

City Council Meeting MINUTES

Monday, November 27, 2017, 7:30 PM

Council Chambers, City Hall, 114 North Broad Street, Salem, Virginia 24153

1. Call to Order

A regular meeting of the Council of the City of Salem, Virginia, was called to order at 7:30 p.m., there being present the following members to wit: Byron Randolph Foley, Mayor, William D. Jones, Vice-Mayor, Council members: Jane W. Johnson, James A. Martin, and James L. Chisom; along with Kevin S. Boggess, City Manager; James E. Taliaferro, II, Assistant City Manager and Clerk of Council; Rosemarie B. Jordan, Director of Finance; Charles E. VanAllman, Jr., Director of Community Development; Mike Stevens, Communications Director; and Stephen M. Yost, City Attorney.

Mayor Foley recognized new Salem Police Officer Jeff Hylton and he thanked Salem Police Officer Vernon for mentoring Officer Hylton.

2. Pledge of Allegiance

3. Bid Openings, Awards, Recognitions

4. Consent Agenda

A. **Minutes**

Consider acceptance of minutes from the November 8, 2017, special meeting work session and November 13, 2017, work session and regular meeting.

Accepted as presented

5. Old Business

6. New Business

A. **Use Not Provided For Permit**

Consider the request of Indiana Street, LLC, property owner, for the issuance of a Use Not Provided for Permit to allow an Adaptive Reuse Project on the properties located at 710 Eighth Street, 900 blk. Indiana Street, and 900 blk. Iowa Street (Tax Map #s 186-6-1, 186-10-6 & 186-10-10) with proffered conditions. (Advertised in the November 9 and 16, 2017, issues of the Salem Times Register. Recommend approval; see Page 1 Planning Commission minutes.)

Mayor Foley reported that notice of such public hearing had been published in the November 9 and 16, 2017, issues of the Salem Times Register, a newspaper having general circulation in the City of Salem, and the Planning Commission at its November 15 meeting recommended approval of the request with the proffered conditions.

City staff noted the following regarding the Use Not Provided for Permit request: the subject property consists of a single parcel of approximately 10.62 acres, located at the southeast corner of the intersection of Indiana Street and Eighth Street; the property is occupied by the former Valleydale manufacturing plant; this request is for a Use Not Provided For Permit to allow an Adaptive Reuse Project for the site; an Adaptive Reuse Project repurposes a derelict building or site for multiple uses other than what it was originally designed; such projects may include multi-family residential, retail, restaurants, breweries, clean non-hazardous industrial uses, and various other uses in a mixed-use format; and this property is partially located within the 100 year and 500 year floodplains.

Chuck VanAllman, Director of Community Development, appeared before the Council. He noted that an adaptive reuse project typically takes a derelict sight or industrial structure, in this case the Valleydale Packing Plant, and repurposes it for other uses than it was not originally designed for. This is usually in a mixed use format with a residential component on the upper floors, and commercial spaces, such as restaurants, gyms, or compatible clean industries on the lower floors. Staff has worked with the petitioners to identify uses that could be utilized in the former manufacturing plant. The petitioners have willingly proffered a list of uses for the building which are very specific and would be a benefit to the community. This will also gives the City a fair degree of control over what can go in the building in the future. In addition, if approved, the project will go through the site plan review process.

Brent Cochran of 2334 Mount Vernon Road, Roanoke, representing Indiana Street LLC, appeared before the Council to explain the request. He noted that they are making progress in terms of cleaning up the site, and conversations with prospective tenants are going well. They are not at a place to share anything with regards to the tenants at this time, but they are hopeful that they will be able to by early 2018. He further noted regardless of everything going on in the news regarding the historic tax credit program, this project is in the works so even if there are changes that come with the program, they should still be able to take advantage of the historic tax credits with this building. He further discussed the proposed uses for the property.

Vice Mayor Jones noted that he appreciates what they have done with the property so far as it looks 100% better. Other Council members echoed Vice Mayor Jones' comments.

Mr. Yost noted that this is a public hearing. Mayor Foley opened the public hearing and asked if anyone would like to speak regarding this matter. There was no response, and the public hearing was closed.

Jane Johnson motioned to approve the request of Indiana Street, LLC, property owner, for the issuance of a Use Not Provided for Permit to allow an Adaptive Reuse Project on the properties located at 710 Eighth Street, 900 blk. Indiana Street, and 900 blk. Iowa Street (Tax Map #s 186-6-1, 186-10-6 & 186-10-10) subject to the following proffered conditions: the allowed uses within the Adaptive Reuse Project shall be limited to the following, i.e., agriculture, agritourism, multi-family dwelling, general offices, commercial outdoor entertainment (amphitheatre), commercial indoor entertainment, athletic instruction services, fine arts studio, restaurant, microbrewery, microdistillery, brewery, distillery, industry type I, and mixed use. James Chisom seconded the motion.

Ayes: Chisom, Foley, Johnson, Jones, Martin

B. Vacation of Right of Way

Hold a public hearing and consider adoption of Resolution 1326 appointing viewers to consider permanently vacating an approximate 0.14 acres of unopened right of way of Chamberlain Lane, bounded on the south by Lt 1 Blk E Forest Lawns Annex #3 (Tax Map #75-3-2), on the east by Pt Tract 5 Masons Creek 3.448 AC Stoutamire Subdivision (Tax Map #75-3-1), and on the north by Major P Lt 1 Blk D Forest Lawns Annex #3 (Tax Map #57-3-13). (As advertised in the November 16, and November 23, 2017, issues of the Salem Times Register.)

The Clerk of Council noted that Resolution 1326 is resolution to consider appointing viewers to vacate the right of way on Chamberlain Lane. He noted that Council has a copy of the drawing showing the right of way to be vacated. This was probably platted with the original subdivision for use as a future street for an adjacent subdivision, and this never happened. The petitioners own all three parcels adjacent to the right of way, and they are asking the City to consider vacating the right of way. He further noted that he would be glad to answer any questions.

Reverend Ken Dupin, 1909 Brookfield Drive, Roanoke, appeared before the Council in support of the request. He noted that they stopped using the house adjacent to the church as a parsonage several years and would like to sell the property. When a survey was done, they discovered that the house sits on three parcels, and part of it is in the right of way which belongs to the City. They are requesting the City to vacate the right of way in order that they may adjust the lines where the house will be situated on one lot.

Mayor Foley opened the public hearing and asked if anyone would like to speak on

this matter. There was no response, and the public hearing was closed.

James Martin motioned to adopt Resolution 1326 appointing viewers to consider permanently vacating an approximate 0.14 acres of unopened right of way of Chamberlain Lane, bounded on the south by Lt 1 Blk E Forest Lawns Annex #3 (Tax Map #75-3-2), on the east by Pt Tract 5 Masons Creek 3.448 AC Stoutamire Subdivision (Tax Map #75-3-1), and on the north by Major P Lt 1 Blk D Forest Lawns Annex #3 (Tax Map #57-3-13). Jane Johnson seconded the motion.

Ayes: Chisom, Foley, Johnson, Jones, Martin

C. Various Grant Applications

Consider adopting Resolution 1327 in support of various grant applications.

Mr. VanAllman noted that the City recently applied to the Virginia Department of Transportation for revenue sharing funds in the amount of \$1,000,000 for Main Street from Broad Street to Union Street and \$1,000,000 for Boulevard from Main Street to Second Street. He stated that this basically involves the second phase of the Downtown Plan to complete these sections that we do not currently have funding for. This is revenue sharing money, which is state money, and it will not be under the purview and oversight that we have at the federal level. He further discussed the various grant applications.

William Jones motioned to adopt Resolution 1327 in support of various grant applications. James Martin seconded the motion.

Ayes: Chisom, Foley, Johnson, Jones, Martin

D. Abstract of Votes

Receive Abstract of Votes cast at the November 7, 2017, General Election.

The Abstract of Votes was accepted as presented.

E. Salem Municipal Golf Course

Consider renewing the lease for 2018.

The Clerk of Council noted that Council has a copy of the proposed lease for calendar year 2018, and this is the same lease which has been approved for years. He believes that Mr. Yost will tell them that Mr. Kime drew up the lease years ago. He further noted that he would be glad to answer any questions.

Mayor Foley asked Mr. Boggess if he could share the information he discussed with him earlier today. Mr. Boggess noted that city staff members met with Chuck

Johnston, the gentleman who has run the golf course for a number of years, about the idea of adding an additional use on the property, which would be disc golf or Frisbee golf. Obviously Mr. Johnston holds the lease, and it is to some extent his decision, but he seems amiable to considering the option of adding this activity. There are some questions to be answered, and the City is excited about the opportunity to try an additional activity to have this beautiful piece of property better utilized. The City is working with Mr. Johnston on this now to figure out how to make it work.

Vice Mayor Jones asked if there would be a fee to play or would it be free. Mr. Boggess noted that there would be a fee, and the rates would be similar to the golf, which are very reasonable.

Mr. Martin asked if the terms and conditions of the lease document would allow the new activity, and Mr. Boggess noted that they believe that it would allow it.

James Martin motioned to renew the lease for 2018 for the Salem Municipal Golf Course and to authorize the City Manager to execute the lease. William Jones seconded the motion.

Ayes: Chisom, Foley, Johnson, Jones, Martin

F. Appropriation of Funds

Consider request to amend School Grants Fund and Operating Fund budgets as approved by the School Board on November 14, 2017. **Audit - Finance Committee**

Vice Mayor Jones noted the Audit Finance Committee met to discuss this item. The School Grants Fund and Operating Fund budgets were amended for fiscal year 2017-2018 by the School Board on November 14, 2017, and budget amendments totaling \$39,466 and \$8,443 were presented to increase the revenue and expenditure budgets in the Grants Fund and Operating Fund respectively. The Committee reviewed the request and recommends approving the amendments to the School Grants Fund and the Operating Fund budgets.

William Jones motioned to amend School Grants Fund and Operating Fund budgets as approved by the School Board on November 14, 2017. James Chisom seconded the motion.

Ayes: Chisom, Foley, Johnson, Jones, Martin

G. Appropriation of Funds

Appropriation of funds from the sale of surplus equipment. **Audit - Finance**

Committee

Vice Mayor Jones noted that this item was also discussed by the Audit Finance Committee.

The City sells equipment that is no longer used on GovDeals, which is an on-line auction established specifically for governments to use to dispose of surplus equipment. A 1994 Ford F700 was sold in September. Proceeds of \$15,286 were received and will be used to purchase a pressure washer for the Electric Department. The Committee reviewed the request and recommends approval of appropriating the money in order to purchase the needed equipment.

Mr. Boggess noted that he would like to clarify the price for the pressure washer as Audit Finance Committee asked about this earlier. He stated this is a specific piece of pressure washing equipment that the Electric Department uses. It is portable, but it is steam heated and cooled, and it is more than the average pressure washer. Further, it is replacing one that has been malfunctioning and has been a maintenance issue for the past couple of years.

William Jones motioned to approve the appropriation of funds from the sale of surplus equipment to purchase needed equipment in the Electric Department. Jane Johnson seconded the motion.

Ayes: Chisom, Foley, Johnson, Jones, Martin

7. Closed Session

8. Adjournment

Mayor Foley noted that Item 6H has been added to the agenda. Mr. Boggess stated that Item 6H is a request that City Council authorize the issuance or payment of a bonus to City employees. Council has discussed this item, and it was noted that the City had a good revenue year this past year, and pay increases for employees have been delayed as we are waiting on the results of a pay study. Further, there are no additional days off being given to employees this year due to the way the holidays fell. So, since we had a good revenue year, staff is asking City Council to consider giving a bonus to employees just prior to the holidays. The total amount of the bonus would be a little over \$200,000, with the amount for each full time employee to be \$246, and the actual amount to the City is \$400. Also, permanent part time employees will receive a \$200 bonus which will be approximately \$120 per employee after taxes.

There was further discussion regarding the pay study and the employee bonus. Council members thanked city employees for their hard work and congratulated staff members for the good news regarding the City's finances.

Vice Mayor motioned to approve the employee bonus as described by the City Manager with the funds being appropriated from the Contingency Fund. Jane Johnson seconded the motion.

Ayes: Chisom, Martin, Johnson, Jones, Foley

Mayor Foley again thanked City Employees for their work.

The meeting was adjourned at 7:53 p.m.