

TOWN COUNCIL MEETING

TOWN OF CHASE CITY, VA

Monday, December 14, 2020 at 7:00 PM

319 North Main Street, Chase City, VA 23924

Phone: (434) 372-5136 | www.chasecity.org

MINUTES

Invocation

Invocation by Mayor Fahringer.

Call to Order

Meeting was called to order at 7:01 pm by Mayor Fahringer. Mayor Fahringer informed everyone that the meeting was being livestreamed on YouTube due the Governor's new restrictions on gatherings of more than 10 people. All votes will be by roll call.

PRESENT

Mayor Alden Fahringer

Vice-Mayor James Bohannon

Council Member Brenda Hatcher

Council Member Pauline Keeton

Council Member BJ Mull

Council Member Marshall Whitaker

Council Member Michelle Wilson

Citizen's Recognition

Paul Jackson, property owner in the Town, spoke regarding the alleyway beside his property located at 126 W. Second St. He stated that he has owned the property at 126 W. Second Street since 1993 and the driveway of the property comes into the alleyway. He has made improvements to the alleyway since 1993 and recently removed the chain link fence to install a new wooden fence. It was at this time it was discovered that the Town actually owns an alleyway between 126 W. Second St and 104 W. Second Street. He asked that he be allowed to continued to use the alleyway and to construct his fence in the same area as it was previously installed.

Cynthia Mohn, co-owner of Sundae's Restaurant, located at 104 W. Second Street, stated that she and her husband have owned their business in Town for 10 years and are actively involved in the community and that they pay meals tax, real estate and personal property taxes in Town. She would like to see the alleyway between 126 W. Second Street and 104 W. Second Street split evenly between both property owners.

Dusty Forbes, Town Manager, indicated that after a survey of Mr. Jackson's property was completed, it was discovered that the Town has an alleyway between the two properties. Over the years the property at 126 W. Second Street has encroached about 15' into the alleyway. The owner has also made improvements over the years. The Sundae's property owner has parking bumpers and a small portion of the parking lot in the alleyway. Mr. Forbes indicated that there are a number of potential solutions to this issue. Council Member Keeton

stated that the Town used to keep the alleyway clean but over the years they stopped maintaining the alleyway. Council Member Whitaker asked the Treasurer, Virginia Petersen, if the Town has ever abandoned an alleyway. Treasurer Petersen stated that the Town abandoned the alleyway behind Cornerstone Baptist Church.

Council Member Keeton suggested the matter be referred to the street committee.

Motion made by Council Member Keeton to refer the matter to the street committee. Seconded by Council Member Wilson. Voting Yea: Vice-Mayor Bohannon, Council Member Hatcher, Council Member Keeton, Council Member Mull, Council Member Whitaker, Council Member Wilson.

Paul Jackson, 411 North Main Street, stated he would withdraw his application for a conditional use permit for 14 one bedroom/one bathroom apartments at 411 North Main Street, if the Town would issue him a business license for a hotel/motel. He also stated that B-3 is zoned for hotel/motel. Town Manager Forbes stated that the Town needs more information, including business plans, engineering designs, etc. Mr. Jackson stated that he spoke with the Building Inspector and he was told that the Building inspector said he would make sure everything is in compliance. Mayor Fahringer stated that he would like the Town Attorney and Planning Commission be involved in this matter. Town Manager Forbes stated that he will reach out to the Town Attorney and see if we can move forward. Mr. Jackson stated that he was willing to do a section at a time to make sure that everything is done correctly.

Judy Johnson, Certified Horticulture and Board Member with MacCallum More Gardens spoke with Council regarding a grant that the Gardens would like to partner with the Town on in the preservation of trees. Mayor Fahringer and Town Manager Forbes indicated that they we need more information before making a decision.

Consent Agenda

Motion made by Council Member Mull to approve the consent agenda and Seconded by Council Member Keeton. Voting Yea: Vice-Mayor Bohannon, Council Member Hatcher, Council Member Keeton, Council Member Mull, Council Member Whitaker, Council Member Wilson.

1. RCM from Council meeting of November 23, 2020
2. Public Works Report for November 2020
3. CCVFD November 2020 report
4. CCPD November 2020 report
5. Bills Paid in the Month of November 2020
6. Report to Council/Operating Budget November 2020
7. Charge Offs November 2020

Old Business

8. Approve as a second reading and adopt the changes to 6-3-162 Use Regulations (p), 6-3-172 Use Regulations (dd) and 6-3-182 Use Regulations (cc)

Motion to approve as a second reading to approve the fence regulations changes was made by Vice-Mayor Bohannon, Seconded by Council Member Keeton. Voting Yea: Vice-Mayor Bohannon, Council Member Hatcher, Council Member Keeton, Council Member Mull, Council Member Whitaker, Council Member Wilson

Motion to adopt the following changes to fence regulations was made by Council Member Keeton, Seconded by Vice-Mayor James Bohannon. Voting Yea: Vice-Mayor Bohannon, Council Member Hatcher, Council Member Keeton, Council Member Mull, Council Member Whitaker, Council Member Wilson.

6-3-162 Use Regulations

(p) Fences permitted as defined. No fence shall be closer than one foot to any property line. Maximum height of any fence shall be 8'.

6-3-172 Use Regulations

(dd) Fences permitted as defined. No fence shall be closer than one foot to any property line. Maximum height of any fence shall be 8'.

6-3-182 Use Regulations

(cc) Fences permitted as defined. No fence shall be closer than one foot to any property line. Maximum height of any fence shall be 8'.

New Business

9. Approve as first reading changes to height regulations in 6-3-177 Height Regulations (e), 6-3-187 Height Regulations (e), 6-3-196 Height Regulations (d), 6-3-206 Height Regulations (d), 6-3-210.2 Height Regulations (c)

Motion to amend the height regulation changes to remove Sec 6-3-196, 6-3-206, and Sec 6-3-210.2 and to approve the remaining changes as read was made by Council Member Mull, Seconded by Vice-Mayor Bohannon. Voting Yea: Vice-Mayor Bohannon, Council Member Hatcher, Council Member Keeton, Council Member Mull, Council Member Whitaker, Council Member Wilson.

10. Refer to Planning Commission a zoning amendment to remove hotels/motels from B-3, add hotels/motels to B2 and to require second story residential apartments in B3 to be single family style.

No motion was made to refer to Planning Commission.

11. Rezoning Application 20-01

Motion to refer the application for rezoning to the Planning Commission made by Council Member Whitaker, Seconded by Council Member Mull. Voting Yea: Vice-Mayor Bohannon, Council Member Hatcher, Council Member Keeton, Council Member Mull, Council Member Whitaker, Council Member Wilson.

12. Non Action Item regarding fire pit safety

Motion to refer questions regarding fire pits to the Chase City Volunteer Fire Department made by Council Member Whitaker, Seconded by Council Member Mull. Voting Yea: Vice-Mayor Bohannon, Council Member Hatcher, Council Member Keeton, Council Member Mull, Council Member Whitaker, Council Member Wilson.

13. Ft. Pickett Civil Air Patrol at the Chase City Municipal Airport

Motion made to allow Ft Pickett to establish a Civil Air Patrol at the Chase City Municipal Airport was made by Council Member Whitaker, Seconded by Vice-Mayor Bohannon. Voting Yea: Vice-Mayor Bohannon, Council Member Hatcher, Council Member Keeton, Council Member Mull, Council Member Whitaker, Council Member Wilson

14. Discussion of alleyway between Sundae's and The Pawn Shop. Non action item.

Motion to refer the matter to the Street Committee was made by Council Member Keeton, Seconded by Council Member Wilson. Voting Yea: Vice-Mayor Bohannon, Council Member Hatcher, Council Member Keeton, Council Member Mull, Council Member Whitaker, Council Member Wilson

Mayor/Council Comments

Mayor Fahringer thanked everyone for being patient with him as he learns and adjusts to his new position and stated that he is thankful to be here.

Council Member Whitaker stated that he appreciates everything everyone has done this year and wishes everyone a safe and blessed holiday.

Council Member Hatcher wished a Merry Christmas to everyone and a prosperous New Year also.

Vice-Mayor Bohannon thanked everyone for their support this year and stated lots of good things are coming to Town. He also wished everyone Merry Christmas and Happy New Year.

Council Member Keeton wished everyone a Merry Christmas and stated she hopes 2021 is COVID free.

Town Manager's Oral Report

Town Manager Forbes stated that he has had a great year working with everyone and that good things have happened this year. He gave the following report to Council.

Blighted Properties - No New Updates

Contacts/ Meetings - Discussions with County Administrator and Clarksville Town Manager on an item that will be discussed later.

Airport - New Fence \$3500 Joey Baird Fencing of a similar style to the Cemetery.

Streets - Leaf pick up almost complete only one corner of Town left to pickup.

Water/Sewer - Zach back at work

Endly Street Project - Work near town shop to correct sewage /storm water lines and add culvert should be added as a change order to project.

Grants - Wi-Fi installation on Main Street work to begin on December 15 with completion in 8-10 days. We are working with Lake Country Satellite and MBC to begin installation.

REL Auditorium - Gutter system needs to be replaced. Water leaking behind wall near both bathrooms. Mark Price Gutters will be completing the work this month.

Community Park - Fence Repairs \$4200

IDA - IDA is working to find suitable properties for new business and rehab.

Jim Wilson, Public Works Superintendent spoke to Council and explained that the Town is not generating enough solid waste to promote the growth of the bugs needed. He offered several different options to correct this matter.

Motion to allow the Town Manager to make decisions based on the Public Works Superintendent's recommendation to promote bug growth to maintain appropriate levels as required by DEQ was made by Council Member Mull, Seconded by Council Member Keeton. Voting Yea: Vice-Mayor Bohannon, Council Member Hatcher, Council Member Keeton, Council Member Mull, Council Member Whitaker, Council Member Wilson

Closed Session

15. Closed session pursuant to Sec 2.2-3711 A (3) to discuss a real estate transaction.

Motion to enter closed session pursuant to Section 2.2-3711 A (3) to discuss a real estate transaction was made by Vice-Mayor Bohannon, Seconded by Council Member Hatcher. Voting Yea: Council Member Keeton, Council Member Mull, Council Member Whitaker, Council Member Wilson

Mayor Fahringer reconvened open session at 8:40 pm.

Motion was made by Council Member Whitaker, Seconded by Council Member Hatcher that only matters discussed during the closed session were those both lawfully exempted from the open meeting requirements and identified in the motion by which the closed session was convened. Vote by roll call. Council Member Hatcher - Yea, Council Member Whitaker, Yea, Vice-Mayor Bohannon, Yea, Council Member Mull, Yea, Council Member Keeton, Yea, Council Member Wilson, Yea.

Motion to approve real estate transaction as discussed was made by Council Member Keeton, Seconded by Vice-Mayor Bohannon. Vote by roll call. Council Member Hatcher - Yea, Council Member Whitaker, Yea, Vice-Mayor Bohannon, Yea, Council Member Mull, Yea, Council Member Keeton, Yea, Council Member Wilson, Yea.

Adjournment

There being no further business the meeting was adjourned at 8:45 pm.

Alden Fahringer, Mayor

Tonya M. Duffer, Clerk of Council