterans Day Flag Raising Ceremony at Wrenn Miller Park

November 17th- Next Regular Town Council meeting at 6:00 pm in the Council Chambers

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TOWN OF JAMESTOWN AGENDA ITEM

ITEM ABSTRACT: Fall Litter Sweep Report to Town Council

AGENDA ITEM #: VI-A



CONSENT AGENDA ITEM



ACTION ITEM



INFORMATION ONLY

MEETING DATE: 10.06.26

ESTIMATED TIME FOR DISCUSSION: 5 min

DEPARTMENT: Finance

CONTACT PERSON: Elizabeth Greeson

SUMMARY:

Town of Jamestown was invited to join NCDOT for their 2026 Fall Litter Sweep.

On Saturday, September 26, 2026 at 9am- 38 Participants in Town of Jamestown were able to pick up 45 bags of trash from 9 locations.

Everyone Started at Food Lion at 118 W Main Street and walked to Penny Road and Back, Dillon Rd, Guilford/Guilford College Rd, Oakdale Rd, Scientific St, Penny Rd, East Fork Rd.

3 bags 118 W Main St on sidewalk close to Truist.

3 bags behind Truist on Ragsdale Rd.

3 bags at Oakdale Rd RR tracks

1 Bag on Main St at Lydia's Underpass

4 bags on Guilford College Rd between Guilford Rd and Sheets at W Gate City Blvd.

6 bag on East Fork close to walk over bridge at City Lake Crossing

9 bag Penny Rd at City Lake Crossing and TOJ sign

8 bags with 1 pallet -W Main St-7 Eleven

8 bags on Scientific St

Town residents, Ragsdale Students representing ROTC, Southwest Women's Garden Club, Jamestown Civitans, Historic Jamestown Board Members, Town Staff and Town Council were present. There were new folks participating and very interested in future opportunities to do on their own with available supplies and equipment provided by Town of Jamestown. Extra supplies are kept in storage at town hall for anyone interested to work independently between events.

Report and photos were shared with Aaron Moody <ajmoody1@ncdot.gov> and Carol Townson, <cgtownson@ncdot.gov>.

Request for bags to be picked up by our regional office was sent to Eleanor B Johnson <eleanorjohnson@ncdot.gov>. Request for Certificates of Appreciation from NC DOT will be submitted.

We plan to participate again in the spring during the NC DOT Spring Litter Sweep.

Thank you for everyone's help to make our area beautiful.

Elizabeth T. Greeson
Accounting Technician II
Town of Jamestown
301 E. Main St.
Jamestown, NC 27282



ATTACHMENTS: None

RECOMMENDATION/ACTION NEEDED: N/A

BUDGETARY IMPACT: N/A

SUGGESTED MOTION: N/A

FOLLOW UP ACTION NEEDED: N/A

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TOWN OF JAMESTOWN AGENDA ITEM

ITEM ABSTRACT: Appointment of a PB Member and Alternate Member

AGENDA ITEM #: VII-A

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CONSENT AGENDA ITEM

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ACTION ITEM

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INFORMATION ONLY

MEETING DATE: October 6, 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

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TOWN OF JAMESTOWN AGENDA ITEM

ITEM ABSTRACT: Appointment of a ETJ PB Member and Alternate Member

AGENDA ITEM #: VII-B

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CONSENT AGENDA ITEM

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ACTION ITEM

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INFORMATION ONLY

MEETING DATE: October 6, 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