

Town Council Regular Meeting  
August 14, 2018

The regular meeting of the Town of Mount Jackson Town Council was held August 14, 2018 at 7:30 p.m. in council chambers at 5901 Main Street. Roll call was taken with the following in attendance; Rod Shepherd; Vice Mayor, Judy Fultz, Donnie Pifer, Roger Rudy and Bonnie Good Councilmembers. Also, in attendance, Kevin Fauber, Town Manager; Neil Showalter, Finance Director; Matt Akers, Town Attorney; Susan Maziarz, Interim Town Clerk. Visitors: David Brinegar, Eleanor Whitehurst, John Boor, Joyce Shirley, Kay Payne, Candy Lopresti, Jim Hines and approximately 4 visitors from the community were in attendance.

Agenda Additions/Deletions/Changes: Vice Mayor Shepherd spoke, I have a new business item before us the Sidewalk Project Discussion to be added to the Agenda.

Councilmember Vice-Mayor Shepherd MOVED, seconded by Councilmember Pifer APPROVE to add Sidewalk Project to the Agenda.

VOTE:

<u>AYE</u>	<u>NAY</u>	<u>ABSENT</u>
Councilmember Fultz		Councilmember Andrick
“ Pifer		
“ Rudy		
“ Good		

4 AYES, motion passes

2. Councilmember Pifer spoke, we need to add another item the Swimming Pool Renovations Proposal.

Councilmember Pifer MOVED, seconded by Councilmember Good APPROVE to add Swimming Pool Renovations to the Agenda.

VOTE:

<u>AYE</u>	<u>NAY</u>	<u>ABSENT</u>
Councilmember Fultz		Councilmember Andrick
“ Pifer		
“ Rudy		
“ Good		

4 AYES, motion passes

Hear from Visitors: Candi Lopresti spoke, the Adult Swim this past summer was very successful in my opinion. I know every Monday, Wednesday and Friday it was not packed with lots of adults' swimming. The people I talked to they were delighted the town offered this. I hope this is something we would consider doing again next year.

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Remarks & Recommendations from Mayor: Vice-Mayor Shepherd spoke, Mayor Miller sends his regrets, he has some medical issues with his family and playing Mr. Mom and could not be here tonight. Our Farmers Market is up and going, it is a delight going there to get fresh vegetables and peaches on Saturday morning. On Sunday night we had are Second Sunday Concert Thrash N' Holler in the Gazebo. At the last minute the clouds parted, the sun came out and it was a beautiful evening. The Shenandoah Valley Duck Pin Bowling Alley has reopened, I visited with Tina Bowman before the meeting tonight, Tina is very excited and has lots of positive energy. Tina has done a fabulous job cleaning, painting, scrubbing, fixing.

Remarks from Councilmembers: None

Presentations: None

Town Attorney Report: None

Chief of Police Report: Chief Sterner spoke, the Department had 4 inoperable motor vehicles removed. I think we had a great National Night Out, Officer Cowart and Officer Young did an excellent job getting everything together.

Town Manager Report: Kevin Fauber spoke, there will be a Special Town Council Meeting Thursday August 30, 2018 at 5:30pm, to consider the financing for the Well Project. I received an email this afternoon if everything goes according to plan on August 30<sup>th</sup> it looks like we will close on the loan on September 13, 2018. The Notice of Award was issued today to Patterson Construction for the Well Project.

Committee Reports: Finance Committee Chairman, Rod Shepherd had a conversation with our Finance Director, and I learned something about benefit packages for employees that I did not know. Years ago, our various benefit providers for our town staff, we would send a letter with their names and compensation quarterly to an agency and they would take care of everything. Now we have to enter all the data ourselves for each of our providers. All that work has been transferred from the various agencies back to our town staff. I was not aware of that.

Public Safety Committee Chairperson, Judy Fultz reported the Police Department for July totaled 467calls up by 78 calls from June. There were 14 Criminal Offense's, 9 have been cleared or closed, 5 are still under investigation. Four open doors and windows at three different locations. Fire and Rescue Report for July, total responses 89, total EMS responses 56, total Fire responses 33, 84% of total responses by volunteer crews. There will be a steak dinner on September 15, 2018 and a Community Breakfast on October 28<sup>th</sup>, 2018.

Public Services Chairperson, Bonnie Good reported in July Well #4 had gone down due to a motor and pump failure. They had it fixed within a week.

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Consent Agenda

1. Approval – Minutes of July 2, 2018 – Organizational Meeting and July 10, 2018 Regular Meeting

Councilmember Pifer MOVED, seconded by Councilmember Fultz to APPROVE the Consent Agenda consisting of the Approval-Minutes of July 2, 2018 – Organizational Meeting and July 10, 2018 Regular Meeting

Discussion: Councilmember Good spoke, I would like it noted in the July Minutes under Old Business item #1. Special Use Permit Request – 5935 King Street, LLC (Todd Holtzman). Because my vote was different than the others, “The Special Use Permit needed to be determined if it was an apartment building or not, that question was never answered. And if it were an apartment building the appropriate ordinances would need to be looked at. Another part of that, the parking diagram required was never presented so it was an incomplete package”.

Councilmember Rudy noted the spelling corrections under Remarks and Recommendations from the Mayor need to be corrected.

VOTE:

<u>AYE</u>	<u>NAY</u>	<u>ABSENT</u>
Councilmember Fultz		Councilmember Andrick
“ Pifer		
“ Shepherd		
“ Rudy		
“ Good		

5 AYES, motion passes

Old Business:

1. Rezoning request – Whitehurst Development LLC, Lots 91-A-40, 91-A-40A,91-A-41C,91-A-41D, and 91-A-41E, totaling 136 acres along Turkey Knob Road for Industrial -1 to Agriculture. Eligible for Action. Planning Commission recommends approval.

Councilmember Pifer MOVED, seconded by Councilmember Rudy to APPROVE the Rezoning request – Whitehurst Development LLC, Lots 91-A-40, 91-A-40A,91-A-41C,91-A-41D, and 91-A-41E, totaling 136 acres along Turkey Knob Road for Industrial -1 to Agriculture.

Discussion: Councilmember Good spoke, to change the Rezoning from Industrial -1 to Agriculture goes against our Comprehensive Plan. That area is designated as Industrial. I think over the last couple of years many people have agreed we do need industrial sites. I have actually wondered if this was somebody we did not know that owned property and that person sent a letter to rezone

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the property if we would look at that differently. Because it's not to the advantage of the town to take it out of industrial, I had a suggestion and talked to Mr. Fauber about it to see if Mr. Whitehurst would agree to leave 30 acres so we would have enough acreage to have some industrial development. Right now we have a little less than 20 acres available for industrial. The response was no. Mr. Whitehurst wanted to leave it in one piece to have a mega site. Mr. Whitehurst did not want to have small parcels; other counties have small parcels. In actuality it makes us non-competitive not to have smaller acre sites. From that perspective it is against our own Comprehensive Plan for what we want for this town and future; I think it's a bad idea. But from the perspective being someone who is member of this town and has had a problem with dealing with what he originally worked very hard to get, I can see where he is coming from.

VOTE:

<u>AYE</u>	<u>NAY</u>	<u>ABSENT</u>
Councilmember Fultz		Councilmember Andrick
“ Pifer		
“ Shepherd		
“ Rudy		
“ Good		

5 AYES, motion passes

New Business:

1. Planning Commission Membership – Appoint (2) new members to the Commission.

Town Manager, Kevin Fauber spoke, two names were proposed at the July Organizational Meeting: Jim Hines and Bob Thompson. Eleanor Whitehurst has expressed an interest as well.

Councilmember Good MOVED, seconded by Councilmember Fultz to APPROVE Jim Hines and Bob Thompson to the Planning Commission Membership.

VOTE:

<u>AYE</u>	<u>NAY</u>	<u>ABSENT</u>
Councilmember Fultz		Councilmember Andrick
“ Pifer		
“ Shepherd		
“ Rudy		
“ Good		

5 AYES, motion passes

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2. Special Use Permit Request – Triplett School Cafeteria, LLC (Todd Holtzman). Mr. Holtzman is requesting a Special Use Permit to convert the existing cafeteria into 4 apartment units. Introduction and Set Public Hearing for September 10, 2018 at 7pm.

Councilmember Good MOVED, seconded by Councilmember Fultz to APPROVE to Set Public Hearing for September 10, 2018 at 7pm. Special Use Permit Request – Triplett School Cafeteria, LLC (Todd Holtzman). Mr. Holtzman is requesting a Special Use Permit to convert the existing cafeteria into 4 apartment units.

VOTE:

<u>AYE</u>	<u>NAY</u>	<u>ABSENT</u>
Councilmember Fultz		Councilmember Andrick
“ Pifer		
“ Shepherd		
“ Rudy		
“ Good		

5 Ayes, motion passes

3. Mutual Aid Agreement – Shenandoah County Law Enforcement. Chief Sterner spoke, the county attorney wanted to make it official for us to vote on the Mutual Aid Agreement. The Mutual Agreement has been in effect for years. Only minor changes have been made. The Town of Edinburg disbanded their police department 2 years ago and is no longer part of the Mutual Aid Agreement. Just minor changes, nothing much has changed.

Councilmember Good MOVED, seconded by Councilmember Fultz to APPROVE the Mutual Aid Agreement – Shenandoah County Law Enforcement.

Discussion: Councilmember Rudy spoke, there is example of this Mutual Aid Agreement in action on the police report for July 2018 where a case occurred in New Market assisted by the Mount Jackson Police Department, then it was turned back over to the New Market Police Department for investigation. This is a viable document.

VOTE:

<u>AYE</u>	<u>NAY</u>	<u>ABSENT</u>
Councilmember Fultz		Councilmember Andrick
“ Pifer		
“ Shepherd		
“ Rudy		
“ Good		

5 AYES, motion passes

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4. Sidewalk Project Discussion

Councilmember Shepherd spoke, I ran into one of the Engineers who is helping on the Sidewalk Project. He indicated there maybe a bit of a delay. This is about a half million dollar project to build the sidewalks from the Food Lion down to Avondale Acres and sidewalk to connect the Food Lion Shopping Center along Conicville Blvd to the Sheetz property. It has been approved, the grant has been made. I want to make clear to Council and staff that the project needs stay on task, not get let it lost or delayed. The Town Manager suggested the Committee meet with the engineer and VDOT representative to keep this on the front burner.

Town Manager, Kevin Fauber spoke, I think what the engineer was eluding to was the delay stems from VDOT getting the agreements out to the localities that were approved. That should take place sometime in September or October. We cannot start spending any money towards that project until agreements are in place, approved and signed. Now is the time to work through any issues with VDOT if there are any.

5. Swimming Pool Renovations

Town Manager, Kevin Fauber spoke, this is a proposal from Carter Enterprises from Middletown, VA. Our pool started out with a small hole at the bottom of the pool has now gotten much larger. We have another issue. We are losing water out of the pool. We think the water is leaking out into the old playground area. The last renovation to the pool was about 20 years ago. Randy received this proposal and the Committee met last week to go over the proposal. The proposal is to replace the water line tile, re-plaster, replace race lane tile, and remove paint from the pool surface. Where we might be able to save some money is on the coping stone, instead they could replace individual stones at a cost of \$100.00 each for the ones that need to be replaced. Randy thinks only about 10 coping stones would need replacing. If we do everything the total cost would be \$78,000. I spoke with the Director of Finance, Neil Showalter, we feel we have sufficient funds in reserves to handle this project. We would like to do it this fall, because we have to continue to maintain the pool by keeping the water in the pool for the curing process of the plaster. If you wait until spring you could run into time delays and the weather. You might be pushing it too close to the opening of the pool season.

Joyce Shirley asked what about the Kiddie Pool?

The Town Manager, Kevin Fauber replied the Kiddie Pool will be resurfaced as well.

Councilmember Shepherd asked what about night time pool lighting?

The Finance Director, Neil Showalter replied, the Code of Virginia does not allow you to just light your pool. If you are going to have a lighted pool, you have to have intensely lighted pool including

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all areas of the deck. It has to be lighted in such a way that it does not confuse or blind the lifeguards. We have looked at doing this a couple of times before, it's not that we can't do it, it's not as easy as putting up a light stand. It's a significant improvement like lighting the ballfield.

Councilmember Pifer spoke, the question is do we want to replace all the coping stones or just some of the coping stones that need to be replaced.

Town Manager Kevin Fauber replied, what you can do is approve the expenditures up to the total proposal amount and if we find that we can get by just replacing 10 of the coping stones we will do so.

Councilmember Good spoke, I think we do not need to replace all the coping stone if it does not need to be replaced. It seems to me when we discussed this, we talked about not replacing the race lines tiles item #2 on the proposal, that there was nothing wrong with the race line tiles.

Councilmember Pifer MOVED, seconded by Councilmember Good to APPROVE the Swimming Pool Proposal up to \$78,000.00, replacing the coping stones and race lane tiles as deemed necessary by Randy Lonas therefor reducing the cost.

VOTE:

<u>AYE</u>	<u>NAY</u>	<u>ABSENT</u>
Councilmember Fultz		Councilmember Andrick
“ Pifer		
“ Shepherd		
“ Rudy		
“ Good		

5 AYES, motion passes

Special Town Council Meeting Thursday August 30, 2018 at 5:30pm.

Councilmember Good Motion made to adjourn the meeting at 8:05 p.m.

\_\_\_\_\_  
CLERK

\_\_\_\_\_  
MAYOR