



TOWN COUNCIL WORK SESSION
GOAL SETTING MINUTES
Monday, August 19, 2019
5:00 – 9:00pm
Town Hall Council Chambers

Closed Meeting – Personnel Matters

Motion to Go Into Closed Meeting

Councilman Gillispie moved, seconded by Councilman Meza, that Town Council go into Closed Meeting for the purpose of discussion and consideration of the assignment, promotion, performance, and salaries of employees of the Town, pursuant to Section 2.2-3711. A. 1. of the Code of Virginia.

Vote: Yes – Gillispie, Holloway, Meza, Sealock, Tewalt and Thompson
No – N/A
Abstain – N/A
Absent – N/A
(Mayor Tederick did not vote as there was no tie to require his vote)
(By Roll Call)

Motion to Certify Closed Meeting at its Conclusion

Councilman Gillispie moved, seconded by Councilman Meza, that Council certify that to the best of each member's knowledge, as recognized by each Council member's affirmative vote, that only such public business matters lawfully exempted from Open Meeting requirements under the Virginia Freedom of Information Act as were identified in the motion by which the Closed Meeting was convened were heard, discussed or considered in the Closed Meeting by Council, and that the vote of each individual member of Council be taken by roll call and recorded and included in the minutes of the meeting of Town Council.

Vote: Yes – Gillispie, Holloway, Meza, Tederick, Tewalt and Thompson
No – N/A
Abstain – Sealock
Absent – N/A
(By Roll Call)

Goal Setting

Mr. Meza noted that he will remain silent during the discussion of the Valley Health PILOT.

Goal Area # 1 - Afton Inn

Mr. Waltz stated that the Town is currently discussing possibly having the Town taking back ownership and redevelopment of the project. Mayor Tederick stated that that the Council is not going to morally obligate the project and the EDA is receptive to the Town owning the project and the building though the developer needs financing. Mr. Tederick does not loan funding to developers and he has concerns with the structure sitting there for 3-5 years. Mr. Meza stated that the EDA is looking to recoup their money and he did not see a downside to obtaining ownership of the building. Mr. Holloway stated that if the Town could not finish the project then the building should come down. Mr. Holloway asked about the developer finishing the project within the

required five year period; Mr. Waltz stated that the EDA has no problem transferring ownership though the EDA does wish to recoup the \$500,000 they have invested. Mr. Tewalt noted that he is not interested in the project as described. Mr. Gillispie

GOAL: Develop an action plan by September 15th

TEDERICK

Goal Area # 2 – EDA (EDA lawsuit/project financing/local EDA)

Mr. Gillispie stated that the Town needs to appoint members to the EDA and restructure the EDA to include the Town more. Councilman Meza noted that he agrees with Mayor Tederick and the Committee will address matters regarding the local EDA and financing. Mr. Meza stated that the municipal attorneys would be meeting to discuss going forward

Mayor Tederick noted that he had concerns with the Town Attorney handling everything on his own and he voiced support of bringing in outside legal counsel with Mr. Napier playing a major supporting role.

Mr. Tewalt noted that he saw no value in outside counsel at this time. Mr. Sealock stated that he noted that the three attorneys would be discussing whether the legal matters could be moved forward as one unit.

Mr. Tewalt noted that the main finance issue was what was owed, what the auditors state and what the amounts are. Mr. Waltz stated that they would be meeting tomorrow with the EDA.

GOAL: Reform Committee needs to meet

Lawsuit

Project Financing

MEZA, WILSON, NAPIER

Goal Area # 3 – Streets/Infrastructure Improvements (paving/storm sewer/curb & gutter/sidewalks)

Councilman Tewalt noted that streets need repair first, otherwise the damage is not cost effective. He stated that the Town's budget does not sustain the streets program. He noted that the Town needs a plan and to seek financial assistance. Mr. Tewalt voiced concern with several areas in Town where streets need vast attention throughout the community. He noted that the Public Works Director and Mr. Waltz need a Comprehensive Paving Plan, along with repair. Mr. Holloway stated that curb and gutter needed installation before paving a street. Mr. Tewalt noted this coming years budget needed a plan so Staff could work towards said plan to work forward from that budget. Mayor Tederick stated that they needed a comprehensive plan.

GOAL: Develop on overall infrastructure plan with cost estimates by September 30th (short and longterm); Develop funding alternatives

TEWALT

Goal Area # 4 – I & I Issues

Mr. Waltz reviewed the bypasses at the Town's Wastewater Treatment. He noted that the Town has been under Consent Order with DEQ for ten years and it will be re-written in order to re-negotiate

the details. Mr. Waltz noted that next spring new flow tests will be conducted to assist with the renegotiation. He explained inflow and infiltration, and that the increase of water into the system and how the repair work assists to control the I&I matter. Mayor Tederick how homeowners property and lines would be addressed. Mr. Waltz stated that the private lines needed to be addressed as well. Mayor Tederick stated that an overall plan for resolving the private lines should be developed. Councilman Holloway suggested relining the laterals in-house.

GOAL: DEQ Consent Order

Develop overall plan

FINISH TYPING – went to restroom

Goal Area # 5 – Pedestrian Safety

Council noted that the Town needed to ensure that conduit was in place to be minimize breakup of the sidewalks on matters. Mr. Waltz stated that once Sheetz was in place along Shenandoah Avenue less pedestrians would cross to go to Speedway. Mr. Meza asked about re-evaluating the South Street plan. Council discussed that speedbumps were illegal, though rumble strips were allowed.

GOAL: Currently working on South Street

Re-Evaluate the South Street plan by Sept 30th

Develop a safety plan for Kerfoot Avenue by Sept 19th

SEALOCK

THOMPSON (South Street & Kerfoot Ave emphasis)

Goal Area # 6 – Happy Creek Area (housing and road improvements)

Mr. Waltz noted the Town did not receive funding for the road and they would like to receive their SmartScale funding next time (every two years). He stated that they needed a design of the road and acquire easements. Mr. Meza stated that a plan to improve the score needed to go forward as soon as possible, especially with the Middle School and the new Hospital in place. Council discussed assistance with requiring right of ways. Mr. Meza asked about whether partnering with the County would improve the SmartScale. Mayor Tederick noted that Valley Health should also be a potential partner in the process, perhaps they could at least assist with grant writing.

Mr. Waltz noted that the housing in the area had been mentioned. Mayor Tederick stated that previously the Town went through a no growth stage years ago and many restrictions took place that limited developers. He questioned whether the Town was reasonable in their ordinances for those building in the community. He proposed developers or engineers working with Planning Commission to obtain a happy medium of what the Town Council would desire. Councilman Holloway voiced support of Mayor Tederick's recommendation. Mr. Gillispie voiced his support with Mayor Tederick's committee idea.

GOAL: Develop a plan for money/time to improve score for funding for Phase II of the road by October 31st

GILLISPIE – roads

GOAL: Recalculate PND/subdivision ordinances

Establish committee to provide report by January 30th
HOLLOWAY

Goal Area # 7 – Health Insurance

Mr. Meza noted that the Town has looked at other insurance plans and looking at styles and looking at other deductibles. He stated that Council cannot agree on which direction to go. He voiced support of giving direction for an amount to Staff on total dollars spent for benefits which would take the carving out of plans away from Council, which is his preference. Mr. Waltz noted that it is an unknown each year when Staff looked at

Mayor Tederick noted that perhaps self insuring with the County and the School Board is possible, as \$2 million is absurd. He stated that the Town must go outside the box. Mr. Waltz stated that experts need to be brought in on the matter as this item is above Staff's head. Mr. Meza noted that the prior RFP that went out was torpedoed by Staff, which was before Mr. Waltz's tenure as Town Manager.

Mayor Tederick voiced support of self insuring and health savings plans. Mr. Meza noted that Staff needs "dollar direction" on health care.

GOAL: Issue RFP for healthcare services within 30 days
MEZA

Goal Area # 8 – ~~Crooked Run West (water request)~~
WATER SERVICE CAPACITY FOR CORRIDOR

Mr. Waltz noted that August 26th is worksession where this item is scheduled for discussion. Mayor Tederick stated that the Council needed many facts before they moved forward. Mr. Waltz noted that the Staff is reviewing facts on the impact on 1,000 units proposed with Crooked Run West, and he added they are also reviewing matters in the Guard Hill Road area as well. Councilman Tewalt stated that if one site was allowed then they would have to allow the rest. Mayor Tederick stated that the title should be SUPPLYING WATER IN THE 522 CORRIDOR.

Mr. Tewalt noted that they DO have a policy in place. Mr. Holloway stated that the 20 year limit is in place; Mr. Meza noted that he understands the position of Mr. Tewalt, though Council currently may wish to discuss it. Mayor Tederick noted that many Council's previously wished to stop growth beyond Town limits. Councilman Holloway noted that should the Town annex the area then he would be more inclined to provide the water, though with it in the County, then he was less inclined to provide the services for water and sewer. Mr. Holloway noted that each time the County is thrown bait then the Town is going to be contacted. Mr. Tewalt noted that Town cannot annex the area because they cannot afford to pay for the areas services.

GOALS:
Determine water capacity for the Corridor and improvements for additional service by
August 26th

Goal Area # 9 – Code Enforcement

Mr. Waltz noted that Mr. Camp spoke to Council regarding the Code Enforcement. Council briefly discussed that there was only one person in place for Code Enforcement.

Goal Area # 10 - Rt. 522 Corridor Water Reliability/Redundancy Project

Council discussed Dominion's ongoing water usage.

Goal Area # 11 – Project Budgets

Mr. Waltz stated that he and Mr. Wilson are working with Staff to determine if there are outstanding purchase orders to find specific amounts which may still be in place. He added that he thought this Project Budgets request came from Mayor Tederick in order to view the amounts clearly in the budget.

GOAL: Develop an overall project list with cost and tax schedule by September 30th

TEWALT

Goal Area # 12 – Compensation Study (Year 3 implementation)

Mr. Meza noted that he felt that the Study was completed. Mr. Waltz stated that it was a recommendation in the budget. Councilman Gillispie noted that he supports the matter as recommended by Council; Mr. Meza voiced his agreement with Mr. Gillispie.

Goal Area # 13 – Old Town Hall

Mr. Holloway noted that it is a shame to sit there and fall apart, as it was an important historical building. Mayor Tederick stated that the site would be inspected soon and the use needed to be determined.

GOAL: Inspect property by August 30th

Contract enforcement

Use of building

Plan

TEDERICK & WILSON

** Council discussed to place four items on the worksession:

Public Relations, Town Government Expenses, Tap Fees, and Valley Health PILOT

Goal Area # 14 – Property Maintenance

Goal Area # 15 – Workforce Housing

Goal Area # 16 – Valley Health PILOT

~~Goal Area # 17 – Parking Meters~~

Other goal areas:

- 1. Reduce Town Government Expense**
- 2. Public Relations/Communications**
- 3. Marketing**
- 4. Steele Street Paving Concerns**
- 5. Fleet Management Plan**
- 6. Parking – Main Street**

9:00pm – Adjourn

PRESENT: Mayor Tederick, Councilman Tewalt, Councilman Holloway, Councilman Thompson, Councilman Meza, Councilman Gillispie, Vice Mayor Sealock, Town Manager Waltz, Town Attorney Napier, Clerk of Council Berry, Director of Planning Camp, Director of Finance Wilson, Police Chief Magalis, Director of Human Resources Julie Bush (for closed session), members of the public and members of the press.