

MINUTES OF THE TIMBERVILLE TOWN COUNCIL MEETING

July 13th, 2023

The regular monthly meeting of the Timberville Town Council was held Thursday July 13th, 2023 at 7:00 p.m. in the Town Council chambers with Mayor Donald Delaughter presiding.

MEMBERS: Carl Turner-Present Sharon Jones-Present
Clarence Fox-Present Sarah Berry-Present
Debbie Jessup-Present Isaac Kelley-Present

PRESENT: Austin Garber, Town Manager
Melinda Hooke, Clerk/Treasurer
JR Dodd, Chief of Police
Quinton Callahan, Town Attorney
Beverly Garber, Town Historian
Karl Magenhofer, Planning Commission
Brad Berry, Planning Commission

GUESTS: Greg Turner Clay Spitzer
Paula Bowman Paul Spitzer
Butch Bowman

PLEDGE OF ALLEGIANCE: Mayor Donald Delaughter led the group in the Pledge of Allegiance to the American Flag.

APPROVAL OF MINUTES: A motion was made by Sarah Berry and seconded by Debbie Jessup to approve the June minutes. The motion carried with all members voting in favor.

Roll Call Vote:

Isaac Kelley-Yes Debbie Jessup-Yes
Sarah Berry-Yes Clarence Fox-Yes
Sharon Jones-Yes Carl Turner-Yes

TREASURER'S REPORT:

General Fund	\$73,345.15
Water/Sewer Acct.	\$248,161.23
Loan Balance	\$748,381.53
Money Market Acct.	\$1,195,650.59
ARPA Funds	\$992,219.26

BILLS FOR PAYMENT: A motion was made by Clarence Fox and seconded by Sarah Berry to pay the bills as presented. The motion carried with all members voting in favor.

Roll Call Vote:

Isaac Kelley-Yes Debbie Jessup-Yes
Sarah Berry-Yes Clarence Fox-Yes
Sharon Jones-Yes Carl Turner-Yes

POLICE REPORT: The AED's that were a town ARPA item have already been purchased and received. The officers had them for less than a week and had a deployment. They were replaced because the old AED's were made by Phillips and they do not support them anymore. Zoll is the company that they were purchased from and the new AED's are the same as what Rockingham County Fire and Rescue use. All the equipment is compatible.

Officer Ray attended the first step of the FBI leadership class, which is introduction to leadership. Chief Dodd stated that it is important to develop leaders within our own agency. The chief wants Timberville

to have good leadership after he leaves. He states that he and Sergeant Hooke will attend the third level of training, which is the executive level.

The cameras in town have been paying dividends with catching different vandalisms happening in town. The town should be receiving restitution for vandalism in the park that was caught on camera. There was an accident the other day close to AutoZone. Austin Garber was able to send the video to Sergeant Hooke to help with the incident. The bathrooms at the sports complex were vandalized and an invoice will be given to the parents of the juveniles for the repairs.

REZONING PUBLIC HEARING: Town Manager Austin Garber stated that the town received a rezoning request from Greg Turner. It is for a 19.1-acre parcel of land behind Food Lion Shopping Center. The rezoning is to have slightly increased density over what the current zoning is. The proposal is to put in 40-47 homes. The tree/swampy area will stay there and act as a natural drainage area. All the property owners have been notified and it requires a public hearing. This is a joint public hearing with the Planning Commission. Planning Commission reviewed the request at their meeting last month and Mr. Turner spoke about his plans. Austin Garber received some calls from the adjacent property owners. Once Austin explained that the trees were going to stay along Lone Pine as a buffer, they did not have any issues. It was sent over for review to Rockingham County, Rockingham County Public Schools and VDOT. The comments were sent out in the packets to Council. VDOT had a small list of things. Karl Magenhofer opened the meeting for the Timberville Planning Commission to consider the rezoning application. Mayor Don Delaughter opened the joint public meeting and opened the meeting for public comment. Greg Turner showed the plans that were drawn up by Blackwell Engineering. He would like to take a strip between the road and the first lot and add 20 feet in depth to each lot. Mr. Turner said it makes it a nicer lot and all the lots will be more than 7500sqft. Mr. Turner talked about the drainage area in the tree section and the possibility of adding a retention pond there. He talked about the possibility of adding a cul-de-sac. Mr. Turner stated that it all depends on how stable the ground is in that area. He talked about the possibility of adding up to 50 houses. Mr. Turner stated that the building company does not want to build duplexes, even though it is zoned R2. Mr. Turner made a proffer to have only single-family homes built. He stated that if it were to ever expand, there would be an access road.

Paul and Clay Spitzer who own the farm on an adjoining side, questioned about the drainage on the South side. Mr. Turner stated they were going to use the natural drainage area and do everything they could to make it drain the correct way. Town Attorney Quinton Callahan explained that when they get to the site-plan phase, runoff would be addressed by the county. Austin Garber reminded that Mr. Turner was planning to put the retention pond in the tree area.

After receiving no more public comments, Mayor Delaughter closed the public comment section of the joint public hearing. Karl Magenhofer made sure that the consensus of the Planning Commission was to make a recommendation to approve. He stated that all their concerns were addressed. After discussion, the Planning Commission recommended to approve the rezoning. Karl Magenhofer closed the Planning Commission meeting.

Isaac Kelley suggested that if the town could ever get their hands on a section of the property being discussed, that it would be great parking for the American Legion Park.

Sarah Berry made a motion to approve the application for the rezoning request. Isaac Kelley seconded the motion.

Roll Call Vote:

Isaac Kelley-Yes Debbie Jessup-Yes

Sarah Berry-Yes Clarence Fox-Yes

Sharon Jones-Yes Carl Turner-Yes

PUBLIC WORKS: Town Manager Austin Garber sent out RFP's (Requests for Proposals) for the search for an additional water source. The deadline is August 7th, 2023. He has reached out to other agencies to see if there is any type of funding to help with this process. The town engineer gave the town a proposal from a company. However, the cost that was associated with it led Austin Garber to request additional proposals. Once those are received, the public works committee will review them.

The survey for the Spar Mine Water Project is complete and the plats have been delivered to the town attorney's office. They are working on getting the easement deeds ready so they can be signed, executed, and recorded. Then the town can move on to the next step in the project.

A Transportation Alternatives Grant pre-application has been submitted for the sidewalks on Memorial Park Drive. VDOT developed cost estimates and a schedule for the project. Preliminary engineering would begin in January 2025 and construction completion by July 2029. Austin Garber stated it may not be feasible since the grant has an 80/20 match. The cost estimate came back at almost \$2,000,000.00. That means the town would be responsible for \$400,000.

Austin Garber spoke with the owner of the brick building on McCauley Drive. His contractor indicated that demolition of the building would begin next week. He stated that a while back the Planning Commission preliminarily blighted that property. Since it was not an immediate threat to anyone, the owner was given ample time to correct the issues.

Austin Garber and Cecilia Valdez attended a flag ceremony at Timberview Crossing, where they received a certificate. The ceremony was led by the Fort Harrison Sons of the American Revolution and the Virginia Society Sons of the American Revolution. Austin Garber stated it was a nice event.

BUSINESS AND INDUSTRY: At their last meeting, the EDA talked about ideas to help grow Timberville. Town Attorney Quinton Callahan arranged a meeting for economic development of the town. The meeting is scheduled for Monday, July 31st at 11:00 a.m. in the town council chambers. Jay Langston Executive Director of the Shenandoah Valley Partnership, Chris Quinn Executive Director of the Chamber of Commerce, Keith May Broker at Kline May Realty, Kevin Flint Planning Commissioner for Rockingham County will attend this meeting. Mr. Callahan explained that the meeting is about incentivizing more residential development in Timberville. One of the things that came up at the EDA meeting in May, was a strategic goal to try to get Timberville to 3,500 residents and the benefits that come along with that. Austin Garber will email Council about the information for the meeting. The meeting will be open to the public and advertised.

ZONING ACTIVITY:

-353 3rd Avenue-Accessory building and pool deck

-185 East C Street-Fence

-156 Shenandoah Avenue-Solar panels

-American Legion Drive- Rezoning

-263 S. Main Street-Accessory building

-153 Garrett Circle-Deck

PARKS AND RECREATION: Austin Garber said the parks are getting a lot of use.

Mayor Delaughter said there will be a new bench at the upper part of the park and the funds were donated by Cargill.

There was a meeting for the new stage to pick colors and design work with the maintenance department. The stage should be ready in the next few weeks.

Sharon Jones stated the LOVE letters were done by the art department at Broadway High School. She said what a wonderful job they did.

FINANCE: The auditors will be in the office in August.

PERSONNEL: None

PLAINS DISTRICT MEMORIAL MUSEUM: Sharon Jones reported that every Sunday from 2:00-4:00 p.m. is blue grass music. The new exhibit is the 25th anniversary of the museum. Beverly Evans loaned the museum two Zigler quilts to put in the country store. Heritage Day is September 16th, 2023.

OTHER BUSINESS: Debbie Jessup said she was looking at the town website and said she noticed it was updated and looked great. She said at the last Council Meeting one of the citizens asked for a directory of local businesses and it is all there now.

PUBLIC COMMENT: Greg Turner stated that it went well working with Austin Garber, Planning Commission, the mayor, and the engineer. He said he appreciates the cooperation. He asked if the town would be interested in the property across from the park with the tree area. Austin Garber stated that it would definitely be something they would consider, possibly using it for Isaac Kelley's idea of parking.

ADJOURNMENT: No further business, the meeting adjourned.

RESPECTFULLY SUBMITTED,

Melinda Hooke, Clerk

Donald Delaughter, Mayor