

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

At the regular work session of the Farmville Town Council held on Wednesday, March 4, 2015 at 11:00 am, in the Council Chamber 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, J.J. Davis and G.C. Cole. Council member A.D. Reid was absent.

Staff present was Town Manager, Gerald Spates; Town Attorney, Andrea Erard and Town Clerk, Lisa Hricko.

Mayor Whitus called the meeting to order and welcomed guests. Mr. Kyle Meyer, representative of the Virginia Main Street and Ms. Kathy LaPlante, representative of the National Main Street addressed Council. They spoke in support of Farmville Downtown Partnership and thanked Council for their continued support of the program. They said they were meeting with Ms. Helen Persons, Director of Farmville Downtown Partnership to share new training and developmental concepts. Ms. Helen Persons, Director of Farmville Downtown Partnership also thanked Council for their continued support and invited members to attend the training session.

APPROVAL OF THE MARCH AGENDA

On motion by Mr. Davis, seconded by Mrs. Thompson and with all Council members voting “aye”, the March 11, 2015 agenda was accepted, as presented.

CONSENT AGENDA

On motion by Mr. Davis, seconded by Mr. Hunter and with all Council members voting “aye”, the appointment to the Farmville Planning Commission was removed from the consent agenda and placed as a regular agenda item.

BACKGROUND: Members discussed appointments being included in the consent agenda and agreed with Mayor Whitus that appointments should be addressed as a separate agenda item. Council supported the recommendation to remove the appointment to the Farmville Planning Commission from the consent agenda.

REQUEST FOR AN AIRPORT ADVISORY BOARD

On motion by Mr. Davis, seconded by Mr. Pairet and with all Council members voting “aye”, the recommendation to refer the request by Mr. Ronald White on behalf of Friends of the

Farmville Airport to the Asset and Resource Committee was approved. The Committee along with the Town Manager and the Mayor will meet with representatives of the Friends of the Farmville Airport to discuss Friends of the Farmville Airport's suggestions for the Farmville Regional Airport.

BACKGROUND: Mr. Spates shared with Council an email that Mr. Ron White had sent to several members of Council. He said Mr. White has recently contacted Mayor Whitus inquiring as to the status of the Friends of Farmville Airport's request for a meeting to discuss suggestions that may benefit the Farmville Regional Airport. Mr. Spates said Mayor Whitus has suggested that the Asset and Resource Committee along with he and Mayor Whitus meet with representatives of the Friends of Farmville Airport to discuss the Farmville Regional Airport.

TOWN MANAGER'S REPORT

Mr. Spates thanked Council for his 40th Anniversary celebration event that took place on Friday, February 27, 2015.

GERALD J. SPATES - PROCLAMATION OF OUTSTANDING SERVICE TO THE TOWN OF FARMVILLE

On motion by Dr. Dwyer, seconded by Mr. Hunter and with all Council members voting "aye", the recommendation to print the Proclamation of Outstanding Service to the Town of Farmville honoring Town Manager, Gerald J. Spates in The Farmville Herald was approved.

PROCLAMATION OF OUTSTANDING SERVICE
TO THE TOWN OF FARMVILLE, VIRGINIA USA

FROM THE FARMVILLE TOWN COUNCIL

IN RECOGNITION OF

Mr. Gerald J. Spates, Town Manager

WHEREAS, Mr. Gerald J. Spates was hired by the Farmville Town Council on March 1st of 1975, and continues to serve the Town of Farmville in the capacity of Town Manager on this 27th day of February, 2015;

WHEREAS, Mr. Spates dutifully and faithfully serves the interests, its citizens and employees of the Town of Farmville, which he has done for the past forty years;

WHEREAS, Mr. Spates constantly goes above and beyond the call of duty in his efforts to make the Town of Farmville the best place for all its residents;

WHEREAS, during Mr. Spates' years of service with the Town, he has led and managed numerous community and economic development projects including (but not limited to) roads, bridges, industrial parks, water treatment plant, wastewater treatment plant, airport, public transportation, parks, library, extension of water and sewer lines, and many, many other projects that have made and continue to make Farmville an amazing place to live, work and play;

WHEREAS, Mr. Spates' leadership over the years has helped make Farmville one of America's *best small towns*;

NOW THEREFORE BE IT RESOLVED, that the Farmville Town Council hereby recognizes and expresses its deepest appreciation of his service over the past four decades;

NOW THEREFORE BE IT FURTHER RESOLVED, that the Farmville Town Council, with immense gratitude, does hereby commend and express sincere appreciation to

Mr. Gerald J. Spates

and celebrates his forty years of outstanding and dedicated service to the citizens of our Town and beyond.

Signed this 27th day of February, 2015, by the Farmville Town Council, Farmville, Virginia.

David E. Whitus, Mayor

Lisa M. Hricko, Clerk of Council

COMMITTEE REPORTS – will be given at the March 11, 2015 Council meeting.

REQUEST ADOPTION OF ZONING AMENDMENTS TO DIVISION 12, BUSINESS DISTRICT B-4

Mr. Spates said he is recommending amending Section 29-337 Uses – to a conditional use permit ~~shall~~ *may* be required for each use. Mr. Spates said each request will still come back to Council; however, if it is an allowed use in a B-4 zone, it is permitted and Council may put restrictions on it.

Furthermore, Mr. Spates said he is also recommending Town Council rescind Section 29-341 Height – ~~Structures in a business B-4 may be erected up to thirty five (35) feet in height from grade.~~

REQUEST AUTHORIZATION TO SELL/TRANSFER PARCEL(S) OF LAND BY THE FIELD OF DREAMS

Mr. Spates said when the Town owned the Field of Dreams, the Town purchased approximately 8 acres of land adjacent to that property. The Town has since given the Field of Dreams to the Prince Edward Farmville Youth Association. He had contact the Association to see if they were interested in purchasing the 8 acres parcel from the Town. The Association declined, due to lack of funds.

Mr. Spates said he has been working with Mr. Bristol regarding the landfill closure and Mr. Bristol's .885 acre parcel, located adjacent to 2308 W. 3rd Street on US Route 460 (Business). He said Mr. Bristol and the Town are interested in transferring/selling the approximately .885 acre parcel and the 8.05 acre parcel. Mr. Spates said the public hearing will take place at 7:00 pm on March 11th.

REQUEST CONDITIONAL USE PERMIT ON BEHALF OF MR. DAVID FRANCIS

Mr. Spates informed Council that Mr. David Francis has requested a conditional use permit to construct a hotel/motel at 1913 Peery Drive. The public notice has been advertised. Mr. Spates said this matter has been referred to the Planning Commission and they have no issues with the request. Council asked to view the site plans when they are submitted.

REQUEST A CONDITIONAL USE PERMIT ON BEHALF OF LU SEVEN, LLC

Mr. Spates presented the conditional use permit request on behalf of LU Seven, LLC to construct a mixed use (commercial/residential) structure at 312 W. 3rd Street. The public notice has been advertised. He said the property is zoned business district B-3 and allows for mixed use, commercial/residential, provided that all residential be located on the second story of the building or above. Mr. Spates said this matter has been referred to the Planning Commission and they have no issues with the request.

REQUEST ADOPTION OF ORDINANCE 1-2015 ESTABLISH REBATE OF RESIDENTIAL AND COMMERCIAL CONNECTIONS WITHIN THE TOWN OF FARMVILLE

Mr. Spates said he and Town Attorney, Andrea Erard have worked on the following proposed ordinance. Council will be asked to refer the ordinance 1-2015 for a public hearing:

ORDINANCE NO. 1-2015

ORDINANCE NO. 1-2015 ESTABLISHES A REBATE FOR RESIDENTIAL CONNECTIONS WITHIN THE TOWN OF FARMVILLE TO THE TOWN WATER/SEWER SYSTEM IN THE AMOUNT OF \$ 3,000 PER TAP FOR THOSE WATER AND/OR SEWER TAPS PURCHASED BETWEEN FEBRUARY 11, 2015 AND AUGUST 11, 2016 UPON SUBMISSION OF APPROPRIATE DOCUMENTATION TO THE TOWN THAT THE HOOK UP HAS BEEN COMPLETED BY FEBRUARY 11, 2017. ORDINANCE NO. 1-2015 ALSO PROVIDES FOR A DISCOUNTED RATE FOR WATER AND/OR SEWER CONNECTIONS FOR BUSINESS AND COMMERCIAL PROJECTS WITHIN THE TOWN OF FARMVILLE. CURRENTLY, A WATER OR SEWER CONNECTION COSTS \$4,000; ORDINANCE NO. 1-2015 LOWERS THE COST OF WATER

AND/OR SEWER CONNECTIONS FOR BUSINESS AND COMMERCIAL DEVELOPMENT TO THE EQUIVALENT OF \$1,000 PER CONNECTION. ORDINANCE NO. 1-2015 IS AUTHORIZED BY THE GRANT OF AUTHORITY CONTAINED IN VA CODE § 15.2-2119.

The Town Manager and the Town Attorney spoke on the terms of the residential and commercial taps and said the proposed ordinance would be retroactive to February 11, 2015.

REQUEST TO REFER THE PROPOSED ZONING AMENDMENT ON DILAPIDATED STRUCTURES TO THE FARMVILLE PLANNING COMMISSION AND AUTHORIZE ADVERTISEMENT OF A JOINT PUBLIC HEARING

Mr. Spates said the proposed zoning amendment, drafted by the Town Attorney will allow property owners of a residential structure in a state of disrepair or dilapidated to be torn down and to rebuild a residential structure on the nonconforming lot, provided certain criteria is met. Members discussed this issue and questioned what “uses” could be rebuilt on a non-conforming lot.

REQUEST REFERRAL OF DOG PARK TO THE PLANNING COMMISSION

Mr. Spates said Section 15.2-2231 of the Code of Virginia requires a locality that has adopted a comprehensive plan refer matters that would affect the comp plan to the Planning Commission. A dog park would be included in the comp plan.

DEVELOP TOWN COUNCIL’S ASPIRATIONS FROM THE OCTOBER 2014 RETREAT

Mayor Whitus suggested the Town Clerk schedule a convenient time for Council to meet with a facilitator from Longwood University that will help Council form their “aspirations” as created from the October 2014 retreat.

REQUEST ZONING AMENDMENT ON BEHALF OF MURPHY OIL

Mr. Spates said Murphy Oil has requested a zoning amendment to allow gasoline stations in a business district B-4 zone. The site is currently developed as a Wal-Mart retail store and the gas station would be located between the two entrances. The proposed use will include the addition of a gas station and convenience kiosk. Mr. Spates said Council will need to formally refer this issue to the Planning Commission and authorize advertisement for a joint public hearing. Members discussed safety concerns with allowing gas stations in a B-4 zone.

REQUEST AUTHORIZATION ADVERTISE A PUBLIC HEARING ON ORDINANCE AMENDMENT 2-2015

The Town Attorney said the VA Code requires the adoption of a local ordinance allowing the governing body to provide monetary bonuses to its officers and employees. Council will need to authorize advertisement of the proposed ordinance.

There were no discussions on the following agenda items:

- Adopt resolution of budget amendments;
- Request approval of payment from the Narcotic's Fund;
- Adopt proclamation in recognition of Ruth Elizabeth (Lib) Prince-Womack Day

Mayor Whitus asked the Town Attorney to elaborate on the State Code in regards to tenure of officers and employees. Ms. Erard said Council may enter into an employment agreement with an employee; however the Code states that once the employee is hired, he/she is an employee of the locality and shall serve until he/she resigns, is terminated or negotiates a settlement agreement.

There being no other business, the meeting adjourned.

David. E, Whitus, Mayor

Lisa M. Hricko, Clerk