

AT A REGULAR MEETING OF THE VINTON TOWN COUNCIL HELD ON TUESDAY, JUNE 15, 2021, AT 7:00 P.M. BY ELECTRONIC COMMUNICATIONS PURSUANT TO SECTION 15.2-1413, CODE OF VIRGINIA (1950), AS AMENDED, ORDINANCE NO. 1016 AND SECTION 4-0.01(G) OF CHAPTER 1289 OF THE 2020 ACTS OF THE VIRGINIA GENERAL ASSEMBLY

MEMBERS PRESENT: Bradley E. Grose, Mayor  
Sabrina McCarty, Vice Mayor  
Keith N. Liles  
Michael W. Stovall

MEMBERS ABSENT: Laurie J. Mullins

STAFF PRESENT: Pete Peters, Town Manager  
Cody Sexton, Assistant Town Manager  
Susan N. Johnson, Executive Assistant/Town Clerk  
Jeremy Carroll, Town Attorney  
Anne Cantrell, Finance Director/Treasurer  
Fabricio Drumond, Police Chief  
Anita McMillan, Planning & Zoning Director  
Nathan McClung, Principal Planner

**The Vinton Town Council meeting was held via** Zoom with livestreaming on the Town of Vinton, Virginia Government Facebook Page. The Mayor called the regular meeting to order at 7:00 p.m.

**The Town Clerk called the roll with Council** Member Liles, Council Member Stovall, Vice Mayor McCarty and Mayor Grose present and announced there was a quorum of Council. Council Member Mullins was absent. The Town Clerk next announced the names of staff and others present, confirmed that the meeting was being held in accordance with Town Ordinance No. 1016 and Section 4-0.01(g) of Chapter 1289 of the 2020 Acts of the Virginia General Assembly and that everyone present was participating by electronic means.

Roll call

**After a Moment of Silence, Council Member Liles** led the Pledge of Allegiance to the U.S. Flag.

**Under upcoming community events/** announcements, Vice Mayor McCarty announced the following: June 16, June 23 and June 30 – 5:30-8:30 p.m. - Wednesday \$5 Cheap Skates - Lancerlot; June 18 – Town offices will be closed for the Juneteenth holiday; June 19 – 5-7:00 p.m. - Under the Bridge Ministries concert and fundraiser – Farmers’ Market; June 20 – Father’s Day; June 26 – 7-10:00 p.m. -

Mingle at the Market with 7 Mile Ford – Farmers’ Market; July 3 – 10:00 a.m. - Ridin’ to the Market - first ride leaving from Vinton Farmers’ Market going to the Roanoke City Market; July 4 – 6:30 p.m. – July 4<sup>th</sup> Celebration followed by fireworks at 9:30 p.m. – Vinton War Memorial; July 10 – 7-10:00 p.m. – Mingle at the Market with Five Dollar Shake – Farmers’ Market.

**The next item on the agenda was a briefing on the** Town of Vinton’s 2021 annual progress report on specific mitigation projects set forth in the adopted 2019 Roanoke Valley-Alleghany Regional Hazard Mitigation Plan that was adopted on October 15, 2019 by the Vinton Town Council. Nathan McClung first commented that in 2019 the Roanoke Valley-Alleghany Regional Commission (RVARC) and the Town worked together to adopt the Hazard Mitigation Plan and all of the localities within the RVARC jurisdiction are to review the projects included in the Plan to determine their current status. Mr. McClung next reviewed the Town’s Projects Update Report which was a part of the agenda package and commented on those that were highlighted.

With regard to the requirement to provide a brochure, Mr. McClung commented that the brochure provided with the agenda package will be distributed this June and annually moving forward to every property that touches the 100-year flood plain determined by the Federal Emergency Management Agency (FEMA).

Mr. McClung next commented that the Town is anticipating receiving a flood sensor to be placed below the Gus Nicks Boulevard bridge to allow the flood levels of the Glade Creek to be closely monitored. Currently the only monitor is on Tinker and Glade, but it will be beneficial for the Glade Creek to be isolated for the Town.

The Mayor asked if the 10% discount that citizens can get on their flood insurance is automatic or do they have to request it. Mr. McClung responded that it is not automatic and that a brochure and letter is sent to every insurance agent within the Town to make them aware of it. The Town Attorney also commented that property owners would be well advised to make the inquiry to get the discount.

**The next item on the agenda was a briefing on** American Rescue Plan Act (ARPA) of 2021. Cody Sexton commented that this presentation will be a

high-level overview and will not go into how we can spend the funds or detail about specific projects. Mr. Sexton then reviewed a PowerPoint presentation that was a part of the agenda package and will be on file in the Town Clerk's Office as a part of the permanent record. In closing, Mr. Sexton commented that later in the Summer as Staff gets additional information, we will be engaging Council along with other stakeholders and interested parties to see what projects may rise to the top of the list.

In response to a question from Council Member Stovall regarding the first installment of the funds, Mr. Sexton commented that the Town could start spending that amount immediately under the guidelines, but Staff is trying to be cautious about jumping too fast and missing opportunities that may come from the State or the Federal Infrastructure Bill. We also realize that there are 95 other counties and 100 other towns in the State who are all getting these funds and will start jumping out to bid and hiring contractors and engineering firms fairly quickly as well. Council Member Stovall next commented that water infrastructure is a huge component of these funds and planning for water infrastructure will definitely in the long range benefit the Town.

**The next item on the agenda was to consider** adoption of an Ordinance approving the Town of Vinton, Virginia budget for the fiscal year beginning July 1, 2021 and ending June 30, 2022. Anne Cantrell first commented that this year's budget represents a balanced budget with an optimistic outlook despite the lingering impact of the COVID-19 pandemic on our locality. The purpose of the annual budget is to plan for necessary operating and capital expenditures within current revenue forecasts to implement the plans and vision of the Town Council. There are no service reductions in this budget and the Town was able to reinstate many of the prior year programs such as the Capital Improvement Program, the Virginia Tech compensation plan and an increase to road paving funding.

The FY 2021-2022 budget for all funds totals \$14,179,981 which is a 21% increase from FY2021. The Notice of this Public Hearing was advertised in The Vinton Messenger on May 20 and May 27, 2021 and the Public Hearing was held on June 1, 2021.

Vice Mayor McCarty made a motion to adopt the Ordinance as presented; the motion was seconded by Council Member Stovall and carried by the following roll call vote, with all members voting: Vote 4-0; Yeas (4) – Liles, Stovall, McCarty, Grose; Nays (0) – None; Absent (1) - Mullins.

Adopted Ordinance No. 1034 approving the Town of Vinton, Virginia budget for the fiscal year beginning July 1, 2021 and ending June 30, 2022

**The next item on the agenda was to consider** adoption of a Resolution to transfer funds in the General Fund, Grant Fund and Stormwater Fund between line items and cost centers to balance these accounts in the FY 2020-2021 Budget. Anne Cantrell commented that during the year certain expenditure accounts are overspent or are being forecast to be overspent. We have other accounts with favorable balances that we can use to balance these accounts and these transfers monies within the budget are used first. In order to account for a debt refinancing entry and a couple of grant appropriations, a revenue appropriation was used, but did not exceed 1% of the total adopted budget. These transfers are recommended by our Auditors to clean up any variances prior to the review of the audit in order to avoid any audit comments. Ms. Cantrell next commented that the Resolution was revised to add language that the new appropriations were less than 1% of the current total adopted budget.

Council Member Liles made a motion to adopt the Resolution as revised; the motion was seconded by Vice Mayor McCarty and carried by the following roll call vote, with all members voting: Vote 4-0; Yeas (4) – Liles, Stovall, McCarty, Grose; Nays (0) – None; Absent (1) - Mullins.

Adopted Resolution No. 2435, as revised, to transfer funds in the General Fund, Grant Fund and Stormwater Fund between line items and cost centers to balance these accounts in the FY 2020-2021 Budget

**The next item on the agenda was to consider** adoption of Resolution appropriating funds in the amount of \$1,352.17 from the Revenue Account-Recoveries and Rebates to the Police Department Operating Budget Account-Maintenance and Repair of Equipment to repair a police vehicle. Anne Cantrell commented that on September 27, 2020, Unit 1146 was damaged after hitting an object. The proper insurance filing was made and the revenue has been received and needs to be appropriated to the Police Department Operating Budget. Council Member Stovall made a motion to adopt the Resolution as presented; the motion was seconded by Council Member Liles and carried by the following roll call vote, with all members voting: Vote 4-0; Yeas (4) –

Adopted Resolution No. 2436 to transfer funds in the General Fund, Grant Fund and Stormwater Fund between line items

Liles, Stovall, McCarty, Grose; Nays (0) – None; Absent (1) - Mullins.

and cost centers to balance these accounts in the FY 2020-2021 Budget

**The next item on the agenda was to consider** adoption of a Resolution appropriating funds in the amount of \$364.20 received for scrap metal to the Public Works budget. Anne Cantrell commented that a check for \$364.20 has been received from D. H. Griffin Wrecking Co., Inc. for sale of scrap metal. These funds need to be appropriated to the Public Works Operating Budget. Vice Mayor McCarty made a motion to adopt the Resolution as presented; the motion was seconded by Council Member Liles and carried by the following roll call vote, with all members voting: Vote 4-0; Yeas (4) – Liles, Stovall, McCarty, Grose; Nays (0) – None; Absent (1) - Mullins.

Adopted Resolution No. 2347 appropriating funds in the amount of \$364.20 received for scrap metal to the Public Works budget.

**The next item on the agenda was to consider** adoption of a Resolution authorizing the Town Manager to execute a Contract for Professional Legal Services between the Town of Vinton and Roanoke County Commonwealth's Attorney. The Town Manager commented that Council was briefed on this Contract at their June 1, 2021 meeting. This is a two-year contract beginning July 1, 2021 and ending June 30, 2023. Council Member Liles made a motion to adopt the Resolution as presented; the motion was seconded by Council Member Stovall and carried by the following roll call vote, with all members voting: Vote 4-0; Yeas (4) – Liles, Stovall, McCarty, Grose; Nays (0) – None; Absent (1) - Mullins.

Adopted Resolution No. 2348 authorizing the Town Manager to execute a Contract for Professional Legal Services between the Town of Vinton and Roanoke County Commonwealth's Attorney

**The next item on the agenda was to consider** adoption of a Resolution authorizing the Town Manager to execute an Agreement between the Virginia Department of Housing and Community Development (DHCD) and the Town for the Industrial Revitalization Fund (IRF) for the Gish Mill Redevelopment Project. The Town Manager commented that this Agreement is for the IRF grant that has been awarded to the Town in the amount of \$468,750. These funds are intended to rehabilitate former industrial properties that have fallen into disrepair and are no longer in active use. Since the ownership of this property is going to be held privately and not publicly, it is the Town's responsibility to offer these funds to the developer in the form of a loan. The Town will distribute these funds to the developer who in turn will redevelop and rehabilitate Gish Mill. The loan funds are then paid back to the Town and we can retain those funds moving forward and reinvestment

them into future economic development projects within the Central Business District.

The Town Manager expressed appreciation to Nathan McClung and Anita McMillan who did the formal application and to DHCD for their support. This is the fifth grant in the last six years that has been awarded to the Town totaling just short of \$1.5 million and the Town Manager commented on each of those grants.

Council Member Liles made a motion to adopt the Resolution as presented; the motion was seconded by Council Member Stovall and carried by the following roll call vote, with all members voting: Vote 4-0; Yeas (4) – Liles, Stovall, McCarty, Grose; Nays (0) – None; Absent (1) - Mullins.

**The next item on the agenda was to consider** adoption of a Resolution granting a loan to Gish Mill Davii, LLC. in the amount of \$468,750 from the Industrial Revitalization Fund Grant and authorizing the Mayor and/or the Town Manager to execute the necessary documents to complete said loan to Gish Mill Davii, LLC. The Town Manager commented all of the financing will be provided by reimbursement for the eligible expenses and all of the financing will run through the Roanoke County Economic Development Authority. All proceeds will be paid back to the Town for future redevelopment projects within the Town.

The loan is for a 30-year term with a 2.5% interest rate. DHCD is very flexible in how we draft and create the terms of the loan. This is a very large project and has a considerable amount of private financing involved so the loan has been structured for a 20-year deferment on the front so that the principal and interest are essentially suspended. This will allow the developers to pay back their private financing initially and then begin to pay back the loan. This could be accelerated depending on how well the project does. If the property were to be sold before the term of the loan is completed, the Town could require the loan to be paid back from the proceeds of the sale. There are several associated documents along with the IRF Loan Agreement to protect the Town to include a Promissory Note, Deed of Trust, Affidavit of Guarantors, Unconditional Guaranty and a Restriction Agreement.

Vice Mayor McCarty made a motion to adopt the Resolution as presented; the motion was seconded by

Adopted Resolution No. 2439 authorizing the Town Manager to execute an Agreement between the Virginia Department of Housing and Community Development (DHCD) and the Town for the Industrial Revitalization Fund (IRF) for the Gish Mill Redevelopment Project

Council Member Liles and carried by the following roll call vote, with all members voting: Vote 4-0; Yeas (4) – Liles, Stovall, McCarty, Grose; Nays (0) – None; Absent (1) - Mullins.

After comments from the Mayor and Council Member Stovall, Council Member Liles commented on the time that Doug Forbes and other members of the Vinton Historical Society came to a Council meeting and commented to Council that the Gish Mill was a part of the Town's history and it should be preserved. The Mayor further commented that this property has much more value to the Town than it would the average real estate investor and now it seems it is going to prove to be a valuable economic development project as well.

**The Town Manager reminded everyone that the July 6<sup>th</sup> Council meeting will be in-person in Council Chambers at 6:00 p.m.**

The Town is partnering with the Roanoke Valley Chapter of the National Society Daughters of the American Revolution (DAR) in a Trex recycling program to collect and recycle household plastics in an effort to receive a park bench from the Trex Corporation for the Glade Creek Greenway in Vinton. There are collection containers at the Municipal Building and the Community Center.

The Town is applying for a Community Impact Grant through DHCD for housing and mixed-use development planning. The concentration will be on the River Park Shopping Center to assess the best use of not only the strip mall itself but the parking and some other developable greenspace around it.

We are in the process of drafting a parking lot agreement with Vinton Baptist Church to bring to Council in July. The Church is strategically located next to our downtown and has a parking lot that is not used a large part of the week. The arrangement will be that we will share in some of the maintenance of that parking lot so that we can encourage our downtown business owners and employees to park at the Church as opposed to parking in front of their store fronts or other parking areas that would be more beneficial for patrons.

Several years ago, the Town received a \$300,000 grant from the Environmental Protection Agency (EPA) to do Brownfield Assessments. This has been

Adopted Resolution No. 2440 granting a loan to Gish Mill Davii, LLC. in the amount of \$468,750 from the Industrial Revitalization Fund Grant and authorizing the Mayor and/or the Town Manager to execute the necessary documents to complete said loan to Gish Mill Davii, LLC.

a very beneficial program for the Town. The grant has been used for Gish Mill and the hotel site. Currently an assessment is being done at the Dry Cleaners adjacent to the hotel site, the former Steve's Garage behind the Municipal Building, the Cleveland Mart and Upholstery studio in that area as well as the former garage and Kenny Burger on Hardy Road owned by the Montuori family.

**Under Reports from Council Committees, Anne Cantrell** provided a report on the April 2021 Financial Report and reviewed a PowerPoint presentation, which will be on file in the Town Clerk's Office as a part of the permanent record.

Vice Mayor McCarty made a motion to approve the April 2021 Financial Report as presented; the motion was seconded by Council Member Stovall and carried by the following vote, with all members voting: Vote 4-0; Yeas (4) – Liles, Stovall, McCarty, Grose; Nays (0) – None; Absent (1) - Mullins.

**Under Appointments to Boards/Commissions/ Committees,** the Town Clerk read the following list of appointments that Council needed to consider: Teresa Davis as a full member to the Board of Zoning Appeals to complete the unexpired term of Mick Michelsen beginning June 15, 2021 and ending January 16, 2025; Anne Cantrell to the Greater Roanoke Transit Company for a new one-year term beginning July 1, 2021 and ending June 30, 2022; Mayor Grose to the Roanoke Valley-Alleghany Regional Commission Executive Committee for a new three-year term beginning July 1, 2021 and ending June 30, 2024; Janet Scheid to the Roanoke Valley Greenway Commission for a new three-year term beginning July 1, 2021 and ending June 30, 2024; Cody Sexton to the Roanoke Valley Transportation Planning Organization (RVTPO) as the non-voting member to complete the unexpired term of Anita McMillan beginning June 15, 2021 and ending June 30, 2023 and Cody Sexton to the Western Virginia Regional Industrial Facility Authority to complete the unexpired term of Barry W. Thompson beginning June 15, 2021 and ending February 3, 2022.

Hearing no other nominations Council Member Liles made a motion to approve the nominations as presented; the motion was seconded by Vice Mayor McCarty and carried by the following roll call vote, with

Approved April 2021 Financial Report

Appointed Teresa Davis as a full member to the Board of Zoning Appeals to complete the unexpired term of Mick Michelsen beginning June 15, 2021 and ending January 16, 2025; Anne Cantrell to the Greater Roanoke Transit Company for a new one-year term beginning July 1, 2021 and ending June 30, 2022; Mayor Grose to the Roanoke Valley-Alleghany Regional Commission Executive Committee for a new three-year term beginning July 1, 2021 and ending June 30, 2024; Janet Scheid to the Roanoke Valley Greenway Commission for a new three-year term beginning July 1, 2021 and ending June 30, 2024; Cody Sexton to the Roanoke Valley Transportation Planning Organization (RVTPO) as the non-voting member to complete the unexpired term of Anita McMillan beginning June 15, 2021 and ending June 30, 2023; Cody Sexton to the Western Virginia Regional Industrial Facility Authority to complete the unexpired term of Barry W. Thompson beginning June 15, 2021 and ending February 3, 2022.



all members voting: Vote 4-0; Yeas (4) – Liles, Stovall, McCarty, Grose; Nays (0) – None; Absent (1) - Mullins.

The Mayor encouraged anyone who is interested in serving on any of the Boards, Commissions or Committees for the Town to apply.

**The Mayor congratulated the William Byrd High School 2021 graduates and commented on the success of the Ironman 70.3 Event and the first Mingle at the Market. He also congratulated Colonel John Miller for organizing the Flag Day and Army Birthday event this past Sunday at the Vinton War Memorial.**

**Comments from Council: Vice Mayor McCarty** expressed appreciation to Town staff. Council Member Liles commented that he received the water-line replacement brochure in the mail yesterday and encouraged residents to read the brochure and that he is looking forward to being back in-person for the July 6<sup>th</sup> Council meeting.

**Council Member Liles made a motion to adjourn** the meeting; the motion was seconded by Vice Mayor McCarty and carried by the following vote, with all members voting: Vote 4-0; Yeas (4) – Liles, Stovall, McCarty, Grose; Nays (0) – None; Absent (1) - Mullins. The meeting was adjourned at 8:32 p.m.

Meeting adjourned

APPROVED:



Bradley E. Grose, Mayor

ATTEST:



Susan N. Johnson, CMC, Town Clerk