

City Council Meeting MINUTES

Monday, June 11, 2018, 6:30 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 6:30 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 (absent), 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; Melinda J. Payne, Director of Economic Development (absent); Mike Stevens, Communications Director (absent); Charles E. Van Allman, Jr., Director of Community Development (absent); and Stephen M. Yost, City Attorney.

2. Closed Session

A. Closed Session

Hold a closed session in accordance with the provisions of Section 2.2-3711A(6) and *Section 2.2-3711A(3)* of the 1950 Code of Virginia, as amended, for a discussion or consideration of the investment of public funds where competition or bargaining is involved, where, if made public initially, the financial interest of the governmental unit would be adversely affected *and for a discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property.* **Supplemental item**

Vice Mayor Jones motioned to move to closed session in accordance with the provisions of Section 2.2-3711A(6) and Section 2.2-3711A(3) of the 1950 Code of Virginia, as amended, for a discussion or consideration of the investment of public funds where competition or bargaining is involved, where, if made public initially, the financial interest of the governmental unit would be adversely affected and for a discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property. Jane Johnson seconded the motion.

Ayes: Chisom, Johnson, Jones, Foley

Absent: Martin

William Jones motioned to reconvene at 7:30 p.m. and that in accordance with Section 2.2-3712D of the Code of Virginia, 1950 as amended to date, Council hereby certifies that in Closed Session only items lawfully exempted from open meeting requirements under the Virginia Freedom of Information Act and only such items identified in the motion by which the Closed Session was convened were heard, discussed, or considered by the Council. Jane Johnson seconded the motion.

Ayes: Chisom, Foley, Johnson, Jones

Absent: Martin

3. Pledge of Allegiance

Mayor Foley noted that there were several officers from the Salem Police Department in the audience. He asked them to come forward and introduce themselves.

Officer Matthew Neal noted that he is resuming his career in law enforcement after serving 20 years in the US Marine Corps. Council thanked him for his service both previously and now.

Officer Jonathan Watkins noted that this is his first time in law enforcement. He previously was a public school teacher for three years. Council also thanked him for his service.

Officer Chris Shively noted that he has five and half years of law enforcement from North Carolina and also, one and half years with the City of Roanoke working as a deputy sheriff in the jail. Council thanked him for his service, too.

4. Consent Agenda

A. **Minutes**

Consider acceptance of the minutes from the May 29, 2018, work session and regular meeting.

Accepted as presented

5. Old Business

6. New Business

A. **2 West Main, LLC**

Consider approval and authorize the City Manager to execute the Performance Agreement between 2 West Main, LLC, the Economic Development Authority of the City of Salem, Virginia, and the City of Salem.

Mr. Boggess noted this is the performance agreement between the City and Faisal Khan for the old Ridenhour Piano building. The agreement has been reviewed and approved by the City's Economic Development Authority (EDA). The EDA suggested a couple of amendments which have been incorporated into the agreement Council has been presented. He stated the agreement is modeled after the agreement which was done for the West Salem Body shop building. The additions which were made are a result of the EDA's input were to include the assignment of rents towards the debt if there should be a default; the timeline for the issuance of the building permit and construction was tighten down so it is a little more aggressive; and the last amendment was the requirement that should the first incentive payment be made but ultimately the project never completed the developer will be required to reimburse the EDA and the City in whole.

Vice Mayor Jones noted everyone did a great job putting this together, and he told Mr. Khan that getting this corner completed will be a big asset to the City. Mr. Boggess noted he believes there will be a total of fourteen residential units, half will be two bedrooms and the other half will be one bedroom, and the entire first floor will be commercial.

James Chisom motioned to approve and authorize the City Manager to execute the Performance Agreement between 2 West Main, LLC, the Economic Development Authority of the City of Salem, Virginia, and the City of Salem. William Jones seconded the motion.

Ayes: Chisom, Foley, Johnson, Jones

Absent: Martin

B. Appropriation of Funds

Accept and appropriate funding for Downtown Improvements. **Audit-Finance Committee**

Vice Mayor Jones noted the Audit Finance Committee met this morning to discuss this request. Transportation Alternatives federal funding has been awarded to the City for a portion of the Downtown Improvement project. This funding is to be used on streetscape and intersection improvements. The Committee reviewed the request and recommended appropriating funds for downtown improvements on Main Street between Broad Street and White Oak Alley with funds: \$480,000 from a grant, \$126,600 from the FY2019 General Fund budget, and \$6,400 from the Community Development Department budget.

Mrs. Jordan noted the grant money which has been received is essentially Phase 1 and 2 of the downtown improvements. Including the appropriation which is before Council this evening, the total is \$980,500 in grant money. She further discussed the

monies being appropriated for this project. Mr. Jones noted Ben Tripp from the Community Development Department needs to be applauded for working hard to get grant money for these improvements. Mr. Boggess noted the City has been very successful in getting grant awards for this and other projects thanks to a lot of city staff.

William Jones motioned to accept and appropriate funding for downtown improvements. James Chisom seconded the motion.

Ayes: Chisom, Foley, Johnson, Jones

Absent: Martin

C. 1280 Southside Drive Site

Consider setting the bond for physical improvements and erosion and sediment control for 1280 Southside Drive. **Audit - Finance Committee**

Vice Mayor Jones noted the Audit Finance Committee also discussed this request. The Committee reviewed the estimate for physical improvements and erosion and sediment control for the 1280 Southside Drive Site. The Committee concurs with the City Engineer's office recommendation that bond be set in the amount of \$20,955 and a time frame for completion set at twelve (12) months.

William Jones motioned to approve the bond for physical improvements and erosion and sediment control for the 1280 Southside Drive site. James Chisom seconded the motion.

Ayes: Chisom, Foley, Johnson, Jones

Absent: Martin

7. Adjournment

Mr. Taliaferro noted there is an item for Boards and Commissions which is not on the agenda. Jimmy Robertson has asked to be replaced on the Real Estate Tax Relief Review Board, and Wendel Ingram has agreed to serve if Council would like to appoint him to replace Mr. Robertson.

William Jones motioned to appoint Wendel Ingram to replace Jimmy W. Robertson on the Real Estate Tax Relief Board for a three-year term ending June 11, 2021. Jane Johnson seconded the motion.

Ayes: Foley, Johnson, Jones, Chisom

Absent: Martin

The meeting was adjourned at 7:41 p.m.