

**REGULAR WORK SESSION OF THE FARMVILLE TOWN COUNCIL**  
**HELD ON JANUARY 4, 2017**

The Town Clerk called to order the regular work session meeting of the Farmville Town Council held on Wednesday, January 4, 2017 at 11:00 a.m., in the Council Chamber of the Town Hall located at 116 North Main Street, Farmville, Virginia.

Present at the meeting were D.E. Dwyer, D.L. Hunter, S.B. Thompson, J.J. Davis and G.C. Cole. Council member T.M. Pairet arrived at 11:07 a.m.

Absent were Mayor D.E. Whitus and Vice Mayor A.D. Reid.

Staff present was Town Manager, Gerald Spates, Communications Specialist, Kate Eggleston and Town Clerk, Lisa Hricko.

On motion by Mr. Hunter, seconded by Mrs. Thompson and with all Council members voting “aye”, the motion to have the Town Manager presented the January agenda items for review and discussion was approved.

Mr. Spates presented the January 2017 agenda items for discussion:

Public hearings – scheduled to begin at 6:30 p.m. on Wednesday, January 11, 2017 on the following items:

- Request for rezoning of 1412 Longwood Avenue;
- Request for zoning ordinance amendments – adding domestic violence shelters as an allowed use in a Business District B-3 zone, with a conditional use permit and adding the definition of a domestic violence shelter;
- Request to rezone properties of the former Buffalo Shook and W.C. Newman Co.;
- Request ordinance amendment – adding a bulk user rate for water usage outside the corporate limits of the Town of Farmville

Mr. Spates stated the Town Manager’s Office has not received any comments from the public on the above matters.

Consent agenda – the consent agenda includes the draft minutes of the regular work session of November 2, 2016, the regular Council meeting of November 9, 2016 and the Council meeting of December 7, 2016.

Treasurer’s report – Treasurer’s report will be added to dropbox

Bills – no comments

Request rezoning of property at 1412 Longwood Avenue – The request is to rezone 1412 Longwood Avenue from Residential District R-1 to Business District B-3 with the intent to convert the property into a domestic violence shelter. Mr. Spates stated all adjacent property owners have been notified and to date, no residents have contacted the Town Manager’s Office.

Request adoption of ordinance #180 – zoning amendments to Definitions and Uses in a Business District B-3 zone – Mr. Spates stated the zoning amendments to the Business District B-3 zone adds the definition of a domestic violence shelter and also adds a domestic violence shelter, with a conditional use permit as an allowed use in a Business District B-3 zone. He reminded members that if approved, a domestic violence shelter will be the allowed use in all Business District B-3 zones and a conditional use permit will be required.

Mr. Pairet arrived at 11:07 a.m.

Continue – request for a Conditional Use Permit on behalf of Southside Center for Violence Prevention – Madeline’s House – Contingent upon Town Council approving the rezoning and zoning amendments, Mr. Spates stated the Planning Commission will be holding a public hearing on the request for a conditional use permit and present their recommendations to Council. Council will continue this matter pending recommendations from the Planning Commission. Council will then hold its public hearing on the request.

Request rezoning of remaining Industrial M-1 zones to Business District B-3 zones and authorize advertisement of a public hearing to remove M-1 language from the Town’s zoning ordinance – the remaining M-1 zones are the former Buffalo Shook and W.C. Newman, Co. properties.

Request adoption of ordinance #179 adding bulk water usage rate for out of town water customers – Mr. Spates stated the amendment establishes a bulk user rate for out of town customers. Any out of town customer using over 500,000 will receive a .50 cent reduction per 1,000 gallons of water used.

Request removal from the agenda – the request to add car lots as an allowed use in a Business District B-4 zone – this request has been rescinded.

Continue – request for a Conditional Use Permit to convert a single family dwelling located at 309 Cedar Avenue into a duplex – Mr. Spates stated the Planning Commission will be discussing this matter at the January 12 meeting. All adjacent property owners have been notified

and the property meets the criteria for a duplex. This matter will be continued, pending recommendation from the Planning Commission. Council will then schedule its public hearing.

Request to appoint/reappoint to the Board of Zoning Appeals – Mr. Smalley has not shown interest that he wishes to continue to serve on the Board of Zoning Appeals. His term was to run through November 30, 2016.

Mr. Spates stated the Town has advertised for citizens interested in volunteering to serve on one of Farmville’s Boards, Commission or Authority and received no responses. He stated he has spoken to Mr. Southard Brumfield and Mr. Brumfield has agreed to serve.

Mr. Brumfield is presently a member of the Local Building Official’s Board and would need to step down. Mr. Spates stated Council might need to appoint a person to the Local Official’s Board if Mr. Brumfield is removed. Members discussed Council’s recent policy that states “individuals interested in serving on the Town’s Planning Commission, Boards, or Authority shall complete a Citizen Volunteer Application and the Personal Committee shall review the applications and make its recommendation to Council on appointments”; members agreed that similar situations may arise as vacancies occur. Mr. Spates stated he would ask Mr. Brumfield to complete a Citizen Volunteer Application.

Request authorization to transfer funds from the contingency fund to the Town Manager’s Department – Mr. Spates stated the transfer of \$60,000 from the contingency is needed to cover the salaries and fringes for the new employees and introduced Ms. Kate Pickett Eggleston, Farmville’s new Communications Specialist.

Request adoption of Ordinance to endorse a proposed tourism project (Holiday Inn Express and Suites Farmville) – Mr. Spates reported the adoption of the ordinance is similar to action taken by Council for the Hotel Weyanoke project.

In order for the Holiday Inn Express and Suites Farmville project to be eligible for the GAP financing under the Commonwealth of Virginia’s Tourism Development Financing program, Town Council must adopt an ordinance endorsing the project. Members questioned the status of the three (3) hotels under construction. Mr. Spates stated he anticipates the Hilton Tru and the Holiday Inn Express and Suites completing construction the later part of August or September and that the Hotel Weyanoke will probably be sometime after the first of next year.

Request Council’s support in the Farmville Industrial Development Authority’s approval of a tax incentive “grant” for the Hilton Tru project – The FIDA has approved abating the real

estate and personal property tax for the Hilton Tru project. Council is being asked to support the action by the FIDA. Last month Council supported the FIDAs approval of a Local Incentive Summary, abating the real estate and personal property tax on the Holiday Inn Express and Suites project. Mr. Spates stated the Town and the County are both abating real estate and personal property tax on the three hotel projects. However, the Town will still receive the meals tax on the three projects.

Request Council's support in the Farmville Industrial Development Authority's approval of a tax incentive "grant" for the Hotel Weyanoke, LLC project – Council is being asked to support the FIDAs action in abating the real estate and personal property tax for the Hotel Weyanoke, LLC project. Similar action was taken on the Holiday Inn Express and Suites project.

**BACKGROUND:** On the local real estate reinvestment "grant", the Town will provide 100 percent grant years one through five, annual twenty percent declining rate years six through ten. On the personal property tax "grant", the Town will provide 100 percent years one through five, annual twenty percent declining rate years six through ten.

Request for a partial business license refund – Stephen H. Goldberger, M.D. – Dr. Goldberger closed his office effective May 31, 2016.

Request on behalf of the Central Virginia Regional Library – Mr. States stated a committee was set up to oversee the escrow account from the sale of the old library building. Currently there is approximately \$200,000 in the account. The committee included two members from Town Council, two from the Prince Edward County Board of Supervisors, two from the Library Board along with the Town Manager and County Administrator serving as ex-officio members. The Library Board contacted the Town and County requesting the two Library representative positions be removed from the Committee and the Library Director shall submit requests directly with the Committee's remaining members (Town/County representatives). Mr. Spates stated he had spoken with the County Administrator and Mr. Bartlett foresees no issues with the County granting the request.

Request appointment/reappointment to the Farmville Industrial Development Authority – Mr. Spates stated Mr. Overstreet and Reverend Williams have agreed to serve another term on the Farmville Industrial Development Authority. Their new terms will expire in 2021.

Request to transfer funds from the contingency fund to the Golf Course Fund - Council agreed to move forward and replace the roof at the golf course clubhouse. Mr. Spates stated he is

asking Council to approve the transfer of \$46,000 from the contingency fund to the golf course fund to cover the expenditure.

Miscellaneous items – Mr. Spates updated members on several projects, including:

2017 VML Legislative Day at the Capital is January 25;

Members received copies of letters from the Piedmont Soil and Water Conservation District and the Office of Drinking Water

Request for Proposals – the Town received four RFPs for the Public Works facility and three RFPs for the Recreation study. Mr. Spates stated he was pleased with the firms' qualifications and experience. The Committees will meet and review the packets.

South Main Street project – Mr. Spates stated he will contact McCormick Taylor for an update;

Roundabout - Prior to the Vice Presidential Debate, Longwood University had approached the Town regarding the possibility of a roundabout at Griffin Boulevard and High and Oak Streets or the realignment of the intersection to enhance both pedestrian and vehicular safety. At that time Council agreed to table the issue until after the Vice Presidential Debate. Mr. Spates asked Council if they wanted to move forward with the study at this time or wait until the next fiscal budget. Members discussed funding options for the study, included in the discussions were the availability of grants funds, funding from VDOT and the possibility of Longwood University contributing to the study. Mr. Spates estimated the cost of the study to be between \$25,000 and \$40,000, or more depending on the detail of the study. Members discussed the intersection's vehicular and pedestrian traffic and agreed that a professional engineering study which will include studying the vehicular traffic pattern, as well as the pedestrian flow, is needed prior to determining the feasibility of a roundabout versus aligning the intersection. In discussing the intersection, members also asked that consideration be given to removing the garden island at the intersection.

Longwood University has agreed to pay the cost for a censored pedestrian flashing light to be installed at Griffin Boulevard and Redford Street (\$13,000)

Noblin Drive Pump Station is being upgraded

Streetlights have been installed in the Creekwood Subdivision and additional streetlights have been installed on West Third – Mr. Spates stated in the future developers will be required to

install streetlights as part of the development. Mr. Spates stated he will follow up on Grove Street and Osborne Road.

A motion was made and seconded and the meeting was adjourned.

APPROVED:

ATTEST:

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David E. Whitus, Mayor

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Lisa M. Hricko, Clerk