

SPECIAL CALL MEETING OF THE FARMVILLE TOWN COUNCIL
HELD ON TUESDAY, SEPTEMBER 22, 2015

At the special call Council meeting of the Farmville Town Council held on Tuesday, September 22, 2015 at 3:00 pm in the Council Chamber of the Town Hall located at 116 North Main Street, Farmville, Virginia, there present were Vice Mayor A.D. Reid presiding and Council member D.E. Dwyer, D.L. Hunter, S.B. Thompson, T.M. Pairet, J.J. Davis and G.C. Cole. Mayor D.E. Whitus was absent.

Vice Mayor Reid called the meeting to order and Mr. Spates read the special call meeting notice:

**NOTICE OF SPECIAL MEETING
OF THE FARMVILLE TOWN COUNCIL**

CALLED BY THE HONORABLE DAVID E. WHITUS, MAYOR

PLEASE TAKE NOTICE THAT, IN ACCORDANCE WITH VA CODE § 15.2-1418, ON TUESDAY, SEPTEMBER 22, 2015 AT 3:00PM, A SPECIAL MEETING OF THE FARMVILLE TOWN COUNCIL WILL BE HELD IN THE COUNCIL CHAMBER AT THE TOWN HALL, 116 NORTH MAIN STREET, FARMVILLE, VA, FOR THE PURPOSE OF CONSIDERATION IN THE PURCHASE OF 109 NORTH MAIN STREET (TRAVIS BUILDING) IN THE TOWN OF FARMVILLE AND FOR THE PURPOSE OF AUTHORIZATION OF THE ISSUANCE OF PUBLIC HEARING NOTICES.

THE HONORABLE DAVID E. WHITUS, MAYOR

**REQUEST ADOPTION OF RESOLUTION AUTHORIZING THE PURCHASE OF THE
TRAVIS BUILDING, 109 N. MAIN STREET FOR \$40,000 AND AUTHORIZE THE TOWN
MANAGER TO EXECUTE THE PURCHASE AGREEMENT**

On motion by Mr. Hunter, seconded by Mr. Dwyer and with a recorded vote with Council members Dwyer, Hunter, Thompson, Pairet, Reid and Davis voting “aye”, and Mr. Cole voting “no”, the motion to approve the resolution to the purchase “109 North Main Street, Travis Building” as presented; and authorize the Town Manager to execute the Purchase Agreement prepared by the Town Attorney, was approved.

The resolution authorizes the purchase the Travis building for \$40,000 and authorizes the expenditure of additional funds, as needed up to \$32,000, to include demolishing the existing

structure, perform roof repairs on two adjoining buildings and performing appropriate landscaping. The \$72,000 is to be taken from the contingency funds.

**A RESOLUTION
OF THE FARMVILLE TOWN COUNCIL, VIRGINIA**

**PURCHASE OF 109 N. MAIN STREET
TRAVIS BUILDING**

WHEREAS downtown revitalization is critical to the Town of Farmville; and

WHEREAS the Farmville Town Council places a significant priority on downtown revitalization; and

WHEREAS in addition to downtown revitalization the Town Council also seeks to generate green space when feasible; and

WHEREAS the Farmville Town Council seeks to purchase the building located at 109 North Main Street so as to remove the structure and create green space for the benefit of the public.

NOW THEREFORE BE IT RESOLVED by the Farmville Town Council at a special meeting which was called in accordance with state law, that the Town Manager is authorized to execute the attached purchase agreement with 109 N Main LLC, ET AL for the purchase of 109 North Main Street in the Town of Farmville for the sum of \$40,000, as well as to execute any and all documents necessary for closing, and pay for any and all costs associated with closing out of the Contingency Fund; and

BE IT FURTHER RESOLVED by the Farmville Town Council that the Town Manager is authorized to expend such additional funds from the Contingency Fund as may be necessary to demolish the existing structure, perform roof repairs on the two adjoining buildings, and perform appropriate landscaping; and

BE IT FINALLY RESOLVED by the Farmville Town Council that the total cost of this project is estimated at this time to be \$72,000.00 or less, and should any additional funds be required, that the Town Manager shall report the need for additional funds to the Town Council and obtain approval for those additional expenditures.

Adopted this 22nd day of September 2015, Farmville, Virginia, by the Town Council of the Town of Farmville.

BACKGROUND: Mr. Spates presented members with a project cost of \$72,000 to include purchasing the property, replacement of a section of the roof, legal fees, labor, seeding, concrete,

benches and stated the project creates a “green space”. Members spoke in support of purchasing the property and the need to demolish the existing structure.

In discussing the property, several Council members agreed with the Town Manager’s recommendation to begin demolishing the existing structure, as soon as possible. Mr. Cole stated the need to develop the project, including a determination on what the property will be used for, in order to be able to have accurate budget figures. Mr. Spates spoke on the condition of the property and the number of complaints he has received. He expressed liability concerns if the Town purchased the property and did not demolish the structure.

There were conversations on the possibility of creating a “green space”, a “landscaped walk through” or perhaps a “pocket park”. Mr. Spates suggested demolishing the structure, grading and seeding the site now gives Council the option to leave the property as “green space” or determine what the property will be used for at a later date.

In discussing the project costs, Mr. Spates stated the Town Attorney recommends advertising a RFP on the roof replacement. The Town is under contract with Melvin T. Morgan Roofing and Sheet Metal Co., for replacing the roof at the Public Works building. He stated they have given the Town a cost estimate of \$12,000 in replacement of the section of roof at the Travis building. In order to be in compliance with the procurement policy, the Town Attorney is recommending the Town advertise a RFP. Questions arose regarding the structure and if the building had been condemned. Mr. Spates stated he thought the structure had been condemned. The Town Attorney stated she would work with the Town Manager in preparing a declaration of emergency, which would allow the Town to accept the bid price of \$12,000 from the roofing company. The concern was also expressed in regards to seeding versus sod. Members recommended the Town Manager plant sod as opposed to seeding the property due to grass season planting.

REQUEST GRANTING THE TOWN MANAGER AUTHORIZATION ON THE ISSUANCE OF ALL PUBLIC HEARING NOTICES AND PUBLIC NOTICES

On motion by Mr. Davis, seconded by Mr. Hunter and with all Council members voting “aye”, the motion to grant the Town Manager authorization to issue public hearing notices and public notices was approved.

BACKGROUND: There are specific requirements on the issuance of public hearing notices and public notices. In order to present matters to Council in a timely manner, Mr. Spates has

requested authorization to issue the notices and will provide Council with the information in a timely manner.

Members received information on the two public hearings that are scheduled for 6:45 pm on Wednesday, October 14, 2015. One abandons, vacates and discontinues a twenty (20) foot alley located in the Needham Subdivision and the second abandons, vacates and discontinues a ten (10) foot by one hundred and forty (140) foot portion on Edmunds Street.

There being no other business, the meeting was adjourned.

APPROVED:

ATTEST:

Armstead D. Reid, Vice Mayor

Lisa M. Hricko, Clerk