

Pearisburg Town Council met in regular session on Tuesday, December 12, 2017 at 7:30 p.m. in the Pearisburg Town Council Chambers. Present for the meeting was Mayor Dickerson; Council Members Eaton, Clark, Journell, Ballard, Williams (Planning Commissioner) and Harrell; Planning Commissioners Collins, Muncy and Moye; Town Attorney Hartley; Town Manager Meredith, Town Clerk Harless, Town Engineer Tawney, Building Official Wilson and Chief Martin. Also present was David and Lisa Epperley, citizens and Amelia Whittaker, Virginian Leader.

Williams made a motion that Council approve the Regular November 14, 2017 and Special November 28, 2017 meeting minutes. Clark seconded the motion. Voting yes: Mayor Dickerson; Council Member Eaton, Clark, Journell, Ballard, Williams and Harrell. The motion carried by a vote of 7 to 0.

Mayor Dickerson opened a joint Public Hearing with Pearisburg Planning Commission on a Conditional Use request submitted for re-zoning of Tax Map No. 40B-3-C by David and Lisa Epperley. Meredith stated that the property is currently zoned AR-1 (Agricultural/Residential) and the applicant is proposing it be rezoned to R-3 (Medium Density Residential). There were no comments from the audience, Commissioners or Council. Meredith stated that an adjacent property owner had submitted a letter to be read at the meeting. He read a letter from Corky Bailey to go on record supporting the re-zoning. Mayor Dickerson closed the Public Hearing.

Mayor Dickerson recessed Council for Planning Commission to meet.

Council returned to regular session.

David Epperley stated that he had a good meeting with the Planning Commission and that they were made aware of his thoughts for developing the land, but without re-zoning it's not feasible.

Collins stated that the Planning Commission recommends that the Zoning Map Amendment submitted by David and Lisa Epperley on Tax Map No. 40B-3-C be approved and re-zoned from AR-1 to R-3 (Medium Density Residential). Council moved to approve the Conditional Use recommendation from Planning Commission. Voting yes: Mayor Dickerson; Council Member Eaton, Clark, Journell, Ballard, Williams and Harrell. The motion carried by a vote of 7 to 0.

Clark reported on the Public Safety Committee. She stated that the volunteer firemen are making progress on NFIRS/VFIRS reporting. The Committee advised the Police Chief to work with the Town Manager to identify needs within the department to utilize a grant.

Journell reported on the Property and Recreation Committee. She reported that Wilson has approved the E & S Plans for Carilion Giles Hospital addition. He is in the process of reviewing the architectural plans. The contractor hopes to break ground before Christmas.

Harrell reported on the Finance Committee. The Committee was informed that staff are gathering cost estimates for awning replacements in the downtown district. Meredith informed the Committee that staff had accepted a proposed resolution from Guardian to revise the premium balance for individuals who were not properly enrolled in the program.

Eaton reported on the Public Works Committee. The water loss for October was 28.87%. Staff is continuing to find and repair leaks monthly. Harrell asked if the sidewalk replacement was almost complete. Tawney stated that they were down to the mission and should complete it very soon weather permitting. The Committee discussed the Mill Road tunnel that staff uses to access the headworks for the Sewer Plant. Hartley asked for more details on the situation with the ramp and VDOT. He suggested ramping off Route 460 at Curve Road. He felt this would be a huge benefit to the town. Tawney stated he would get with Hartley and work out an offer for VDOT. Clark asked Meredith about the status of the work being done at 1001 Mountain Lake Avenue. Meredith stated he had not heard from VML and would follow up on the status.

Meredith updated Council on the Parks and Rec Revitalization Subcommittee. He stated the committee had not met since last month, but he should have an update for Council soon. He stated that Charlie Henderson and Brian Reed have staked out the area for grading.

Meredith updated Council on the Subdivision Plat submitted by Pearisburg Methodist Church. The church recently found out they own a parcel of property (Tax Map No. 40D(8)59B). He stated that if the church doesn't build a new parsonage they will sell the property. Eaton asked where the land was located. Tawney stated it was located between the church and the sediment pond. Wilson stated it was on the left going into Briarwood Subdivision. Eaton asked if townhouses could be constructed on the property. Wilson stated that the zoning allows for

single family or duplex. Harrell thought the church wanted to build a new parsonage. Wilson stated the church might change their mind due to the current parsonage being in good shape.

Eaton made a motion that Council approve the Pearisburg Methodist Church Subdivision Plat (Tax Map No. 40D(8)59B). Clark seconded the motion. Voting yes: Mayor Dickerson; Council Member Eaton, Clark, Journell, Williams and Harrell. Abstaining: Ballard. The motion carried by a vote of 6 to 0.

Meredith updated Council on the County Power Grant. He reviewed some of the revised design plans for downtown Pearisburg that David Hill from Hill Studios had presented. Several community visioning sessions were held to get citizen input. Meredith presented design plans for the area where Wenonah Avenue intersects Main Street. He stated that he had received positive feedback from some of the downtown merchants. The grant may include some downtown façade improvements to the buildings. Meredith stated that the main goal was to generate foot traffic in the downtown area. Council discussed the plans being proposed. Hartley asked who would be purchasing the land to revitalize. Meredith needs to talk to Patrick O'Brien with the Planning District to get more information on the process. His understanding is the Town would recruit property owners and utilize grant funds to assist them. Meredith stated that Council would need to hold two public hearings after the first of the year.

Eaton inquired about the status of the habitat homes. She asked if they tied into the grant. Meredith answered that they were not included. Wilson briefed them on the progress of habit houses. The current homes would be demolished and replaced with one single-family home. They plan to construct a single-family home with a full basement.

Council continued discussing the Power Grant. They talked about the large graveled lot beside Allen Furniture. Journell asked if the owner was receptive to others using the lot for other purposes. Meredith stated that the owner was agreeable to the idea of sharing the parking lot. He stated that in the Psathas building they are proposing a themed restaurant; and, a festival event shelter near the Town Shop behind the Psathas building. Eaton asked what the idea for the town shop included. Meredith stated that only exterior improvements would be done. Hartley asked who owned the grassy areas on the southside of the Allen's Furniture parking lot. Wilson stated that the last time he checked it was owned by the Correll family.

Meredith feels these designs will help the town recruit specialty shops into the downtown district. Eaton stated that some of the parking could be used for hikers utilizing the trail for a day hike. She discussed the possibility of running a shuttle. Meredith complemented David Hill on his proactive efforts presenting the designs to local property owners and discussing the project with them.

Meredith briefed Council on his recommendation that Council adopt a resolution with National Bank in Pearisburg to close on 1611 Wenonah Avenue purchase this month. This would be considered a borrower's resolution empowering Town Manager Meredith to enter into the contract with the bank to borrow \$180,000 to acquire and renovate 1611 Wenonah for the Pearisburg Police Department. Hartley stated that having all of council sign is unusual for a resolution. He stated that normally the Town Clerk certifies the resolution being passed. He recommended Council authorize Meredith to execute the loan on the Town's behalf. Staff will add a line to the agreement for the clerk to certify the resolution.

Journell made a motion that Council adopt the Resolution with the National Bank to borrow \$180,000 and authorize and empower Town Manager Meredith to act on behalf of the town for this loan. Eaton seconded the motion. Voting yes: Mayor Dickerson; Council Member Eaton, Clark, Journell, Ballard, Williams and Harrell. The motion carried by a vote of 7 to 0.

RESOLUTION OF THE TOWN COUNCIL
OF THE TOWN OF PEARISBURG

The Town of Pearisburg, (the "Town"), a Virginia Municipal Corporation, does hereby consent to the following resolutions as evidenced by the signatures of the Mayor and members of Town Council below:

WHEREAS, the Town wishes to purchase and renovate certain real estate located at 1611 Wenonah Avenue, in Pearisburg, Virginia in order to utilize such real estate for the Town's Police Department; and National Bank has agreed to loan to the Town \$180,000 to acquire and renovate said real estate; and

WHEREAS, the Town Council of the Town has considered the loan documents contemplated by the transaction, including without limitation, the proposed Note and Deed of Trust in the amount of \$180,000 payable to National Bank; and various other documents pertinent to the closing of the purchase of the property and the said (collectively, the "Loan Documents"); and,

NOW, THEREFORE, BE IT RESOLVED, that the Town be and it is hereby authorized, empowered, and directed to enter into, execute, and deliver the Loan Documents, pursuant to which the Town will borrow \$180,000 from National Bank with interest thereon at the rate and upon the terms specified in the Commitment Letter of National Bank; and,

BE IT FURTHER RESOLVED, that the Town be and it is hereby authorized, empowered, and directed to execute and deliver all other closing documents specified in the Commitment Letter of National Bank, including without limitation, the Note and Deed of Trust in the amount of \$180,000, as well as any other documents reasonably necessary for said closing and/or customarily utilized in such transactions; and,

BE IT FURTHER RESOLVED, that the Town Manager of the Town, Todd Meredith, or any officer of the Town, together or individually, without attestation, be and they hereby are authorized, empowered, and directed to execute and deliver all Loan Documents, and that such officers or staff of the Town be and are hereby authorized, empowered, and directed to furnish all materials necessary to consummate the borrowing contemplated together with the conveyance of real estate as security for the repayment of said loan in accordance with the Commitment Letter of National Bank and the foregoing resolutions, and that any previous execution and delivery or furnishing of documents and materials by such officers or staff be and it is hereby authorized, confirmed, and ratified;

BE IT FURTHER RESOLVED, that the Town Manager of the Town, Todd Meredith, or any officer of the Town, together or individually, without attestation, be and are hereby authorized, empowered, and directed to execute and deliver on behalf of the Town, any and all documents, agreements, mortgages, assignments or financing statements required in connection with obtaining the anticipated financing for the aforesaid property from National Bank.

BE IT FURTHER RESOLVED, that any officer of the Town, together or individually, be and they hereby are authorized, empowered, and directed to take such further action on behalf of the Town as they deem necessary to effectuate the foregoing.

Adopted at the Town Council meeting of December 12, 2017

Mayor Robert L. Dickerson _____
Councilwoman Kristi Eaton _____
Councilwoman Judy Harrell _____
Councilman Jason Ballard _____
Councilwoman Cathy Clark _____
Councilman Jimmie Williams _____
Councilwoman Susie Journell _____

ATTEST:

Regina H. Harless, Town Clerk

On a motion by Williams, seconded by Ballard, passed by the following recorded vote, Council Members, Dickerson, yes, Williams, yes; Eaton, yes; Ballard, yes; Harrell, yes; Journell, yes; Clark, yes; Council went into Executive Session as permitted by Virginia Code § 2.2-3711(A) (1), for discussion, consideration or interviews of candidates for employment; assignment, appointment, promotion, performance, demotion, salaries, disciplining, or resignation of specific public officers, appointees, or employees of the Town of Pearisburg; also as permitted by Virginia Code § 2.2-3711 (A) (3), for discussion or consideration of a matter involving the acquisition of real property for a public purpose, or the disposition of publicly held real property, where discussion in an open meeting would adversely affect the Town's bargaining position or negotiating strategy of the Town and as permitted by Virginia Code Section § 2.2-3711(A) (7), for consultation with legal counsel, and briefings by staff members or consultants pertaining to actual or probable litigation, where such consultation or briefing in an open meeting would adversely effect the negotiating or litigating posture of the Town; and consultation with legal counsel employed or retained by the Town regarding specific legal matters requiring the provision of legal advice by such counsel.

On a motion by Harrell, seconded by Eaton, passed by the following recorded vote, Council Members Dickerson, yes, Williams, yes; Eaton, yes; Ballard, yes; Harrell, yes; Journell, yes; Clark yes; Council returned to regular session.

On a motion by Williams seconded by Clark, and passed by the following recorded vote, Council Members Dickerson, yes, Williams, yes; Eaton, yes; Ballard, 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.

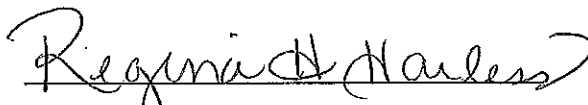
There being no further business the meeting was adjourned.

APPROVED:



Robert L. Dickerson, Mayor

ATTEST:



Regina H. Harless, Town Clerk