

REGULAR WORK SESSION OF THE FARMVILLE TOWN COUNCIL
HELD ON FEBRUARY 4, 2015

At the regular work session meeting of the Farmville Town Council meeting held on Wednesday, February 4, 2015 at 11:00 am, in the Council Chambers of the Town Hall, located at 116 North Main Street, Farmville, VA, there present were Mayor D. E. Whitus, presiding and Council members D.E. Dwyer, D.L. Hunter, S.B. Thompson, T.M. Pairet, A.D. Reid, J.J. Davis and G.C. Cole.

Staff present was Town Manager, Gerald Spates and Town Clerk, Lisa Hricko. Town Attorney Andrea Erard arrived at 11:20 am.

Mayor Whitus called the meeting to order and welcomed Mr. Warren Coleman, Chief Financial Officer for the Immigration Center of America – Farmville, LLC. Mr. Coleman provided an overview of the report prepared by Mangum Economics that addressed the ICA-Farmville’s economic contribution to the Town of Farmville and County of Prince Edward. In summary, the report indicates that ICA-Farmville plays a significant role in supporting the local economy of the Town of Farmville and County of Prince Edward. Also present on behalf of ICA-Farmville, LLC was Mr. Russell Harper, Chief Executive Officer.

Mr. Spates and Mayor Whitus thanked Mr. Harper and Harper Associates for their presence/investment in Farmville; each spoke of what an asset the organization has been to the community.

Mayor Whitus returned to the regular order of business and presented the February agenda items.

Discussions took place on the following matters:

TOWN MANAGER’S REPORT

Mr. Spates updated Council on the following town projects:

- Firemen’s Sports Arena – the painting of the facility has been completed and all the ceiling tiles have been replaced. Mr. Spates informed members that the kitchen area and hallway had also been ;repainted; members were invited to tour the facility;
- Burn Building – the County has not acted on the Town’s request for financial assistance in the construction of the Burn Building;

- Mr. Spates reminded members of the invitation from Longwood University Associate Professor, Heather Lettner-Rust, Ph. D for Town Council members to attend a dinner with her students on March 11th at 5:30 pm in the Lewis Tea room. The dinner will give her students an opportunity to engage with Town Council members prior to the “mock Public Meeting” being held on April 8, 2015.
- Mr. Spates provided an update on zoning compliance issues and dilapidated properties. He said one of the issues in regards to dilapidated property concerns is the ability of the property to rebuild on the lot once the structure has been removed. Mr. Spates said the Town’s zoning ordinances have changed and many of the lot may no longer meet the setback requirements. He said he is in the process of contacting other localities to inquire how they address this issue.
- Residential Parking – the Town Manager addressed the issue with residential parking. For a fee of \$5.00 per permit fee, the Treasurer’s Office issues no more than two hang tags and two guest cards per residence in designated residential areas. He said since the enactment of the fee there has been a decrease in residents obtaining the permit. Mr. Spates said he will ask that the Farmville Police Department monitor the situation.

STANDING COMMITTEE REPORTS – reports will be given at the Town Council meeting.

Community Development and Marketing Committee, Chairman Thompson – Mrs. Thompson and Mr. Spates reported the Committee met on January 15 and has recommended Council approve granting new commercial developments locating within the enterprise zone a \$1,000 water tap discount and a \$1,000 sewer tap discount. The Committee recommends the incentive program run for eighteen months. Mr. Spates said current tap fees are \$4,000 for water and \$4,000 for sewer. There is presently a \$1,000 reduction on each water and sewer tap in the enterprise zone, which would make the tap fees \$3,000 for each water tap and \$3,000 for each sewer tap. Therefore, if the proposed incentives are approved taps within the enterprise zone would be reduced to \$2,000 per tap.

Members discussed the Committee’s recommendation and asked how the incentives would affect the Town’s budget in regards to proposed revenue from taps fees. Mr. Spates said with the new developments and current projects he anticipates the revenue proposed in the current budget to fairly accurate. Council suggested that the incentives be offered for commercial and residential taps town wide.

Mayor Whitus suggested this matter be addressed at the March work session.

REQUEST FOR CONDITIONAL USE PERMIT ON BEHALF OF MR. DAVID FRANCIS

Mr. David Francis has requested a conditional use permit to construct a motel at 1913 South Main Street. Mr. Spates said the property is zoned Business District B-4 and hotels/motels are an allowed use with a conditional use permit. The public notice has been advertised and the property has been posted. He said the proposed hotel/motel will be up to four stories in height. He said the height restrictions in a B-4 zone will be addressed at a later meeting.

ORDINANCE AMENDMENT – SEC. 6-94 RESTORATION OF UNSAFE BUILDING

Mr. Spates said the Town’s Building Official, Phillip Moore has been actively working on addressing unsafe structures in the town. In order for him to make a clear assessment of the structure he has recommended amending the language in Sec. 6-94 Restoration of unsafe to safe condition; provided, that no change of use of occupancy is contemplated or compelled by reason of such reconstruction or restoration, unless the damage or cost of restoration is in excess of fifty (50) percent of its replacement value, ~~exclusive of foundation, materials and methods of construction of buildings hereafter erected.~~ *or assessed value, whichever is greater.*

Members asked for a list of properties that Mr. Moore has addressed as unsafe structures.

FARMVILLE PLANNING COMMISSION VACANCY

Mr. Spates said Mr. Andrew Andrews has resigned from the Farmville Planning Commission. The Town Code states: *The planning commission shall be composed of not more than seven (7) nor less than five (5) members appointed by Council.*

Mayor Whitus suggested the Town advertise the vacancy and request letters of interest from citizens wanting to serve on the Farmville Planning Commission.

REQUEST AUTHORIZATION TO ADVERTISE FOR A PUBLIC HEARING ON AMENDING TOWN ORDINANCE #170 SEC. 29-337 USES AND RESCINDING SEC. 29-341 HEIGHT

Business district B-4 zone requires a conditional use permit, even if there are already similar uses in that zone. Mr. Spates is asking Council to consider amending the language to: In a business district B-4, structures to be erected or land to be used shall be for one (1) or more of the following uses. A conditional use permit ~~shall~~ *may* be required for each use. He said he is recommending that “shall” be amended to “may” and each item be brought before Council to determine if a conditional use permit is required.

In addition, a B-4 zone has height restrictions of 35 feet and Mr. Spates is suggesting that the height restriction be rescinded as in a B-3 zone.

At 12:05, a motion was made and seconded that the regular work session meeting recess until 1:15 pm.

APPROVED:

ATTEST:

David E. Whitus, Mayor

Lisa M. Hricko, Clerk