

The Pearisburg Town Council met in Regular Session on February 10, 2015 at 7:30 p.m. at the Pearisburg Town Hall. Present for the Meeting were: Vice-Mayor Munsey; Council Members Williams (Planning Commission Member), Journell, Eaton, Harrell and Clark; Town Manager Vittum; Town Attorney Hartley; Town Engineer Tawney; Chief Martin and Town Clerk Harless. Also present was Planning Commission Members Muncy and Collins; and TJ Atkins, Virginian Leader.

Councilman Williams led the pledge of allegiance.

Council reviewed the minutes and Harrell indicated that there was one change that was needed and she had discussed it with staff. The word "be" was left out of paragraph number six on the first page, where it mentions "wants to a partner" it was revised to "wants to be a partner".

Harrell made a motion to approve the January 13, 2015 Regular Council Minutes. Eaton seconded the motion. Voting yes: Munsey, Williams, Harrell, Clark and Eaton. Abstaining: Journell. The motion carried by a vote of 5 to 0.

Munsey opened the joint Public Hearing with Planning Commission to Amend the Zoning Ordinance to add definitions for Medical Office and for Outpatient Mental Health Substance Abuse Center as well as amending the Permitted and Conditional Use in certain districts. Muncy called the Planning Commission meeting to order. Council and Planning did not have any comments or receive any comments from the public. Munsey closed the public hearing and called a recess in order for the Planning Commission to meet and make a recommendation.

Munsey called the meeting back into session. Vittum stated that the Planning Commission recommends Council approve and adopt Ordinance 15-01 to Amend the Zoning Ordinance. Munsey moved item number 12 up on the agenda.

Clark made a motion that Council approve and adopt Ordinance No: 15-01 to Amend the Zoning Ordinance. Williams seconded the motion. Voting yes: Munsey, Williams, Journell, Harrell, Clark and Eaton. The motion carried by a vote of 6 to 0.

AN ORDINANCE TO AMEND CHAPTER 24, ZONING
CODE OF THE TOWN OF PEARISBURG, VIRGINIA, 1996, AS AMENDED,
FOR THE PURPOSE OF DEFINING
MEDICAL OFFICE AND OUTPATIENT MENTAL HEALTH AND SUBSTANCE ABUSE CENTER

BE IT ORDAINED, by the Town Council of the Town of Pearisburg,
Virginia, 6 of the elected members concurring, that:

Section 1. The following section of the Code of the Town of
Pearisburg, Virginia, 1996, as amended, as follows:

Delete the following definition:

24-302-27 "Clinic" in its entirety.

Add the following definitions:

24-302-193.1 **Medical Office.** Use of a site for facilities which
provide diagnoses, minor surgical care and outpatient care
on a routine basis, but which does not provide overnight
care or serve as a base for an ambulance service. Medical
offices are operated by doctors, dentists, or similar
practitioners licensed by the Commonwealth of Virginia.

24-302-194 **Outpatient Mental Health and Substance Abuse Center.**
Establishments with medical staff providing outpatient
services related to the diagnosis and treatment of mental
health disorders, alcohol, and other substance abuse. These
establishments may provide counseling and/or refer patients
to more extensive treatment programs, if necessary. Included
in this use type are alcohol treatment centers, outpatient
detoxification centers, outpatient drug and substance abuse
centers, and outpatient mental health centers.

Section 2. The following amendments are made to Permitted and
Conditional Uses:

24-603-09 is deleted and replaced with "Professional Offices" as a

Conditional Use;

24-603-10 "Medical Office" is added as a Conditional Use;

24-604-02-07 is deleted and replaced with "Professional Offices in structures similar in character with surrounding properties with signs as provided in Article 24-706" as a Permitted Use;

24-604-02-08 "Medical Offices in structures similar in character with surrounding properties with signs as provided in Article 24-706", is added as a Permitted Use;

24-604-03-13 "Outpatient Mental Health and Substance Abuse Center in structures similar in character with surrounding properties with signs as provided in Article 24-706", is added as a Conditional Use;

24-608-03-11 "Hospitals and Clinics" is deleted and "Hospitals and Medical Office" is added as a Permitted Use;

24-608-03-23 "Business and Professional offices, and clinics" is deleted and "Business and Professional Offices" is added as a Permitted Use;

24-608-03-38 "Outpatient Mental Health and Substance Abuse Center" is added as a Conditional Use;

24-609-02-11 "Hospitals and Clinics" is deleted and replaced with "Hospitals and Medical Office", as a Permitted Use;

24-609-02-23 "Business and Professional Offices, and Clinics" is deleted and "Business and Professional Office" is added as a Permitted Use;

24-609-03-17 "Outpatient Mental Health and Substance Abuse Center" is added as a Conditional Use;

24-614-02-08 is deleted and replaced with "Professional Offices in structures similar in character with surrounding properties with signs as provided in Article 24-706" as a Permitted Use;

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24-614-02-09 "Medical Office in structures similar in character with surrounding properties with signs as provided in Article 24-706" is added as a Permitted Use;

24-614-03-12 "Outpatient Mental Health and Substance Abuse Center in structures similar in character with surrounding properties with signs as provided in Article 24-706" is added as a Conditional Use;

24-615-01 is amended to delete the word "Clinic" in the third line;

24-615-03-01 "Professional Offices and Clinic" is deleted and "Professional Offices" is added as a Conditional Use;

24-615-03-08 "Medical Office" is added as a Conditional Use; and

24-615-03-09 "Outpatient Mental Health and Substance Abuse Center" is added as a Conditional Use.

Section 3. This ordinance shall be in effect immediately upon its passage.

This 10th day of February 2014.

APPROVED: Robert L. Dickerson
Robert L. Dickerson, Mayor

ATTEST:

Regina H. Harless
Regina H. Harless, Clerk

Harrell reported on the Public Safety Committee. She stated that the Police and Fire reports were approved. The Committee discussed installation of a half wall behind the fire station to help with debris blowing into the building. The Town Manager complimented the fireman for keeping their facility clean.

The Committee made a recommendation that Council approve installing a 10' long half wall on the patio behind the station using available bricks and donated labor. Voting yes: Munsey, Williams, Journell, Harrell, Clark and Eaton. The motion carried by a vote of 6 to 0.

Munsey reported on the Property and Recreation Committee. He reported that basketball was underway with 30 boys on four teams. Girls basketball sign-ups have started and will run for two weeks. He stated that the Boat Landing plans have been reviewed and approved. He reported that staff had informed the Committee that asbestos removal at the Community Center will start March 9, 2015. Council asked staff about the status of 7 Day Market. Vittum stated that Mr. Patel had called today and indicated that the insurance company had not completed their investigation. They want to go back in the building one more time.

Eaton reported on the Finance Committee. The Committee discussed the Finance Report and had some concerns about several accounts being overspent and staff will be looking into this further. They went over the progress of collecting delinquent taxes through DMV Stops. The Committee asked staff to start preparing a list monthly of credits and payment received from the notices being sent. They discussed the need to separate Farm to Fork items from the Recreation line item in the budget with a budget amendment.

The Committee recommends that Council approve Budget Amendment 15-03. Voting yes: Munsey, Williams, Journell, Harrell, Clark and Eaton. The motion carried by a vote of 6 to 0.

BUDGET AMENDMENT FY 2014-2015-03

REVENUE					
100360.6710	FARM TO FORK	Current Budget	New Amount	Difference	
		\$0.00	\$ 4,000.00	\$ 4,000.00	
				TOTAL \$	4,000.00

EXPENDITURES					
102600.7810	FARM TO FORK	Current Budget	New Amount	Difference	
		\$0.00	\$ 3,000.00	\$ 3,000.00	
				TOTAL \$	3,000.00

Current	Revenue	Expenditures	Difference
Amended	\$ 4,891,518.00	\$ 4,949,328.00	\$ (57,810.00)
Total	\$ 4,000.00	\$ 3,000.00	\$ 1,000.00
	\$ 4,895,518.00	\$ 4,952,328.00	\$ (56,810.00)

For Council Action on JANUARY 10, 2015

Williams reported on the Public Works Committee. He stated that the water loss for December was 32.09% and the lost percentage for the year 2014 was 34.28%. He reported that staff had met with Pillar Inc. at the location of their new drug store. He stated that staff had received a request from Cantrall Martin for the Town to consider extending a six inch water line from High Street to his property line. This request if approved would be used as an incentive for a new developer to purchase the property. The Committee tabled the request at this time.

The Committee made a recommendation that Council approve the request to scrap the Town Manager's former 1998 Ford Taurus. Voting yes: Munsey, Williams, Journell, Harrell, Clark and Eaton. The motion carried by a vote of 6 to 0.

Vittum updated Council on the Renovation Project. He reported that on March 9th asbestos removal would begin. No one will be allowed in the building for any reason at that time. He stated that hopefully by April 1st we should be able to rap up the asbestos removal and get the test results. He reported that we had received one quote on HVAC which does not include the classrooms. Staff is waiting on two more quotes.

Council reviewed the Planning Project Report by Dianne Dinger. Staff is moving forward with organizing the Farmers Market and looking at holding the first Farmers Market in May. It will run through the summer into the fall. The River Sculpture project is moving along as well. We received eight proposals and these were given to the Giles Arts Council for selection. Eaton asked about the Promotional list for downtown. Vittum will get with Dinger about moving this item up on agenda.

Vittum briefed Council on the Agreement for Consulting Services for Farm to Fork with Zeppa Studios to do individual sessions with vendors and provide them with graphic images and labels for their products. He stated that this is all covered by the grant. The consultant would be paid \$275 per vendor with a budget of \$4800 and \$25 for 100 labels per vendor. Staff recommends Council approval. This item was specifically in the grant for Zeppa Studios to do the graphics for the vendors.

Clark made a motion to approve the Agreement for Consulting Services for Farm to Fork with Zeppa Studios. Harrell seconded the motion. Voting yes: Voting yes: Munsey, Williams, Journell, Harrell, Clark and Eaton. The motion carried by a vote of 6 to 0.

Vittum updated Council on the Arts Grant murals. He stated that the murals were being handled through the Giles Arts Council. The Council had earlier sent out a call for artists design and the Committee voted to recommend the town approve the idea by Melissa Zeppa and Tacie Jones. He stated that Council asked the artist if they would change the original idea to a sports theme. It was resubmitted and the proposed work is in the packet for the PATS building. Munsey asked if the building be fixed before they work on it. Vittum stated that the artist planned to put Kilz on to take care of the mold and mildew. He stated that they would do some priming as well. Munsey was concerned about the wood being rotten. Staff would have Public Works replace any rotted wood. The artist will wait for weather to warm up and town crew will do some work. Journell asked what happened to the idea of painting on panels for the murals. This proposal would use the whole building as a canvas Vittum said. Munsey stated that he had talked to Ms. Colavecchio and she was not interested in doing a sports theme. Clark asked if they would have to paint the brick. Vittum is not sure how they will do this. Clark asked if this would be faded looking. Clark asked if we were leaving the windows boarded up and do we leave the board above the door as well. Tawney stated that the board above the door would remain.

Clark was concerned about the condition of the mural on side of old Leggett building. She also mentioned the quilt on the Ingram Furniture building crumbling. Vittum stated that there was some money for repairs in the Arts Council budget. Tawney had looked on the mural on the Leggett building and felt that the problem was the bricks were coming out.

Eaton is worried about the PATS building and the current shape it is in. Clark stated that Colavecchio had used a varish on the wall at the Chamber. Munsey stated that the owner agreement was not signed. Vittum stated that the money was transferred in June to the Giles Arts Council. Vittum stated there was a percentage that the Arts Council has for repairs. He has not been able to get an answers on repairs since Denise Blakeney is out with health issues. Vittum stated that he could put together all of the budgets for each mural, but some of the agreements were not fully executed. Eaton asked about the possiblity of finding one person to touch-up all of the murals. Vittum commented on the quilt mural and stated that unless the owner does something about the moisture problem it would be difficult to repair the mural.

Eaton made a motion to approve the Giles Arts Council placing the sports and parks murals on the PATS building. Clark seconded the motion. Voting yes: Williams, Journell, Harrell, Clark and Eaton. Voting no: Munsey. The motion carried by a vote of 5 to 1.

Vittum reported to Council on the FY2014 Audit Report. He stated that a draft was sent out to Council and the only change on the draft being reviewed and recommended by staff is a change to "Table 7". There was a minor correction on the "Tax Rates" that needed to be changed. Journell had a question under the findings on the last page of the audit. When it referred to "Condition Comments" she asked if there was anything that could be done to make it better. Vittum stated that it would require hiring additional office staff. He stated that most localities get that comment because they do not have sufficient staff to break down the labor. He has spoken with the auditor and it has not been a big concern for them. Harrell stated that it has been in the audit every year. She stated that larger localities have CPA's on staff. Eaton stated that she had compared a FY2010 Audit to the FY2014 word for word and the wording was the same. Harrell stated that in order to meet that requirement we would have to hire more staff or hire a consultant for up to \$10,000 and even they may not be able to meet standards. It would be difficult to hire the right person.

Williams made a motion to approve and adopt the Fiscal Year 2014 Audit Report for the Town of Pearisburg. Eaton seconded the motion. Voting yes: Munsey, Williams, Journell, Harrell, Clark and Eaton. The motion carried by a vote of 6 to 0.

On a motion by Williams, seconded by Harrell, passed by the following recorded vote, Mayor Dickerson, Absent; Council Members Williams, yes; Eaton, yes; Munsey, yes; Harrell, yes; Journell, yes; Clark, yes; Council went into Executive Session as permitted by Virginia Code Section 2.2-3711 (A) (1), for discussion of specific public employees of the Town of Pearisburg in the Recreation Department and as permitted by Virginia Code Section 2.2-3711 (A)(7) for consultation with legal counsel on specific legal matters requiring the provision of legal advice by such counsel regarding contracts with the Giles County Public Service Authority.

On a motion by Williams, seconded by Harrell, passed by the following recorded vote, Mayor Dickerson, Absent; Council Members Williams, yes; Eaton, yes; Munsey, yes; Harrell, yes; Journell, yes; Clark, yes; Council returned to Regular Session.

On a motion by Harrell, seconded by Clark, passed by the following recorded vote, Mayor Dickerson, Absent; Council Members Williams, yes; Eaton, yes; Munsey, yes; Harrell, yes; Journell, yes; Clark, yes; Council certified that the subject discussed in this Executive Session was the subject identified in the motion to go into Executive Session and only that subject, and that Council discussed no other subject while in Executive Session.

Journell moved that Council approve the Bluff City By-Pass Agreement between the Town of Pearisburg and the Giles County Public Service Authority. Eaton seconded the motion. Vote yes: Eaton, Harrell, Clark, Williams, Journell and Munsey. The motion carried 6 to 0.

OPERATIONAL AGREEMENT FOR THE BLUFF CITY PUMP STATION BYPASS

Giles County Public Service Authority (GCPSA) and the Town of Pearisburg (Town) agree to the following terms and conditions for installation and operation of a valve to allow by-pass of the existing pump station in Bluff City to allow water to flow west from the Town to serve the Authority system.

1. This bypass will only be used in an emergency and will be operated consistent with the procedure outlined in this document. An emergency is defined as a situation in which the Giles County Public Service Authority (GCPSA) loses the capability to utilize the high service pumps located in the GCPSA Water Treatment Plant or when the GCPSA loses more than 75% of its usual production from the main GCPSA well at the Water Treatment Plant or when there is a major distribution line break. In the event that a different and unforeseen situation arises, the GCPSA may request the Town to permit the opening of the PRESSURE SUSTAINING VALVE.
2. Giles County PSA will install a PRESSURE SUSTAINING VALVE (PSV) at the Bluff City Pump Station to allow water from the Town system to flow west.
3. The master meter in the vault at the water treatment plant will be replaced with a new meter that reads east and west. Any water transferred west through the PSV will be metered and will be subtracted from town total water usage for that month.
4. The Authority will pay for all costs associated with making these changes and with maintenance of the valve, meter, and associated equipment.
5. The hydraulic grade line associated with the upstream side of the PSV is to be set by the Angles Rest and King Heights Tanks. The PSV shall be set to a hydraulic grade line of 2015' which equals 119 p.s.i. The PSV feature will ensure minimum pressures of 119 p.s.i. at the PSV is maintained when the PSV is being utilized.
6. The Authority will be the responsible for monitoring and maintaining tank levels throughout all water distribution systems, including the Town of Pearisburg.
7. The pressure sustaining valve will be operated during an emergency using the following procedure:
 - A. The decision to operate the Bluff City PSV will be made by the Director of the Authority, subject to the approval of the Pearisburg Town Manager and/or the Pearisburg Town Engineer, which approval shall not be unreasonably withheld.
 - B. The Director will notify the Pearisburg Town Manager and/or Town Engineer of the need to operate the PSV. Use of the PSV will be authorized by the Town prior to operation of the valve. The Town shall evaluate the impact of opening the valve based on current water levels of the Town tanks and will not withhold authorization unless doing so would be detrimental to the integrity of the Town system. The Town may revoke its authorization at any time by notifying the Director or any other representative of the PSA if the Director is not immediately available.
 - C. The Town will be responsible to notify the Pearisburg fire department and any other personnel appropriate of the situation and impact on usage, such as fire flow.

- D. If there is a fire in the Town's water service area the Town will notify the Authority and the Authority will immediately close the bypass stopping water from being transferred west.
 - E. Before opening the PSV to allow water to flow to the west, the Angles Rest, King Heights Tanks shall be at a level such that the tanks in the aggregate contain at least 550,000. In addition, the GCPSA Riverbend Tanks and all of the GCPSA tanks east of the Riverbend Tank shall be at least half full before the PSV can be opened. However, the GCPSA in any event will not reduce the amount of water in the Town's Angel's Rest and King Heights tanks below 550,000 gallons in the aggregate. In addition, GCPSA shall close the valve at Ripplemead which feeds the GCPSA Eastern service area before the PSV can be opened. Well #4 (Tannery Well) shall continue to operate while the bypass is open, except that Well #4 shall not be operated in excess of either the number of gallons per day or hours of operation as permitted and/or recommended by the Virginia Department of Health.
 - F. Before opening the PSV to allow water to flow to the west, the GCPSA will utilize the Orchard Well in Narrows and all available water connections with the Red Sulphur Public Service District to obtain additional water for the GCPSA.
 - G. Valves are manually operated at the Bluff City Pump Station Bypass. Authority employees will be responsible for opening and closing the valve, insuring the operation of Well #4 (Tannery Well) and monitoring of storage levels in Angles Rest and King Heights Tanks.
 - H. To satisfy the daily demand west of the Bluff City Pump Station, the PSV will be utilized for no more than 135 minutes per twenty-four hour day and transfer of water west through the valve to no more than 84,000 gallons per twenty-four hour day. This transfer will directly benefit Town customers in the Bluff City area, Giles County customers on RT 100, Narrow's customers on the north side of New River, and Glen Lyn customers.
 - I. The system shall be designed and engineered and operated so that the tank levels in Angles Rest and Kings Heights Tanks would fall no more than 2 feet due to use of the valve.
 - J. As soon as water pressure at the PSV falls to 119 p.s.i., or in the event that Well #4 ceases operation for any reason, the GCPSA shall immediately close the valve at Ripplemead to keep water from flowing from the Pearisburg water system to the east. When Well #4 resumes operation and when the Angel's Rest, King Heights tanks have at least 550,000 gallons in the aggregate, then the valve at Ripplemead will be re-opened by the GCPSA.
 - K. The valve in the bypass will be closed and secured by GCPSA employees once the above limits are reached and the valve will not be reopened for twenty-four hours.
 - L. The Authority will continue to operate Well #4 to fill Angles Rest and King Heights Tanks.
 - M. The Director shall notify the Town once the valve has been closed and transfer completed.
8. Either party may cancel this agreement on 30 days advance written notice.

9. The purpose of this Agreement is to reasonably meet the emergency water needs of the customers of the GCPSA. The Town's Town Manager and Town Engineer are authorized to expand the parameters and limits of this Agreement in a unique situation by written memorandum signed by either the Town Manager or Town Engineer in advance of such expansion.

Witness the following signatures:

GILES COUNTY PUBLIC SERVICE AUTHORITY

TOWN OF PEARISBURG

By: _____
Richard McCoy, Chairman

By: 
Robert L. Dickerson, Mayor

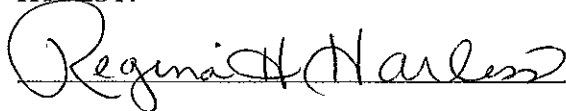
There being no further business, the meeting was adjourned.

APPROVED:

A handwritten signature in cursive script, appearing to read "Robert L. Dickerson", written over a horizontal line.

Mayor Robert L. Dickerson

ATTEST:

A handwritten signature in cursive script, appearing to read "Regina H. Harless", written over a horizontal line.

Regina H. Harless, Town Clerk