

Pearisburg Town Council met in regular session on Tuesday, January 9, 2018 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, Robertson and Moye; Town Attorney Hartley; Town Manager Meredith, Town Clerk Harless, Town Engineer Tawney, Building Official Wilson, Assistant Treasurer Harrell and Chief Martin. Also present was Jason Tickle, Marilyn Shafer, Ruth Blevins, Judy Stafford, Gail Davis, Russell Davis, Jeffrey Scott, Chris Galitz, Bobby Galitz, Lisa Stansell and Dennis Shelor citizens and Amelia Whittaker, Virginian Leader.

Journell made a motion that Council approve the minutes to the Regular December 14, 2017 Meeting and the October 7, 2017 Council Retreat. Ballard seconded the motion. Voting yes: Mayor Dickerson; Council Members Williams, Ballard, Journell, Harrell, Clark and Eaton. The motion carried by a vote of 7 to 0.

Mayor Dickerson opened the Joint Public Hearing with Pearisburg Planning Commission to consider a Zoning Map Amendment request by Jason Tickle for property located at 167 Lane Street, Pearisburg. Meredith stated that the property is currently zoned (R-7) Mixed Residential District and the applicant desires the property to be zoned (R-5) Manufactured Home District. The applicant wishes to rezone two (2) parcels of land. Meredith stated that no comments were received on the application request. Jason Tickle addressed Council and stated that the Zoning Map Amendment would allow the development of 167 Lane Street. He desires to demolish the structure. He stated that without the amendment the repairs needed were not worth the property value. He would appreciate Council's cooperation.

Mayor Dickerson recessed Council for the Planning Commission to meet.

Council returned to regular session.

Collins stated that the Planning Commission recommends that the Zoning Map Amendment request for 167 Lane Street (Parcels 40F-1-64 and 40F-1-64A) be rezoned from R-7 Mixed Residential District to (R-5) Manufactured Home District.

Ballard asked about the location to install water meters and whether it was near the road or at the home. His recommendation would be closer to the road. Eaton asked Tickle if he would be purchasing the mobile homes. He stated that two of them would be in his name.

A third one would be owned by someone else who would be paying rent on the lot to him. Ballard asked Tickle if he planned to have conditions or requirements on the type of mobile home. Tickle stated that according to code he can only place mobile homes dating back to the early 90's on the property.

Council moved to approve the recommendation of Planning Commission to accept the Zoning Map Amendment request from Jason Tickle for 167 Lane Street (Parcels 40F-1-64 and 40F-1-64A) to be rezoned from R-7 Mixed Residential District to (R-5) Manufactured Home District. Voting yes: Mayor Dickerson; Council Members Williams, Ballard, Journell, Harrell, Clark and Eaton. The motion carried by a vote of 7 to 0.

Marilyn Shaffer representing the Pearisburg Red Devils and Pearisburg Alumni Association from 1940 to 1962 addressed Council. With regards to the renovations to the outdoor recreation areas, the alumni would like Council to consider naming one or more of those playing fields after the Pearisburg Red Devils. The organization presented a check for \$2,000 to be used on air conditioning in the old library room at the Pearisburg Community Center. Council thanked them for the donation and will get back to them with regards to naming the ball fields.

Danny Robertson of 1108 Valleyview Drive addressed Council concerning cigarette butts in our town. He stated that Rich Creek passed an ordinance on cigarette butts. Hartley stated that he would be happy to look at the Rich Creek Ordinance. Robertson stated he got tired of picking them up in his neighborhood.

Mayor Dickerson opened the Public Hearing to solicit public input on local community development and housing needs in relation to Community Development Block Grant (CDBG) funding for a project in our community. Patrick O'Brien with New River Valley Regional Commission (NRVRC) addressed Council on the Community Development Block Grant (CDBG) Program. He stated that he was working with the Town and the County on submitting an application. In the past Pearisburg has received this type of grant. The County is working on one that includes Pearisburg. The grant is being submitted based on how the Town plans to capture the physical development of the downtown and work with the businesses in the

downtown. It also includes making Appalachian Trail and economic development connections. The downtown must be an area with 25% blighted buildings or meet the 50% vacant criteria.

Clark asked if the organization chose the project or if Council could decide. O'Brien stated it would get ranked on criteria that would present a successful project application. CDBG prefers to see low risk investment and he feels the Town has the potential to make it successful. He stated that David Hill of Hill Studios is working with Pearisburg on repurposing ideas to bring people to the downtown.

O'Brien stated that part of the grant requirement was to hold two public hearings. He suggested to Council to save the specifics for the next grant public hearing. Meredith stated that Council needed to be agreeable to the application being submitted before O'Brien moves forward.

O'Brien stated that the NRVRC held Planning Sessions to get the needs and ideas of citizens of Pearisburg. This helped give Hill Studios input on the design plan for the project. Council was not in favor of the first idea presented last year. At that time David Hill went back to the drawing board and developed a new project plan which makes a compelling application.

Meredith stated that when it comes time to apply for the grant we can use the habitat house on Wenonah Avenue to count for match. He asked O'Brien if the property owners were willing to do what is being proposed in the application. O'Brien stated that Hill has talked to the surrounding property owners and they seemed amenable. He suggested waiting to talk more about the details at next public hearing. He stated that Hill was working on adding in the facades on the south portion of Main Street. Meredith stated he had talked to Hill about our Municipal parking lot and the facades on the backside of the buildings on Main Street. O'Brien suggested placing coherent signage.

O'Brien mentioned the old Town Salt Shed being a pavilion. He felt it would be a good place for the Farmers Market. It was also suggested to purchase a downtown building to turn it into a merchant incubator to share office space.

Meredith informed O'Brien that in order to continue the façade program Council would need to authorize spending \$3,000 to pay for the design to be included in the application.

Clark asked if the application would provide a breakdown of the proposed project costs. O'Brien stated it would include an itemized breakdown. Clark asked if the property owner would know the cost up front. O'Brien answered that for each building they will pay up to \$15,000 per façade which is the maximum DHCD will pay. There is also a 50/50 match required of the property owner. Hill will be sending the architect to talk to property owners. Because some of the properties are in the Historic District, they must restore the buildings back to their original state. Property owners can count any past improvements made in the last few years as match. O'Brien mentioned that the property owners will need to sign a willingness to participate that would go in the application process. He stated the key item was the owners being on board. DHCD will let you know what to change to make your application successful the next time if you don't get the grant on the first round. Mayor Dickerson stated that the grant would be submitted in March.

Hearing no further comments from Council or citizens Mayor Dickerson closed the Public Hearing.

Mayor Dickerson encouraged Council to discuss whether they wanted to pursue the \$3,000 façade improvement program. Meredith stated there were time constraints on the designs. They can get them to us and we see them in February and it would go in the grant application submitted in March. The cost for the new designs is \$3,000. O'Brien stated the area to be covered in the downtown would start at the red light and extend to Allens Furniture on both sides of Main Street. Meredith thought we were including a portion of Wenonah Avenue. O'Brien answered that it was based on how many property owners participate. Journell asked if we had the funds available to pay for the design. Meredith stated that the funds were available for the Town to pay \$3,000 to Hill Studios to complete the designs for the facade improvement program.

Ballard made a motion to approve appropriating \$3,000 for Hill Studios to complete the designs for the downtown grant application. Journell seconded the motion. Voting yes: Mayor Dickerson; Council Members Williams, Ballard, Journell, Harrell, Clark and Eaton. The motion carried by a vote of 7 to 0.

Clark reported on the Public Safety Committee. Ballard thanked the Police Department for keeping Pearisburg safe and appreciates all they do for the town.

Journell reported on the Property and Recreation Committee. The Committee discussed the rubber roofing at the Community Center that had blown loose on a portion of the flat section of the roof. Staff has filed the insurance claim with VML and Miller Roofing has provided a contract for the repairs. The deductible for the claim is \$1,000. They also discussed property maintenance concerns on a dwelling on Woodrum Street destroyed by fire.

Harrell reported on the Finance Committee. They discussed two requests to rent rooms at the Community Center by the month. Staff recommended \$25 per month. The online payments system will be live by February 1.

Eaton reported on the Public Works Committee. The water loss for November was 41.08%. Staff informed the Committee that Christy Straight who is a Regional Planner with Virginia First Regional Industrial Facility Authority (VFRIFA) will be attending the meeting next month on mitigation projects.

Eaton asked Tawney if the town had plenty of salt. She was concerned about the road conditions the day before and wanted to make sure Public Works had what they needed. Tawney stated that the night before Officer Vinson called out Street Superintendent Griggs to clear the streets. Griggs salted the roads until the airline broke on the brakes. The truck was repaired the next day. Journell asked if the Town had an alternate truck. Tawney stated that we do, but it takes quite awhile to change everything over and that it couldn't be used for anything else once the blade and spreader had been put on it. He stated that we have another salt spreader, but it is too big for the smaller trucks. Ballard stated he was concerned about citizens safety and felt a back-up was needed. Tawney stated that he is trying to find a small salt spreader to put on back of their 1-ton truck. They already have a blade for the 1-ton. The other salt spreader is too big for the 1-ton. Tawney will have a quote by the next meeting for a small salt spreader. He plans to order a spray bar instead of using the wand to be able to spray the hills better. Ballard asked Tawney to let Council know what is needed. He stated that the safety of Pearisburg is very important.

Journell asked about gravel being placed on the streets. Tawney stated that he had no way of mixing it. He can layer the salt and stone on the streets. A citizen in the room suggested mixing one scoop of salt with #8 stone. Tawney will have staff give that a try. Ballard stated that he appreciated all the work the Public Works Street Crew and the Water and Sewer Crew did during the cold temperatures.

Meredith updated Council on the Parks and Recreation Subcommittee. He has been in touch with Charlie Henderson about the poles and we are still waiting on AEP. Henderson was alright with the project being on hold until we hear from them. Hopefully staff will hear from AEP this month. The County is assisting the town on portions of the project.

Meredith briefed Council on the status of interim financing for the RD UV/Sewer Project. He stated that two (2) proposals were received. Staff recommends Council approve the proposal from National Bank for interim financing on the project. He informed Council that the deadline to execute the contract was February 15, 2018. He has discussed the project with Bank Manager Tickle and he has agreed to work with the timeframe of the project even if it is pushed back.

Meredith updated Council on HVAC system for the property at 1611 Wenonah. He stated that the HVAC needed to be replaced. Staff has a proposal from Strong's to replace the unit. Wilson explained the difference between the quote using Carrier Equipment and Payne Equipment. He stated that Payne was like a sister company. The products were made on same assembly line. The warranty is identical. The only difference is the cost and Carrier rewards businesses with trips. Wilson and Meredith have discussed the equipment and recommend Council approve Payne Equipment.

Williams made a motion to accept the proposal from Strong's to replace the HVAC system at 1611 Wenonah Avenue in the amount of \$14,688. Harrell seconded the motion. Voting yes: Mayor Dickerson; Council Members Williams, Ballard, Journell, Harrell, Clark and Eaton. The motion carried by a vote of 7 to 0.

Wilson informed Council of the estimate received from Cook's General Contracting, LLC for roof replacement for 1611 Wenonah Avenue for \$12,546. He stated that the Cook's will honor the cost of supplies even though the roof would not be completed until mid-spring.

# R E S O L U T I O N

WHEREAS, the Town of Pearisburg desires to update all previous bank resolutions,

NOW, THEREFORE, BE IT RESOLVED, that all checks, drafts, notes, or orders drawn against the accounts of the Town of Pearisburg, Virginia be signed by any two of the following:

Robert L. Dickerson, Mayor; Regina H. Harless, Town Clerk; Hope Harrell, Town Treasurer; Todd Meredith, Town Manager; or Rickie C. Tawney, Town Engineer; whose signatures shall be duly certified to the National Bank of Blacksburg, Pearisburg branch, and that no checks, drafts, notes, or orders drawn against said banks shall be valid unless so signed.

BE IT FURTHER RESOLVED, that said banks are hereby authorized and directed to honor in pay any checks, drafts, notes, or orders so drawn, whether such checks, drafts notes, or orders be payable to the order of any such person signing and/or countersigning said checks, drafts, notes, or orders or any such person in their individual capacities or not, and whether such checks, drafts, notes, or orders are deposited to the individual credit of the person so signing and/or countersigning said checks, drafts, notes, or orders, or to the individual credit of any of the other officers or not. This resolution shall continue in force and said banks may consider the facts concerning the holders of said offices, respectively, and their signatures to be continued as set forth in the certificate of the Town Clerk, accompanying a copy of this resolution when delivered to said banks or any subsequent certificate, until written notice to the contrary is duly served on said banks.

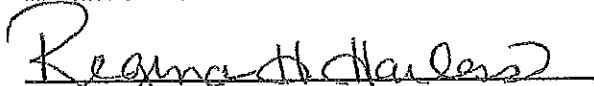
This Resolution shall become effective at 12:01 a.m. January 10, 2018.

ADOPTED this 9th day of January, 2018.

APPROVED:

  
Robert L. Dickerson, Mayor

APPROVED:

  
Regina H. Harless, Clerk

Williams made a motion that Council accept the estimate of \$12,546 from Cook's General Contracting, LLC for replacing the roof at 1611 Wenonah Avenue. Ballard seconded the motion. Voting yes: Mayor Dickerson; Council Members Williams, Ballard, Journell, Harrell, Clark and Eaton. The motion carried by a vote of 7 to 0.

Williams made a motion that Council accept the proposal from National Bank in Pearisburg for interim financing for the RD UV/Sewer Project with a 2.17% fixed rate for 1 year once the town enters into the contract and include having a public hearing at the next council meeting to approve the documents. Clark seconded the motion. Voting yes: Mayor Dickerson; Council Members Williams, Ballard, Journell, Harrell, Clark and Eaton. The motion carried by a vote of 7 to 0.

Mayor Dickerson shared his new Committee Appointments for Council and citizens.

Mayor Dickerson stated that Council desires to appoint Hope Harrell as Treasurer contingent upon her acceptance. Harrell accepted the appointment. Journell made a motion that Council appoint Harrell as Treasurer. Clark seconded the motion. Voting yes: Mayor Dickerson; Council Members Williams, Ballard, Journell, Clark and Eaton. Abstaining: Harrell. The motion carried by a vote of 6 to 0.

Williams made a motion that Council approve the following Council Appointments: Town Attorney James Hartley; Town Manager Todd Meredith; Town Clerk Regina Harless; and Town Police Chief Jackie Martin. Clark seconded the motion. Voting yes: Mayor Dickerson; Council Members Williams, Ballard, Journell, Harrell, Clark and Eaton. The motion carried by a vote of 7 to 0.

Clark made a motion to approve the Budget Calendar for Fiscal Year 2018-2019. Harrell seconded the motion. Voting yes: Mayor Dickerson; Council Members Williams, Ballard, Journell, Harrell, Clark and Eaton. The motion carried by a vote of 7 to 0.

Williams made a motion to approve the Bank Resolution to reflect recent staff changes. Journell seconded the motion. Voting yes: Mayor Dickerson; Council Members Williams, Ballard, Journell, Harrell, Clark and Eaton. The motion carried by a vote of 7 to 0.



On a motion by Williams, seconded by Harrell, 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; 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 Clark, seconded by Harrell, 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 Ballard, 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:

ATTEST:



Robert L. Dickerson, Mayor

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Regina H. Harless, Town Clerk