



Town Council  
Regular Meeting Minutes  
February 26, 2019

The Bedford Town Council of the Town of Bedford held a regularly scheduled meeting Tuesday, February 26, 2019 at 7:00 p.m. in the Town Municipal Building Council Hall.

**Town Council members present:**

Mayor Steve Rush, Vice Mayor Tim Black, Councilman Stacey Hailey, Councilman Bruce Johannessen, Councilman Bryan Schley, Councilman Darren Shoen and Councilman Robert Wandrei.

**Town Staff present:**

Town Manager Bart Warner, Assistant Town Manager Sonia Jammes, Town Attorney William W. Berry, IV, Director of Public Services D. W. Lawhorne, Chief of Police Todd Foreman, Electric Director John Wagner and Mary Boone Recording Secretary.

**Town Staff absent:**

None.

Mayor Rush opened the meeting and led all present in saying the Pledge of Allegiance to the Flag.

**APPROVAL OF MINUTES:**

Mayor Rush declared that the Minutes of the regular Council Meeting held on February 12, 2019 were approved as distributed.

**REPORT OF TOWN MANAGER:**

Town Manager Bart Warner reported:

- Meeting scheduled for Monday March 4 with Mr. Hiss, Bedford County Administrator, to discuss Town/County relationship at a staff level.
- Meeting scheduled for Friday March 8 to discuss the Bedford Middle School negotiation with the principals involved and hopefully we will keep that moving forward and report hereafter.

## **DEPARTMENT HEAD REPORTS:**

### **Public Services**

Director of Public Works D. W. Lawhorne reported:

- March is Youth Art Month. You will notice the banners in Town that school students have painted. Also, there will be a table in the lobby of the Municipal Building and we will have a digital art show.

### **Finance**

Assistant Town Manager Sonia Jammes reported:

- Please turn in your notebooks so that I can get the revised proposed budget back to you for your review prior to our next budget work session.

### **Police**

Chief of Police Todd Foreman reported:

- We are working with the Growth Through Opportunity Program. We have three young men who come to the Police Department that are handicapped and we are helping them learn job skills so we can help them get future employment. The program started in Roanoke City through the Roanoke City Police Department and became a 501 3 C and now we have partnered here to provide education for these young men.

### **Electric**

Electric Director John Wagner reported:

- Last Wednesday, Thursday and Friday we had the ice/rain/snow storm that caused significant outages. We had crews working around the clock to make the repairs. Saturday, Sunday and Monday we got hit with a mini derecho and we had many pine trees in particular down as a result. The major issue we had was the line down from Snowden. That took a lot of effort and resources to repair. I want to acknowledge the hard work of our crews. We had people literally working around the clock.

## **APPEARANCES BEFORE COUNCIL:**

Mrs. Sara Holdren presented Council with a plaque which read Bedford Area Educational Foundation Recognizes Town of Bedford 2018 Education Benefactor Your Contributions Make A Difference In The Classroom.

Mrs. Holdren gave her personal thank you to Council for all of the support.

## **CITIZEN COMMENTS:**

None.

## **COUNCIL COMMENTS:**

Councilman Bruce Johannessen - Thank you for the good work keeping our power on.

Councilman Stacey Hailey – Thank you for our crews doing the best they can for our Town and keeping everything going including Police, Public Works and whatever else we have issues with downed trees, etc.

Vice Mayor Tim Black – Thank you.

Councilman Bryan Schley – Extremely happy to see D. W. back at work. Glad everything is doing ok.

## **REPORT OF COUNCIL COMMITTEES:**

### Finance Committee

Vice Mayor Black reported the Finance Committee met yesterday and reviewed the financial reports and everything seems to be on track for another year. We got the first six months of the meal tax. Another good thing, it looks like we are going to get through the winter without an extremely big electric purchase power bill.

### Property Committee

Councilman Wandrei reported the Property Committee met tonight and considered a proposed exchange of property with Mr. Tim Funk. He is requesting that we exchange property that is part of the Electric Department property which fronts on Greenwood Street and in exchange we would receive a portion of the property adjacent to him on the rear. This would give him a bigger lot and increase his taxes I would assume. If it is done, it is recommended that we do that on the condition that he pay all cost including the survey and recording fees.

We also received a request from the Chamber seeking to acquire the property where the Chamber Building is located because their lease expires this year in June. The recommendation is that we extend the consider extending their lease but we would not go forward at this time with a transfer of the property.

It was reported the condition of Poplar Park, which is just a little area around a big poplar tree off of Bedford Hills Subdivision, and we are looking into that.

We received a request from Bedford Ready Mix to acquire that land known as Bill Walter's Park which is questionable as to who owns it but we maintain it. We thought if Bedford Ready Mix wants the property and they maintain it we would recommend that they go forward with the acquisition.

Streets Committee

Councilman Johannessen reported we looked at McGhee Street which has a bridge on it that has been closed for some time. It is property of Norfolk Southern Railroad. We are looking to have it replaced so we can open that back up again. We are planning to apply for a grant under the State of Good Repair so the Town does not incur the cost of doing this. If we do this the Town will now own the bridge.

We are going to look at a study at the intersection of 122/221 to see what the possibilities are to improve that particular location. It is probably one of the most complicated streets we have in the area and we want to improve its condition.

We are looking at a study to determine if in the future South Street should become a two way street.

**REVISIONS TO THE AGENDA:**

None.

**PUBLIC HEARINGS:**

None.

**CONSENT AGENDA:**

Request to Close Streets – Company A Bedford Boys Tribute Center, LLC

The Company A Bedford Boys Tribute Center, LLC is requesting a street closing on Saturday, April 27, 2019, for the Green’s Drugstore and stated Tribute Center Ribbon Cutting Dedication Ceremonies. The ceremony will be conducted for the maximum time of one hour from 1:00 p.m. to 2:00 p.m. They are requesting the following streets be closed from 12:30 p.m. to 2:30 p.m.:

- W. Main Street and E. Main Street from Market Square to South Street and Court Street
- N. Bridge Street and S. Bridge Street from Depot Street to Washington Street

Affected businesses will be notified, as well as the Police Department, Fire Department and Rescue Squad.

**ACTION REQUESTED:**

Town Council is requested to grant permission to close the above streets for the Green’s Drugstore and stated Tribute Center Ribbon Cutting Dedication Ceremonies on Saturday, April 27, 2019, from 12:30 p.m. until 2:30 p.m.

Mr. Ken Parker spoke about the street closings and the restoration of Green’s Drugstore as it was on July 17, 1944.

On a motion by Councilman Wandrei, seconded by Councilman Hailey, voted upon and carried by a roll call vote, Council approved to close W. Main Street and E. Main Street from Market Square to South Street and Court Street, N. Bridge Street and S. Bridge Street from Depot Street to Washington Street. Roll call vote follows:

Vice Mayor Black	aye
Councilman Hailey	aye
Councilman Johannessen	aye
Councilman Schley	aye
Councilman Shoen	aye
Councilman Wandrei	aye
Mayor Rush	aye

#### **OLD BUSINESS:**

None.

#### **NEW BUSINESS:**

##### Resolution - Apply for an Industrial Revitalization Fund grant and Match Commitment for funding Middle School Redevelopment

Staff, with assistance from staff of Waukeshaw Development, requests to file an application with the Virginia Department of Housing and Community Development (DHCD) for funding assistance for the middle school redevelopment project. The specific funding source from the State is the Industrial Revitalization Fund (IRF) grant. The application requires a resolution from the applicant, which is the Town, because “localities must identify and authorize the project that will have the most meaningful impact on local community revitalization and economic development efforts”. This resolution must also list the amount applied for and the source of the matched fund sources from the locality.

The total amount that a locality can request is \$600,000. To meet the 1:1 match, the Town can use the recently-awarded \$220,000 Virginia Brownfields Assistance Fund (VBAF) grant as part of the match. The remaining amount can come from fee waivers for zoning and building permits (to be determined), economic incentive funds matched through the Bedford Regional Water Authority economic development program (dependent on which of their three incentives apply), and from the General Fund set aside for the middle school redevelopment. If DHCD accepts it, building equity would also be used as match to reduce the amount from the General Fund.

This grant was used by Bedford County for redevelopment at Beale’s Brewery in 2016. The County was awarded the full \$600,000 grant amount.

Applying for the grant does not obligate the Town to fund the local portion of the project at this time. Final estimates for local funding and applicable offsetting funding sources can be discussed as the project progresses. The application deadline is March 1.

**ACTION REQUESTED:**

Town Council is requested to adopt the resolution supporting applying for the DHCD Industrial Revitalization Fund grant.

Discussion ensued regarding what are our chances of getting this grant, the actual resolution first paragraph does it include the auditorium and we are in negotiation, will this come from parts we are discussing as far as match.

Mary Zirkle responded that it depends of the applicant pool. There is only two million in the fiscal year '20 budget from the State. This is what Waukeshaw Development would like to focus their efforts one so I am not sure what he set aside for the auditorium funding and it does not include the apartments.

Mr. Warner responded in regard to the match yes it could. The idea would be to fund any incentives without committing Town expenditures directly.

On a motion by Vice Mayor Black, seconded by Councilman Johannessen, the resolution was then voted upon and carried by a roll call vote. Roll call vote follows:

Councilman Hailey	aye
Councilman Johannessen	aye
Councilman Schley	aye
Councilman Shoen	aye
Councilman Wandrei	aye
Vice Mayor Black	aye
Mayor Rush	aye

The resolution follows as adopted:

**Resolution**  
**Industrial Revitalization Fund (IRF) Grant Application**

**BE IT RESOLVED**, that the Town of Bedford wishes to apply for \$600,000 of Industrial Revitalization Funds for the Bedford School Campus Redevelopment Project for a boutique hotel, business incubator and kitchen, and gymnasium restoration;

**WHEREAS**, \$380,000 from potential utility match incentive, zoning and building fee waivers, building equity, from the Town General Fund, and \$220,000 from a Virginia

Brownfields Restoration and Economic Redevelopment Assistance Fund (VBAF) will also be expended on this project;

**WHEREAS**, it is projected that residents in the Town of Bedford will benefit from community revitalization, additional job opportunities, access to an entrepreneurial space, and improved recreational access, as well as tax revenue from increased tourism and further economic prospects, resulting from the implementation of the project;

**BE IT FURTHER RESOLVED**, that the Town Manager is hereby authorized to sign and submit appropriate documents for the submittal of this Industrial Revitalization Fund proposal.

Mayor Rush read Closed Session pursuant to Section 2.2-3711(a)(7) of the Code of Virginia of 1950, as amended, for consultation with legal counsel concerning possible litigation.

On a motion by Councilman Hailey, seconded by Councilman Johannessen, the motion was voted upon and carried by the following roll call vote:

Councilman Johannessen	aye
Councilman Schley	aye
Councilman Shoen	aye
Councilman Wandrei	aye
Vice Mayor Black	aye
Councilman Hailey	aye
Mayor Rush	aye

Council adjourned into closed session at 7:20 p.m.

Non Council members present Town Manager Bart Warner, Assistant Town Manager Sonia Jammes, Town Attorney William W. Berry, IV and Director of Public Services D. W. Lawhorne.

Council reconvened into open session at 7:45 p.m.

The Recording Secretary read aloud the following resolution:

**BE IT RESOLVED** that the Council of the Town of Bedford hereby certifies that (1) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification Resolution applies, and (2) only such public business matters as were identified in the motion convening the closed meeting were heard, discussed or considered by the Council.

On a motion by Councilman Hailey, seconded by Councilman Shoen, voted upon and carried by a roll call vote, Council adopted the resolution. Roll call vote follows:

Councilman Schley	aye
Councilman Shoen	aye
Councilman Wandrei	aye
Vice Mayor Black	aye
Councilman Hailey	aye
Councilman Johannessen	aye
Mayor Rush	aye

**ADJOURNMENT:**

Mayor Rush adjourned the meeting at 7:47 p.m.