

# TOWN COUNCIL MEETING

TOWN OF CHASE CITY, VA

Monday, August 08, 2022 at 7:00 PM

319 North Main Street, Chase City, VA 23924

Phone: (434) 372-5136 | [www.chasecity.org](http://www.chasecity.org)

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## MINUTES

### Call to Order

Vice-Mayor Bohannon called the meeting to order at 7:00 p.m.

#### PRESENT

Town Manager Dusty Forbes

Vice-Mayor James Bohannon

Council Member Brenda Hatcher

Council Member Pauline Keeton

Council Member BJ Mull

Council Member Marshall Whitaker

Council Member Michelle Wilson

#### ABSENT

Mayor Alden Fahringer

### Invocation

Vice-Mayor Bohannon gave the invocation.

### Citizen's Recognition

None

### Consent Agenda

Motion to accept the consent agenda as presented was made by Council Member Keeton, Seconded by Council Member Mull. Voting Yea: Council Member Hatcher, Council Member Keeton, Council Member Mull, Council Member Whitaker, Council Member Wilson.

1. RCM 07/11/2022
2. Bills Paid in the Month of July 2022
3. Report to Council/Operating Budget July 2022
4. July 2022 Charge Offs
5. CCPD July 2022 Report
6. CCVFD July 2022 Report
7. PW July 2022 Report

### Old Business

8. Water, Sewer and Garbage Rate Increase

Motion to approve as a second reading the changes to the water, sewer and garbage rates was made by Council Member Keeton, Seconded by Council Member Whitaker.

Voting Yea: Council Member Hatcher, Council Member Keeton, Council Member Mull, Council Member Whitaker, Council Member Wilson.

Motion to adopt the changes to the changes to the water, sewer, and garbage rates was made by Council Member Whitaker, Seconded by Council Member Mull. Voting yea: Council Member Hatcher, Council Member Keeton, Council Member Mull, Council Member Whitaker, Council Member Wilson.

**Sec. 5-1-34. – Schedule of Rates – Generally.**

Monthly consumption of water shall be paid for at the following rates:

- 0—3,000 gallons ..... \$27.60
- Next 10,000 gallons, per 1,000 gallons ..... \$6.40
- All over 13,000 gallons, per 1,000 gallons ..... \$6.27
- All over 125,000 gallons, per 1,000 gallons ..... \$5.63

**Sec. 5.2-29. - Sewer escrow rates and charges generally.**

(a) Charges for sewer escrow shall be based upon the monthly consumption of water by the user and shall be paid at the following rates:

- 0—3,000 gallons ..... \$6.50
- Next 10,000 gallons, per 1,000 gallons ..... \$2.16
- All over 13,000 gallons, per 1,000 gallons ..... \$1.58
- All over 125,000 gallons, per 1,000 gallons ..... \$0.94

**Sec. 4-2-13. Collection charges generally.**

A garbage collection service is hereby established. Each dwelling unit, including each apartment with a kitchen, or business unit on street within the town on which the garbage truck travels shall avail themselves to this service.

- (1) Residences, including apartments with kitchens, two collections, weekly: \$13.00 per month.

9. Benefit Revision

Motion to approve the addition of maternity and paternity leave benefit to the Employee Handbook was made by Council Member Mull, Seconded by Council Member Whitaker.

Vote by roll call:

- Council Member Hatcher Yea
- Council Member Whitaker Yea
- Council Member Mull Yea
- Council Member Keeton Yea
- Council Member Wilson Yea

### 3.9 Maternity and Paternity Leave

The Township will provide eight weeks of paid maternity leave to the mother for the birth of a child. The Township will provide two weeks of paternity leave to the father for the birth of a child and to the mother or father for the adoption of a child.

## New Business

### 10. Resolution - Adopt Resolution in support of new housing complex

Motion to adopt a resolution in support of the new multi-use complex to be built by Mecklenburg Electric was made by Council Member Mull, Seconded by Council Member Keeton. Voting Yea: Council Member Hatcher, Council Member Keeton, Council Member Mull, Council Member Whitaker, Council Member Wilson.

#### **A Resolution to Declare Parcel Record Number 27755 as a Housing Revitalization Area and To Endorse the Development of Multi-Family Housing Options Adjacent to the Town of Chase City**

Whereas, access to housing is a pillar of American Society and is an essential component to ensure the domestic tranquility and promote the general welfare of local communities;

Whereas, a cross-section of residents of Mecklenburg County are desirous of housing options beyond the traditional single-family house as demonstrated both by survey responses collected as part of the last adopted *Mecklenburg County Comprehensive Plan* and by actions within the actual rental market within the County, wherein such units are nearly always let back out immediately upon availability;

Whereas, the Town of Chase City has approximately 1,504 total housing units, of which approximately 87% are one-unit structures, 6% are mobile homes, and only 7% are more than one-unit, the vast majority being two to four units;

Whereas, only 0.5%, or eight, total structures in the entire town exceed ten units of housing;

Whereas, the median monthly housing costs in the Town of Chase City is approximately 20% of the median household income of the residents of the Town; however, 90% of those households making less than \$20,000 per year are faced with housing costs in excess of 30% of their income;

Whereas, about one-third of all occupied units paying rent in the Town have a gross rent as a percentage of household income (GRAPI) of 35% or greater;

Whereas, very few housing structures have been constructed in the Town in the last decade;

Whereas, the area around the Town of Chase City has been selected as the site of a Data Center, upgraded transmission lines, and has multiple solar facilities and a gas line, proposed to be located in the area, and should all of these economic opportunities proceed forward, the Chase City area will have insufficient housing options to support the inflow of workers that will be present to construct and operate such facilities or will benefit from the direct and indirect spending that would occur as a result of such opportunities;

Whereas, an applicant has expressed serious and significant interest in the development and construction of a multi-family housing complex within the County, adjacent to the Town of Chase City, at County Parcel Record Number 27755;

Whereas, this same applicant requested a rezone of the aforementioned property referenced *supra* from Business, B-1 to Residential, R-2 and this rezone was approved by unanimous consent by the Board of Supervisors at the Board's March 14, 2022 Session;

Whereas, County Parcel Record Number 27755 is in an ideal area for growth immediately adjacent to the Town in a substantially undeveloped parcel;

Whereas, the Mecklenburg County Board of Supervisors designated Parcel Record Number 27755 an area of revitalization pursuant to § 36-55.30:2 of the Code of Virginia. This area of revitalization shall include all buildings on such parcel, regardless if said buildings provide housing directly, are designed as facilities to support the housing complex, or are necessary to induce residents to select housing at this location, thereby providing a desirable mixture of economic conditions at this site.

NOW, THEREFORE, BE IT RESOLVED, BY THE COUNCIL OF THE TOWN OF CHASE CITY, VIRGINIA THAT:

1. The Town Council of Chase City, recognizes that a multi-family housing project that may be submitted on the property contained within Parcel Record Number 27755 requires a variety of financing tools be made available to the project in order for the project to reach fruition and achieve the goals of the project.
2. The Town Council of Chase City hereby endorses any project financing application, inclusive of grants, loans, or other forms of assistance, by Two-W, LLC, or any parent, affiliate, or subsidiary organization or entity thereof, to the Virginia Housing Development Authority (Virginia Housing) in conjunction with the development of multi-family housing at Parcel Record Number 27755, which is within an area of revitalization of in Mecklenburg County.

#### 11. Pavilion Policy Update

Council Member Mull asked why we need to charge more for the Pavilion. Town Manager Forbes responded by saying that right now the Town does not get any money when someone uses the Pavilion and/or grounds other than \$25.00 if they use the electricity.

Motion to increase the rent of the Pavilion to \$200.00 and the Pavilion grounds to \$200.00 was made by Council Member Hatcher, Seconded by Council Member Whitaker. Voting Yea: Council Member Hatcher, Council Member Whitaker  
Voting Abstaining: Council Member Keeton, Council Member Mull, Council Member Wilson. Motion failed due to lack of majority in favor.

#### 12. Cemetery Price Update

Council Member Mull asked why a price increase is needed for the cemetery. Town Manager Forbes stated that Chase City's prices are lower than all the surrounding areas.

Motion to increase prices for the cemetery as shown below was made by Council Member Whitaker, Seconded by Council Member Keeton. Voting Yea: Council Member Hatcher, Council Member Keeton, Council Member Whitaker, Council Member Wilson.

Voting Nay: Council Member Mull.

Cemetery Lot	\$750.00
Grave Opening (Weekday)	\$525.00
Grave Opening (Weekend)	\$625.00
Cremation Opening (Weekday)	\$225.00
Cremation Opening (Weekend)	\$275.00

### 13. FEMA Funds

Council Member Mull asked why the town needs a new tractor. Town Manager stated that the backhoe stays broken down and only works for about 2 - 3 hours. He also stated that a new backhoe is more expensive than a new tractor. The new tractor will do all the things the backhoe does with the bucket attachment, forks and a grapple for brush. A new New Holland Work Master tractor with loader and grapple attachments will cost about \$59,000.00

Motion to approve the Treasurer to use up to \$65,000.00 in FEMA funds to purchase a tractor was made by Council Member Mull, Seconded by Council Member Whitaker.

Voting Yea: Council Member Hatcher, Council Member Keeton, Council Member Mull, Council Member Whitaker, Council Member Wilson.

### Mayor/Council Comments

Vice-Mayor Bohannon stated that Mayor Fahringer was unable to attend tonight's meeting because he was out of town for his job. He also stated that last month's Fly In was one of the best yet and had over 130 people. The next Fly In will be August 27 and will be a great event. He also stated that National Night Out was an awesome event. He also stated that Town Manager Forbes was a good sport for allowing the kids to throw pie in his face.

Council Member Mull stated that National Night Out was a really great event and had a good crowd.

### Town Manager's Oral Report

Town Manger Forbes gave his report to Council.

**Business Opportunities** - Investor offer on Colgate Building

**Contacts/ Meetings** - Apartment Planning with Engineer/ Robert Hendricks, Sanjay Mittal, SSPDC and Virginia Housing Authority

**Streets** - Adams Paving won paving contract expected September start, New leaf machine Delivered

**Water/Sewer** - Pending final review for point repairs and slip lining and subcontractor work, Multiple unplanned water disruptions August 4 repaired

**WWTP** - New Hire Patrick Jones

**Blighted properties** - 325 Washington St and 311 W. Third St scheduled for Demolition, Bid won by Harry Marrow Construction

**Lee Building**

Major water leak due to burst pipe.

Major repairs needed to bring the building up to usable space with anticipated cost approximately 2-3 million dollars. Town cannot afford to keep throwing money into this building. My recommendation is to try to raise the funds through sponsorship. If this can't be done either try to sell it or demo for future building

Charles Jackson asked how long the roof at the RE Lee Building had been leaking and why no one had looked at it. Town Manager Forbes stated that he could only address what had happened to the building in the last three years. Town Manager Forbes stated that it will cost approximately 2 - 3 million dollars to repair and renovate the RE Lee building.

**Adjournment**

There being no further business the meeting was adjourned at 7:35 p.m.

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**Alden Fahringer, Mayor**

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**Tonya M. Duffer, Clerk of Council**