

The Smithfield Town Council held its regular meeting on Tuesday, September 6th, 2016. The meeting was called to order at 7:30 p.m. Members present were Mr. T. Carter Williams, Mayor; Mr. Andrew Gregory, Vice Mayor; Mr. Michael Smith, Ms. Connie Chapman, Mr. Randy Pack, Mrs. Denise Tynes, and Dr. Milton Cook. Staff members present were Mr. Peter M. Stephenson, Town Manager; Mrs. Lesley King, Town Clerk; Ms. Ellen Minga, Town Treasurer; Mr. William H. Riddick, III, Town Attorney; Mr. Steve Bowman, Chief of Police; Mr. William Saunders, Planning and Zoning Administrator; Ms. Judy Winslow, Director of Tourism; Mr. Bill Davidson, Planning Commission Chairman; and Mr. Charles Bryan, Planning Commission Vice Chairman. There were approximately seventeen (17) citizens present. The media was represented by Mr. Ryan Kushner of the Smithfield Times and Ms. Reema Amin of the Daily Press.

Mayor Williams – Good evening ladies and gentlemen. Welcome to the Smithfield Town Council meeting of September 6th, 2016. It is now 7:30 p.m. I would like everyone to stand as we say the Pledge.

All present stood and recited the Pledge of Allegiance to the Flag.

Mayor Williams – Welcome everyone. Thank you all for coming out tonight. We will now start our meeting with the Informational Section of the agenda with our Town Manager.

Town Manager – Thank you, your Honor. As always, the August Activity Report was posted with the agenda. I will be happy to answer any questions. The main note for September is that committee meetings are one week early. They will be held on September 19th and 20th. If you remember, we had moved them earlier and we kept them that way. We thought we had a conflict at the Smithfield Center but we do not. We are keeping the schedule as is. There is no Board of Zoning Appeals this month. Otherwise, Planning Commission will meet on September 13th. The Board of Historic and Architectural Review will meet on September 20th. Committees will be on the 19th and 20th. We will need a brief closed session this evening at the end of the meeting. Thank you.

Mayor Williams – Are there any questions for our Town Manager? Hearing none, we now move to Public Comments. The public is invited to speak to Council on any

matter. We remind you that you have five (5) minutes to speak. If you want a response from the town, it will be written to you following your comments.

Town Manager – We have one signup, Mr. Mark Gay.

Mr. Gay – Good evening. I live at 110 Goose Hill Way. Mr. Mayor and members of Council, I wish to say just a few words prior to the Action Item before you this evening that pertains to the ‘Demolition by Neglect’ proceedings for Ms. Mary Delk-Crocker’s property on Grace Street. As you know, legal counsel for our Preserve Smithfield non-profit has advised a sixty (60) day deferral this evening so that focused negotiations for purchase of that property can proceed between Trust for Public Land and the Delk-Crocker family. One among you has responded with a legitimate concern that further delay could send the wrong message after these several years of disputed proceedings. So I want to be clear about our expectations as concerned residents and business owners of this community whose collective voice spoke very firmly and clearly at last week’s event; and who now want to address you with the same conviction. First, we will strongly oppose any vote this evening that authorizes the razing of the landmark designated Thomas Pierce home and its surrounding physical structures; strongly oppose. Yes, the property has been on the market for more than a year in accordance with Article 3M of the Zoning Ordinance; but it has yet to be offered for sale at a price supported by any fair-market appraisal. In fact, current appraisal values for tax purposes are well short of the seller’s asking price. Second, our town folk last week strongly supported the continued designation of the Pierce home and most of the surrounding fifty-eight (58) acres as ‘Community Conservation.’ With the exception of ten (10) to twelve (12) members of the Planning Commission and Historic Smithfield/Smithfield 2020 representatives who proctored and documented the event, and the two (2) real estate agents who were present, the remaining ninety-eight plus (98%+) of attendees categorically rejected any change to the Future Land Use Map of the Comprehensive Plan as it pertains to the Pierceville Farm. Mr. Saunders made it explicitly clear during his opening remarks that the intent of town staff is to listen to the people of this town. So what was their message? Leave it alone! Finally, allow me to say that I believe the Trust for Public Land has every intention of doing right by Ms. Delk-Crocker and her family. I was instructed earlier today to include the cost of mothballing the Pierce home into Preserve Smithfield’s first year budget for establishment of a colonial working farm. I

have to tell you that the financials, at first blush, are compelling for getting that farm that Mr. Slade is going to put up there. It does not guarantee that the Trust will delegate executive agency to Preserve Smithfield; but we continue to work very hard to earn that privilege. We will deliver a high quality business plan to the Trust on schedule within the next two (2) weeks. Thank you for your time and your interest.

Mayor Williams – There are no other signups. Would anyone else like to come forward and speak even if you did not sign up?

Mr. Rick Bodson – Mr. Mayor and members of Council, I represent Smithfield 2020. I want to make, for the record, a correction to a statement that was just made. I am the Project Manager for Smithfield 2020. I am also the Secretary for Historic Smithfield. There was a statement just made that representatives of both organizations were at the mapping exercise hosted by the Planning Commission as proctors and as ‘after the fact’ compilers. There were, in fact, several members of Historic Smithfield and Smithfield 2020 present. We were present to observe only. For the record, two members who happen to be residents of the historic district did participate in the mapping exercise as residents without guidance from Smithfield 2020. We did not influence the mapping exercise beyond the two private residents and citizens participating. We certainly have not participated after the fact in the tabulation and analysis of the report. I would also like to go on record, since it has been in the public domain via emails, that Smithfield 2020 has not met with the Planning Commission nor town staff for the Comprehensive Plan except for one meeting where I met with Mr. Saunders to discuss how one goes about participating and the protocol for that which was to attend meetings, observe, and if requested to submit a statement on the Comprehensive Plan. That is the sole participation so far. To indicate otherwise is, frankly, to indulge in fantasy if not paranoia. Thank you for your time.

Mr. Bill Davidson – I live at 725 West Andrews Crossing in Smithfield. As the Chairman of the Planning Commission, I would like to also verify that what Mr. Bodson says is correct. We were contacted by Mr. Saunders as the Planning Commission and asked to help proctor; only to explain the map and to collect and not to give any advice and that is the way it was handled. I think that I am a little tired of all of these accusations which are just not true. Thank you.

Mayor Williams – Is there anyone else who would like to speak? Hearing none, we have a Briefing by Mr. Dick Grice, Isle of Wight County Board of Supervisors, Smithfield District.

Supervisor Grice – Good evening ladies and gentlemen. I am Dick Grice your Board of Supervisor representative for the Smithfield District. This last month was not as exciting as some of the previous meetings but we seemed to get a lot done. We were not allowed to draw and quarter anyone so I am losing my edge, I think. That is supposed to be humorous. The Benns Church intersection is now complete as of the end of August. The ribbon cutting is set for this Thursday, September 8th, at 1:30 p.m. at the Benns Church parking lot. All are invited to attend. For someone who passes through this intersection twice daily most weekdays, it is two hundred (200%) percent better as it now has two (2) turning lanes both coming in and exiting onto Brewers Neck Road. It has been worth putting up with the work disruption to get this vastly improved and needed intersection. We need to applaud our staff at the county for getting this done in conjunction with VDOT. Mark your calendars, IPads, phones, or however you keep your records. I keep mine on a scratch piece of paper which I manage to lose. Take your family out to the Isle of Wight County Fair on September 15th – 18th. There are more rides and more events. Let us also say a prayer for good weather. We need it. Currently, September 15th with my weather forecaster says that it will be in the mid 80's and partly cloudy. We will hope it stays that way for the whole weekend. We have a new County Administrator, Mr. Randy Keaton. The County Administrator is on board and will shortly be taking up residence in Isle of Wight. I am hopeful that he will be attending the Council's next meeting so that I can introduce him to this esteemed governing body. The revised county Sign Program is a new sign package as a result of a court ruling. We were not participants or defendants. We were just responding to it. It has caused multiple revisions and relaxed some of the restrictions on signs. Older signs that may be negatively impacted as a result of the code changes are being grandfathered as long as they were in the constraints of the old code. No one needs to panic. If you have any questions, please call our Planning Department and they will be happy to work with you to resolve issues. Moving forward with our RFP to recruit industry to our county, the county has engaged a consultant to identify and arrange one on one meetings with manufacturing companies using one (1) million to four (4) million gallons a day of water

who would be interested in expanding or relocating into our Shirley Holland Industrial Park. Meetings begin this month. We built it. They did not come so we are going out to get them and invite them personally. Staff members from our respective governments have met and we continue to move forward with the county Water Task Force and the Land Boundary Agreements. In closing, we continue to make excellent advancement on the new emergency communication systems. The Board will be entertaining monthly updates to ensure our tax dollars that are being invested in the program are used penuriously. Penurious is a word and I added 'ly'. Are there any questions? If not, I wish you all a very, very good evening.

Mayor Williams – Thank you Supervisor Grice. We appreciate you coming out. Thanks for your information. We now move to Council Comments. Are there any comments from Council? Hearing none, we will now move to our Summary of Consent Agenda Items. We have six (6) items tonight. Are there any Council members that would like to pull any of these for further discussion?

Councilman Pack – Yes sir. I would like to pull item C3 – Additional invoice 'd' for thirteen thousand, five hundred forty (\$13,540.00) dollars for further consideration.

Mayor Williams – Are there any others? Hearing none, we will start with Mrs. Denise Tynes.

Councilwoman Tynes – Police Committee Summary. We have a motion to authorize the Town Manager to purchase two (2) budgeted patrol vehicles in the amount of forty-nine thousand, nine hundred fifty (\$49,950.00) dollars. These vehicles are budgeted for this fiscal year. They were planned.

Mayor Williams – We move to our Water and Sewer Committee Chairman, Vice Mayor Andrew Gregory.

Vice Mayor Gregory – Water and Sewer Committee Summary. Thank you, Mr. Mayor. We have a motion to authorize the purchase of a budgeted replacement pump for the Wellington Pump Station.

Mayor Williams – We now move to the Finance Committee Chairman, Mr. Randy Pack.

Councilman Pack – Finance Committee Summary. Thank you, Mr. Mayor. We have a couple of invoices that are over ten thousand (\$10,000.00) dollars that require Council authorization. The first is to Kimley Horn Associates in the amount of forty-eight

thousand, nine hundred eighty (\$48,980.37) dollars and thirty-seven cents. This is for various engineering and preparation for the Sports Complex that will be on West Main Street. The second invoice is to Western Tidewater Free Clinic for thirty-eight thousand (\$38,000.00) dollars. This is our budgeted disbursement from the town; a donation if you will that we agreed to in our budget this year. We also have Tri-State Utilities for fifty-one thousand, three hundred seven (\$51,307.60) dollars and sixty cents which is for various find and repair sewer work that we have had done under our consent order. We are pulling item C3-d for further consideration and discussion. The next item is to R.K. Chevrolet for a budgeted police vehicle for thirty-six thousand, nine hundred seventy-seven (\$36,977.50) dollars and fifty cents. It is a Chevrolet Tahoe that we ordered this past spring after a patrol car was totaled in an accident. The Police Chief has told me that they are in possession of it and are happy with it. We can go ahead and pay these folks tonight. Thank you, Mr. Mayor.

Councilwoman Tynes – In regards to the Tahoe, I wanted to add that it was because a police car was destroyed in an accident. The officer that drove the car was one of our detectives. He needed an SUV which is why they upgraded it. There are things they have to collect with his duties. He would have more room in an SUV. It is a small SUV versus trying to store things in a smaller vehicle.

Mayor Williams – We will now move to our Public Works Committee Chairman, Mr. Mike Smith.

Councilman Smith – Public Works Committee Summary. Thank you, Mr. Mayor. We have a motion to approve the renewal of the HVAC contract with Atlantic Constructors. They do all of our HVAC work. Staff is very happy with them. We also have item C5 which is a motion to approve the License Agreement with Smithfield Foods to allow access to the property for construction of the new parking lot. The Town Attorney can elaborate a little bit on that.

Town Attorney – This Council authorized, many months ago, the extension of a parking lot on town property to be used by Smithfield Foods. They are constructing that parking lot at their expense. It has been going through a long and arduous design process. Now we are at the point where the legal documents have been put into place. The Town Manager has already been authorized to sign a BMP agreement. It is an agreement where the town is obligated to be responsible for the BMP; the stormwater

runoff on that. The next step would be this License Agreement which gives Smithfield Foods access to the property for the purpose of proceeding with construction. They have been through the design process and are very close to beginning construction. At your October meeting, you will have a Lease Agreement. I take that back. It is not a Lease Agreement. It is effectively a lease but it is really an easement. It is the right in perpetuity for Smithfield Foods to use this parking lot during their business hours. It also provides that during the hours they are not using it for business purposes; it is available to the town and the Smithfield Little Theatre. It is very similar to the existing arrangement that we have on the first section of the parking lot and on other parking lots that we have had constructed in sort of a public/private partnership. Tonight, the agreement that you are authorizing the Town Manager to sign will give them access to the property for a period of one (1) year for construction.

Mayor Williams - It is going to take six (6) months from what I understand.

Town Attorney – The License Agreement will just expire when it is done.

Mayor Williams – I am just making a point that hopefully they will get this done a whole lot quicker than that.

Town Attorney – That is right but we always give plenty of time.

Councilman Smith – For those of you that do not know where this is, it is right behind the memorial here in this parking lot. It is just adding more parking spaces which are needed by the town and Smithfield Foods.

Mayor Williams – Our next item is C6 with Public Buildings and Welfare Committee Chairman, Dr. Milton Cook.

Councilman Dr. Cook – Public Buildings and Welfare Committee Summary. Apparently, we are buying a house at 21 Jamestown Avenue and accepting a deed as part of the Pinewood Heights Relocation Project.

Mayor Williams – Our next item is C3-d which is an Invoice from GET Solutions for \$13,540.00. We can just go ahead and take care of this.

Councilman Pack – This invoice is for GET Solutions which is for soil boring. If you look at Tab #1 on your invoices, it is on page 59. The one thing that I always worry about when we build projects of this scope and we have to pay these major bills is that the town sees invoices come through. We see items that seem ridiculous. So I want to pick out an item that I think is ridiculous. These folks came out to test our soil which is

not ridiculous according to the engineers. They have clearing for access to the location of one thousand (\$1,000.00) dollars in this bill. It seems to me that they are going to go out there and test our soil but they do not need to charge us to clear the spot where they are going to dig a hole. They are charging us one thousand (\$1,000.00) dollars for that. If this was my bill that I received through my business, I would argue that one thousand (\$1,000.00) dollars. There are a lot of things on here that I would probably argue but they are negotiated ahead of time. I am not here to get on a pedestal. The one thousand (\$1,000.00) dollars in this bill is just dumb. It is just clearing for access to a location.

Town Attorney – Do not pay it then.

Councilman Pack – I have no problem shortening the bill to twelve thousand, five hundred forty (\$12,540.00) dollars which is less one thousand (\$1,000.00) dollars.

Mayor Williams – Would you like to pull this and have the Town Manager negotiate that with them?

Town Manager – It would essentially be Brian Camden.

Councilman Pack – Yes, please. That is what I would like to do.

Town Manager – Yes. If you would authorize the bill minus the one thousand (\$1,000.00) dollars; that will work.

Town Attorney – My suggestion is to do this as a separate motion. Go ahead and approve your consent agenda absent the item that Mr. Pack pulled.

Councilman Pack – Mr. Mayor, I would like to make the motion that we approve the consent agenda as presented with the exception of item C3-d which is an invoice to GET Solutions.

C1. Motion to Authorize the Town Manager to Purchase Two (2) Budgeted Patrol Vehicles in the Amount of \$49,950.00.

C2. Motion to Authorize the Purchase of Budgeted Replacement Pump for Wellington Pump Station.

C3. Invoices Over \$10,000.00 Requiring Council Authorization:

- | | |
|----------------------------------|--------------|
| a. Kimley Horn Associates | \$ 48,980.37 |
| b. Western Tidewater Free Clinic | \$ 38,000.00 |
| c. Tri-State Utilities | \$51,307.60 |

Additional Invoices:

d. Pulled from Consent Agenda

e. R. K. Chevrolet \$ 36,977.50

C4. Motion to Approve Renewal of HVAC Contract with Atlantic Constructors.

C5. Motion to Approve License Agreement with Smithfield Foods to Allow Access to the Property for Construction of New Parking Lot.

C6. Motion to Accept Deed for 21 Jamestown Avenue as part of the Pinewood Heights Relocation Project.

Councilwoman Tynes – Second.

Mayor Williams – A motion has been made and properly seconded. Is there any further discussion? Roll call vote.

On call for the vote, seven members were present. Councilman Smith voted aye, Councilman Dr. Cook voted aye, Councilman Pack voted aye, Councilwoman Chapman voted aye, Vice Mayor Gregory voted aye, Councilwoman Tynes voted aye, and Mayor Williams voted aye. There were no votes against the motion. The motion passed.

Councilman Pack – Mr. Mayor, I would also like to make the motion that we approve the invoice to GET Solutions for twelve thousand, five hundred forty (\$12,540.00) dollars which is one thousand (\$1,000.00) dollars less than the invoice that was presented to us. I would ask that the Town Manager renegotiate with GET Solutions to have this one thousand (\$1,000.00) dollars removed.

Councilwoman Chapman – Second.

Town Manager – For the record, it was for soil borings related to the Sports Complex. They did have to do additional borings from what we originally anticipated. I would certainly agree.

Councilman Pack – I am not questioning the borings. They are fourteen (\$14.00) dollars per linear foot; but I am questioning the fact that they had to charge us one thousand (\$1,000.00) dollars to clear the land to dig at fourteen (\$14.00) dollars per linear foot.

Vice Mayor Gregory – It says ‘clear for access’ so I guess they had to knock something down to get their equipment back there.

Town Manager – They did not communicate that.

Councilman Pack – I think we need to ask before we approve it.

Councilman Dr. Cook – Why don't we just hold the whole invoice until Brian Camden can discuss it with them and find out what they actually did.

Town Attorney – Just because you authorize the money does not mean it has to be paid right away. You give the Town Manager the authority to negotiate a reduction in the billing.

Vice Mayor Gregory – It is not actually due until after our committee meetings. There is plenty of time to get an explanation.

Mayor Williams – We can readdress it then.

Councilman Pack – I will revise the motion. I will make the motion that Item C3-d to GET Solutions that we ask the Town Manager to get some clarification on it. We do not need a motion for it. Let us just withdraw the motion and see if the Town Manager can just get some clarification on it. That way we do not have to vote on it.

Town Manager – So, no payment at present?

Councilman Pack – No payment at present. We have until Committee meetings but cannot vote on it there.

Mayor Williams – No but we can bring it up then. We now move to 502 Grace Street – Pierceville Manor House – Historic District Maintenance Violation – Appeal with Dr. Milton Cook.

Councilman Dr. Cook – We are speaking about the Pierceville Manor house again and our order of Demolition by Neglect. I believe that the interested parties are here to appeal our decision. Is that correct?

Town Attorney – The matter before Town Council tonight is an appeal by the property owner from a decision by the Board of Historic and Architectural Review. The subject property is 502 Grace Street otherwise known as the Pierceville property. You had a staff report at committee that Mr. Saunders did. This is a matter that is very familiar with Town Council. It has been going on for many, many years. There is a timeline that is included in the staff report. In December of 2005, Town Council directed the BHAR to reconsider the condition of the Pierceville property. It was referred to the BHAR. A Notice of Violation was sent by staff in January of 2006 setting forth the items that required attention pursuant to the terms of our Historic Overlay District and Article 3M of the Zoning Ordinance. The property owner was given the opportunity to make the necessary repairs and maintenance and failed to do so. There was a ninety (90) day

period in which they were to act. The BHAR made a finding that the property was, in fact, in violation of the town's Zoning Ordinance with respect to the obligation of the property owner to maintain and repair it under Article 3M - Section F2-G of the Zoning Ordinance titled Maintenance and Repair. Mr. Jones, who represents the property owner, appeared at the BHAR meeting and asked for an opportunity to meet with staff and the Chairman for the purpose of perhaps coming up with a plan that would be acceptable to address the issue. The meeting was held but no plan for remediation was forthcoming. They did send a letter to the town offering to donate the property to the town but it did not address the issues at hand. The Board chose to find that, in fact, the property owner was in violation. I want to bring your attention to Section F2-G of the Zoning Ordinance that deals with Maintenance and Repair. I am going to read this because it is important and needs to be in the record. It states: 'Maintenance and repair is required. All buildings and structures in the Historic Preservation Overlay District shall be preserved against decay and deterioration and maintained free from structural defects to the extent that such decay, deterioration, or defects may, in the opinion of the Review Board, result in the irreparable deterioration of any exterior pertinence or architectural feature, or produce a detrimental effect upon the character of the district as a whole or upon the life and character of the structure itself, including but not limited to: the deterioration of exterior walls or other vertical supports; the deterioration of roofs or other horizontal members; the deterioration of exterior chimneys; the deterioration of crumbling of exterior plaster or mortar; the ineffective waterproofing of exterior walls, roofs and foundations, including broken windows or doors; the peeling of paint, rotting, holes, and other forms of decay; the lack of maintenance of surrounding environment e.g., fences, gates, sidewalks, steps, signs, accessory structures and landscaping and the deterioration of any feature so as to create or permit the creation of any hazardous or unsafe condition or conditions. After notice by the Review Board by certified or registered mail of specific instances of failure to maintain or repair and of the opportunity to appear before the Review Board, the owner or person in charge of said structure shall have 90 days to remedy such violation. Thereafter, each day during which there exists any violation of this section shall constitute a separate offense and shall be punishable as provided in the Zoning Ordinance. In the alternative, if the owner fails to act, the Review Board may order the Planning and Zoning Administrator,

after due notice to the owner, to enter the property and make or cause to be made such repairs as are necessary to preserve the integrity and safety of the structure. The reasonable costs thereof shall be placed as a lien against the property or, in a proper hardship case, paid by the Town from a fund established for such purposes.' That is the law. It is your ordinance. It was adopted many, many years ago. It has been recodified in the town's Zoning Ordinance when it was last revised. It has been tested. It has been enforced but that is what the law is. The process that is set forth in the Zoning Ordinance has been adhered to. There have been findings by staff. There has been notice and an opportunity to cure the problems. There has been an opportunity to appear before the Board of Historic and Architectural Review. The BHAR made a finding that the property owner was in violation. The ordinance provides that the property owner has an appeal and the appeal is to you. It is your obligation tonight to consider the record and the evidence that has been presented in support of this finding by the Board of Historic and Architectural Review. Mr. Jones, on behalf of his client, has an opportunity to address you tonight and make his case. He has provided a memorandum or a letter that states that he, on behalf of his client, is in disagreement with our authority to act. It is a legal conclusion. Your job is to hear him. You can then make a decision to uphold the decision of the BHAR, reverse it, or take no action tonight; but he has the opportunity to make that case to you in support of his client's position. Once he has done so, we can discuss it further. You do have the record in the form of a report and with photographs. I believe some of you, not all of you, have had the opportunity to go upon the property and see the condition of the property. With that being said, unless there are any further questions, I think it would be proper to give Mr. Jones the opportunity to address the Town Council.

Councilman Dr. Cook – Does anyone have any questions for Mr. Riddick?

Town Attorney – I do want to say one thing before you proceed. There were three (3) points raised by a citizen prior to tonight's meeting. The concern was that there might be a vote to tear down the structure. That is not being considered tonight so that is a red herring. It is not something that is being discussed. It is not something you can decide tonight. It is not what you are doing. You are deciding whether or not the property owner is in violation of the town's ordinance with respect to the condition of the property and their failure to maintain and repair it. There was a request, or an

observation, that this should be delayed so as to give them an opportunity to negotiate a sale or potential funding by some third party. You can make that conclusion on your own but I cannot see how following the ordinance and making a decision tonight as to whether or not the BHAR was correct in their determination would have any impact whatsoever in private negotiations between the property owner and a third party about buying the property. I do not know if that serves anyone's interest very well but that is your decision. Finally, the concern about the Comprehensive Plan mapping session having any impact on this is completely misplaced. That is an entirely separate exercise and is required by law. The Planning Commission is just acting in an orderly fashion to do what they are charged with and that is to update the Comprehensive Plan. The mapping session was part of that. The fact that Pierceville is located within the town and was subject to comment has no bearing whatsoever on tonight's proceedings.

Councilman Dr. Cook – Are there any further questions for Mr. Riddick? Hearing none, I would like to invite Mr. Jones up to address the Town Council.

Mr. Jones – Mr. Mayor and members of Council, I have just handed out a memorandum that is very similar, almost exact, to the memorandum I handed out in late July at your committee meeting. If you remember, we were there at that time. As we have said all along, I am not going to belabor the point tonight; you have a right to try to enforce your ordinance. We do not believe you can in the way you are doing it. I am not going to be able to convince you that your attorney has advised you incorrectly. I am not going to try to except to show you what we believe the situation is. The enabling legislation says there are a lot of things that you can impose; but the affirmative obligation to maintain, we do not believe is a part of that enabling legislation. We think you are destined, eventually, to find that out. The enabling legislation does not give you the ability to require people to maintain. You can require them, if they are going to make an amendment to the property, to get your approval of the historical nature it, the colors, and the structure itself. We do not believe you can require someone to maintain which is the thrust of what you are doing here. This ordinance has been on the books for forty (40) years. You have made no official effort to do anything about this until January of 2016. The property is a mess. A lot of people would like it to be a show place here in the Town of Smithfield. It is just going to cost too much money for that to happen from a practical standpoint. The second part that we believe here is more of a factual one and

less of a legal one which we believe, ultimately, is going to be determined. You are suggesting that you pay seventy thousand (\$70,000.00) dollars to fix a roof to mothball the structure. As I said at the Committee meeting, you may as well throw that money, for all the good it is going to do, into the Pagan River. We believe the remedy that you suggest here is unrealistic given the economic status of that structure. We just think it is an unrealistic desire coming much too late and without sound legal authority. I do not want to belabor the point. I have said that before. You do not want to hear me make any more comments about that. I will be glad to try to answer any questions; but that is the thrust of our position.

Councilman Pack – In this memorandum, you have said that Mrs. Crocker will apply to demolish the structures. Would you like to speak to that?

Mr. Jones – Well, I have previously. Under the enabling legislation, of which I provided you a copy, there is a provision where she can list the property for a fair market value and depending upon what that fair market value is she has to keep the property listed from about ninety (90) days to twelve (12) months. After that, she is entitled to tear the property down anyway. She has informed the subcommittee that it is her intention. She is informing this Town Council that those are her intentions. She attempted to give the property to the town. As Mr. Riddick said, there was no remedial effort. We believe giving this structure and a half acre of land on which it sits was a significant remedial effort. Certainly, in your authority, you chose not do it based upon the recommendation of the BHAR. Certainly, that is your right. We believe it is a pretty significant remedial effort on the part of Mrs. Crocker who was born in that home and raised in the Town of Smithfield. She feels quite as sensitive about this community as each of you does. She is rather shocked at the way she is being treated but she is. In response to your question she feels that the last resort, in spite of what she has tried to do, is to seek from you a demolition permit which your ordinance and enabling legislation permits. Even though we fully anticipate that you will probably deny it, under the terms of the enabling legislation if she meets those requirements, she would have the right to demolish the home in any event over the objection of the town. She has to meet the terms that are outlined specifically in the enabling legislation which she believes she can do reasonably quickly, obviously, under the terms of what the enabling

legislation requires her to do and also allows her to do. Does that respond to your question?

Councilman Pack – Yes, sir. Thank you.

Councilwoman Tynes – Like the Town Attorney said earlier, the town has been working with the property owner for years on this. I have been here, myself, for eight (8) years. This was an issue when I came on board and is still here. I had asked Council, during our committee meeting, if it would be appropriate if we could speak with the property owner. I was pretty much told that they were not meeting with anyone. They have legal counsel which is Mr. Jones. Today, I took it upon myself to speak to family members. They are the caretakers of the property owner. I really just wanted to find out what was going on with how the property owner feels. I got different from what Mr. Jones just told us tonight. I know he represents the property owner. This is where all of the confusion comes in. The property owner was born in the home, raised in the home, and it is an historic building. It does not matter what condition it is in; it is an historical building. I was told by family members today that she had hoped to die in that structure. I have never had an opportunity to visit the structure; but from what I have seen and heard from everyone, it is not safe for anyone to live in. It is why the property owner is no longer in the home. I am saying all of that to say this: the property owner is an elderly member of our community and there are other third party citizens in the community that want to secure the property and restore the historical buildings. I am not an expert. I do not know if we have experts in the audience this evening on restoring properties; but I have seen the pictures. I have seen properties that were in worse shape than this because it only had an old structure with a fireplace and bricks around it. It was restored to the point that people are living in it today. It is beautiful. If the third party is willing to do this and the only person who gets any benefit from it is the homeowner then I am willing to go forward to do what we need to do to work with everyone in the community so that we all can come out with a happy solution on this piece of property. If that is the situation, I would love to see the homeowner saying her home that she was born in, that she loved all of these years is going to become a historical building in the town that she grew up in. We do not have too many historical buildings; just a few. A month or so ago, one of our main homes here in our community was sold. It was sold away from a family that we all knew of and we looked up to this family. If we continue to sell things, the

Smithfield that we know is no longer going to be a part of us. It is not going to be a characteristic that we like today. I am saying all of that to say that I would appreciate it if the Council members would reconsider everything that they have heard and think about the homeowner. Put yourself in her position as an elderly person and you have this ordinance and that ordinance, somebody says they might take her to court. We do not know what has been coming at this individual. Put yourself in her place. All of us are homeowners. If that was coming to you, from my understanding, the homeowner's wealth is in that property. There is no other as far as taking care of the needs with medical needs and those types of things. Again, like I said, let us just make the property owner happy. Work out a solution. If a third party is out there and is willing and wants to restore this and work with the property owner and buy the property, let them do that and let them take care of it. They will come back to us and deal with the ordinance. We will no longer put that elderly individual under all of this stress. My suggestion tonight is to allow the third party a little time to secure the financing to work with the property owner. I think we would all be comfortable with a happy solution to this. Like I said, the most important person in this whole situation is the property owner and making that individual happy and proud to call herself a native of Smithfield.

Councilman Dr. Cook – I kind of agree with Mr. Riddick in that any action we take tonight, I do not think, is going to step on the feet of anybody trying to act with the homeowner as far as getting a sales contract or proceeding with any kind of negotiations with the property. We are just reaffirming what the BHAR has already said. It does not provide any roadblocks for anybody trying to get a contract or negotiate the sale of the property. It is not stopping any of that. We are not trying to tear down the house; actually, we are doing just the opposite. This has been going on since I got on Council. I just think the time has come that we just have to move forward. As Mr. Jones says, we might be too late. This property might be beyond repair. I am not a contractor. I have been in the house and have met with the family. It is scary to say the least. I do not know how the second floor is actually standing. It is not attached to the walls anymore. We might be too late to try to restore it; but I think what actually deserves our effort in trying to protect it is the actual ordinance itself. The ordinance was put in place years ago for this reason. If we do not try to enforce this ordinance then why even have the ordinance. It might go to court. The town might lose or the property owners might

lose. If history repeats itself, the town has the right for this ordinance. I think it is our responsibility as caretakers of this town to enforce the ordinances that we have on the books. I think that is where we need to go. We have delayed this enough. Honestly, I do not know if the structure will last through the winter if we keep delaying it. With that being said, all seven (7) of us have been on Council long enough to know that nothing happens quickly. Even if we deny the appeal today, it is not going to court tomorrow. There is not going to be a resolution on this tomorrow. It is going to take a long time for anything to happen. I think the longer we delay the more inevitable it is that the house will fall down on its own and they are not going to have to hire a bulldozer to come and do it. I really think we need to move forward. We have sat on our hands long enough; probably, in my opinion, too long.

Councilwoman Tynes – I have a question. Is it too much to ask, as the Town Attorney said was one of our choices, to not act on anything tonight?

Councilman Dr. Cook – What benefit would it give to the town or the third party you talked about?

Councilwoman Tynes – We, as a Council, are representing everyone here. We are representing the property owner. We are representing the third party which is an organization with citizens from the town. So we are representing all. If it benefits them not to act on anything tonight and come back to another meeting after giving them sixty (60) days or whatever then we can go forward with what we have here that we had planned to do tonight.

Councilman Dr. Cook – Our job as Town Council is to enforce the ordinances that we have on the books.

Councilwoman Tynes – But if we do not enforce this ordinance tonight, would it be a major safety issue or hazard to the town's citizens?

Councilman Dr. Cook – This issue is not going to be resolved in sixty (60) days. There is still going to be the sixty (60) days that was requested regardless of what happens tonight.

Town Attorney – I can help you, I think, Dr. Cook. Focus your attention on what you are here tonight for which is the appeal of the decision of the Board of Historic and Architectural Review. You have to decide whether they acted appropriately or not or modify their decision. You do not have to decide on a remedy tonight; but you need to

make a decision on the appeal. I appreciate your comments Councilwoman Tynes but I think it is important to remember that we are tasked with fairly administering our ordinances. It is called equal protection. You feed everybody out of the same spoon. You treat people fairly. You enforce the ordinances uniformly. You can have sympathy for the property owner but everybody is going to make the same argument. They have always made the same argument. They do not have the money to do what is necessary. In every instance when we send the notices of violation, the first response that the staff gets is that it is just too expensive and they cannot do it. Well, that is their defense in every case. If you want to take the position that you want to be sympathetic to every property owner then you will never enforce your ordinances. You will never get people to comply with the law that is on the books. You can have compassion but you have to be objective in your analysis of the situation. You are charged with making a decision tonight as to whether or not the BHAR acted appropriately or not which is the appeal. If you make a decision tonight and the property owner does not like it, he can appeal it to the Circuit Court and we can go in that direction. You do not have to make a decision as to what you are ultimately going to do tonight. You need to consider that and make a decision. There is some time to do that but you need to act on the question before you and that is the appeal of the property owner of the decision made by the Board of Historic and Architectural Review. I am sorry that this has taken so long but there is enough blame to go around and it cuts in two (2) directions. We had to get a court order. We were prohibited from stepping foot on the property for many years. It required a court order for us to take the first close examination of the property. Did it take a long time? Yes. It is extremely difficult, even today, to see the condition of that residence on the back side of the house without trespassing. We do not do that. I think the town was respectful of people's property rights and acted appropriately given the circumstances and given the efforts on behalf of the property owner not to cooperate. It is just a fact.

Vice Mayor Gregory – I have some questions for Mr. Jones. I will preface my question by admitting that this is outside the realm of my expertise. I am not an attorney. As with Item 1, typically, the first thing you throw out is probably the one you feel strongest about. I am referring back to 'the town lacks the legal authority to enforce the notice of violation.' One of the comments that was mentioned was that you agreed that the town did have the right to enforce paint color, type of wood, and certain materials

that are used. I guess my question pertaining to this is if a structure was out of compliance because of paint color, for example, there is a cost to repainting that house the proper color. Would you also argue that it is also a duty on the homeowner that would be unenforceable by the town because they are having to pay money to have the house repainted in the proper color?

Mr. Jones – I do not think you can force a landowner under the enabling legislation to paint the color different than what is on it today. Now, if they go up there and paint it with polka dots in violation of the ordinance without getting the authority of the town to do that then you definitely can impose, through the enabling legislation and your ordinance, the requirement that they change that paint color and also require that it be a color that is acceptable under your ordinance. If there is a paint color that has been on there for forty (40) years, I do not think you can come in today and require them to put the paint color on it that you think is appropriate. I think that is an act of maintenance. If they undertake to do it then it has to be the color you want or that you find acceptable under your ordinance. I do not believe you can require, in this case, Mrs. Crocker to paint the house after it has not been painted for forty (40) years. That is my belief in a reading of the enabling legislation.

Vice Mayor Gregory – So I am to conclude from that; that essentially all of our historic district ordinances are unenforceable. If somebody painted their house thirty (30) years ago the proper color and then over time it completely deteriorated to where there was no color then the town has no legal standing to be able to say that they need to paint their house.

Mr. Jones – That is correct. You cannot tell them that they have to paint their house. They cannot paint it a color that you do not like without your permission; but you cannot go there and tell them they have to paint it because it is too old and faded. I do not believe you can under the enabling legislation. I do not believe the legislature has granted the Town of Smithfield or any other community any more than what the enabling legislation stated. Obviously, Mr. Riddick disagrees and that is why we have judges. There is one thing that is going to happen if this appeal is denied. There are notice requirements and lawyers are going to start getting involved and be responded to. It is certainly going to generate the expense account on both sides.

Vice Mayor Gregory – I am not saying you are right or wrong but if you are right I feel that is not just a disagreement; it is kind of earth shattering. It is basically telling every community in the state of Virginia that we have no ability to preserve and protect any historic structure or historic district in the entire Commonwealth. I think that is what is being said and I think that is a hard argument to make. I am not saying you are wrong. I just think it is a really difficult argument to make.

Mr. Jones – There are a lot of constitutional authorities brighter and more aware than I am. There is certainly something well known which is the Dillion Rule. What the state does not give the town; the town does not have. What the state does not give the county; the county does not have and that is the issue we are in. What I have said about no duty to maintain; and I believe it is the same for duty to paint a faded home.

Vice Mayor Gregory – Thank you. I really appreciate it.

Councilman Dr. Cook – I have a problem with something that you have said multiple times and I just want to clarify. You keep quoting enabling legislation. Which statute are you referring to?

Mr. Jones – I supplied it with this memorandum.

Councilman Dr. Cook – Is it the one on the end of your memorandum? Is that the one you are talking about? There are different statutes saying different things.

Mr. Jones – I believe it is 15.2 and 2306 which I provided. It is the core of where you get your authority to have your ordinance and that is what I am relying on. Thank you.

Councilman Dr. Cook – Does anybody else have any questions or input? As Mr. Jones said, we have been through this many times and for a very long time. Mr. Riddick, does this need to be a motion or not? If you want to deny the appeal do I need to make a motion or is there just no action.

Town Attorney – You are not denying his appeal. You are making a finding that the Board of Historic and Architectural Review was correct in their finding.

Councilman Dr. Cook – Do we need to make a motion or is this a no motion item?

Town Attorney – It is a motion. You have to make a finding.

Councilman Dr. Cook – I would like to make a motion that the Board of Historic and Architectural Review was correct in its ruling regarding the 502 Grace Street, Pierceville Manor house maintenance violation. Is that what it needs to be?

Town Attorney – That is an appropriate motion.

Councilwoman Chapman – Second.

Mayor Williams – A motion has been made and properly seconded. Does everyone understand the motion? Is there any further discussion?

Vice Mayor Gregory – I just want to make one comment. This vote for me is to keep the process moving but not eliminating any options. I do not think there are any options taken off the table tonight. As Councilwoman Tynes has said, I have been here for a little over eight (8) years myself. This seems to have been on our radar. The thought that we are acting hastily; it might be criminal to assume that. I do not think this precludes any action in the future. I hope something happens. I wish the group good luck and the property owner as well.

Councilman Pack – I have one quick comment as well. This vote, to me, is an effort to continue to preserve the home from further deterioration. It is an effort at preserving Pierceville as opposed to opposition to any development big or small.

Mayor Williams – Is there any further discussion?

Councilwoman Tynes – Mayor Williams, I am going to say the same thing. My vote tonight would be to preserve Pierceville as a historical home.

Mayor Williams – Is there any further discussion? Hearing none, roll call vote.

On call for the vote, seven members were present. Councilman Pack voted aye, Councilman Smith voted aye, Vice Mayor Gregory voted aye, Councilwoman Chapman voted aye, Councilwoman Tynes voted aye, Councilman Dr. Cook voted aye, and Mayor Williams voted aye. There were no votes against the motion. The motion passed.

Mayor Williams – Thank you all. I thank everybody for their input. We now move to a Motion to Approve the Town Council Meeting Minutes of August 2nd, 2016.

Town Attorney – Mr. Mayor and members of Council, I recommend the minutes be approved as presented.

Vice Mayor Gregory – So moved.

Councilman Pack – Second.

Mayor Williams – A motion has been made and properly seconded. Roll call vote.

On call for the vote, seven members were present. Councilman Dr. Cook voted aye, Councilwoman Tynes voted aye, Councilman Smith voted aye, Councilman Pack voted aye, Vice Mayor Gregory voted aye, Councilwoman Chapman voted aye, and Mayor Williams voted aye. There were no votes against the motion. The motion passed.

Mayor Williams – We now move to New Business. We have Machinery and Tools Tax – Proposed Change in Valuation Methodology.

Town Treasurer – The item you have before you tonight is regarding the change in the Machinery and Tools Tax. I just became aware of this at the end of last week. Our Town Manager received some materials from the Commissioner of the Revenue, Gerald Gwaltney. We talked about it. They are planning to change their methodology of assessing the Machinery and Tools Tax. Currently, it is assessed at one hundred (100%) percent of the cost of the machinery and tools with no depreciation applied to it. They are going to reduce that to forty (40%) percent of the cost of the machinery and tools with, again, no depreciation applied to that. In order for that tax to remain revenue neutral, we would have to increase our tax. Currently, our tax is fifteen (.15) cents per hundred on machinery and tools. It would have to come up to thirty-seven and one half (.37 ½) cents to remain revenue neutral. The reason this is before you now is because we would have to advertise this and have a public hearing in order to do this if it is something you are interested in. We would really need to do that by the October meeting so that the bills could go out on time. For the county, I think it still has to go to a vote before the Board of Supervisors; but that is their plan at this point in time to make that change. Theirs will actually go from seventy (.70) cents per hundred to one dollar and seventy-five (\$1.75) cents per hundred with the increase. It would be a significant hit to us if we do not do it because the Machinery and Tools Tax is around one hundred eighty thousand (\$180,000.00) to one hundred ninety thousand (\$190,000.00) dollars. You are talking basically sixty (60%) percent of that.

Councilman Pack – Why do we have to change it at all? Why can't we continue to do it the way we have always done it?

Town Treasurer – Because the assessed values are going down significantly.

Councilman Pack – So, the county assesses it.

Town Treasurer – Yes. They are our assessor. The values will go down from one hundred (100%) percent of cost to forty (40%) percent of cost.

Councilman Pack – So we increase the tax one and a half (1 ½) times what it is to remain revenue neutral. What is their reason for doing it?

Town Treasurer – That was my thought too. I actually said something to Supervisor Grice about that tonight. My thought is that it is a perception issue. The memo says ‘its recent conversations with economic development prospects.’ It does not really change what they pay. The assessment goes down but the price goes up. That is really all that I know at this point. We do not have to vote on anything tonight. Mr. Riddick, Mr. Stephenson, and I thought we should bring it to your attention. I certainly did not want to advertise for a public hearing without any discussion and without you even knowing what was going on. We can certainly find out a little bit more about it before it has to go to a vote. If we are considering it then it does have to be advertised as a public hearing and we do not have a lot of time. This came up kind of late in the game.

Councilman Dr. Cook – This issue is as old as this tax is. People are always upset that they pay one hundred (100%) percent on their machinery and tools for as long as you own it. One half of me is thinking that, finally, we get some depreciation on our machinery and tools. The other half realizes that we are doubling our tax to make up for the shortfall. I also question why they did not switch the Furniture and Fixtures Tax because we still pay one hundred (100%) percent of that.

Town Treasurer – It stayed the same. The rate is one (\$1.00) dollar for the town.

Councilman Dr. Cook – It is an argument that is as old as time. We pay taxes on one hundred (100%) percent of the value of this chair here for as long as we own it. I am glad they are dropping forty (40%) percent and the reason is that they are trying to bring in more big businesses. On paper, to them, it looks more enticing to businesses and manufacturers.

Town Treasurer – Sure.

Councilman Dr. Cook – If the county is our assessor and we are going to take sixty (60%) percent out of our revenue, I think we are going to need a lot more discussion. I think we certainly need to get a public hearing scheduled and advertised.

Town Treasurer – Right. That is why I am bringing it up tonight. I told the Town Attorney that I did not want to advertise this until I could mention it to you all. You had

no clue as to what was going on with it. We felt like this was the prime opportunity to have everybody together and bring it up before we advertise it.

Town Manager – Yes and this came up after the committee meetings.

Town Treasurer – Yes. We just found out at the end of last week.

Town Attorney – If you wait it will make it impossible for her to bill.

Town Treasurer – We would have to bill at the current rate which would be low and then we would have to do supplemental bills to bring it back up if we decide to do it. Actually, we really could not do that since the assessment will go down not up.

Mayor Williams – Can you advertise it with an explanation?

Councilman Pack – Well, let's advertise for a public hearing and have a continued conversation at our committee meeting this month so we have an opportunity to not short our budget. We can make that decision. Since the county is our assessor, if they do it then we kind of have to do it.

Vice Mayor Gregory – I would like to make the motion that we authorize the Town Manager or the Town Treasurer to advertise a public hearing for the purpose of addressing the Machinery and Tools Tax.

Councilman Pack – Second.

Mayor Williams – A motion has been made and properly seconded. Is there any further discussion? Roll call vote.

On call for the vote, seven members were present. Councilwoman Chapman voted aye, Councilman Smith voted aye, Councilman Pack voted aye, Councilwoman Tynes voted aye, Councilman Dr. Cook voted aye, Vice Mayor Gregory voted aye, and Mayor Williams voted aye. There were no votes against the motion. The motion passed.

Mayor Williams – Our next item is to Appoint a Nominating Committee to Fill the Unexpired Term of Jeffrey Yeaw of the Board of Historic and Architectural Review. I would asked that Vice Mayor Gregory and Councilwoman Tynes handle this. I would like for you to get with Trey Gwaltney. He is the chairman of the BHAR. He would like to talk to you all about this also if you do not mind talking to him. You do not have to but I think it would be good if you do. He might be able to help you select somebody.

Councilwoman Tynes – Mayor Williams, thank you for wanting me to serve on this committee. At this time, I would like to ask you to appoint someone else please. I found out today that I have some medical issues. There is a possibility I will be away from you

all for a couple of weeks. I would want someone to be in that position that can actually concentrate on it. The next time I will be happy to serve on a nominating committee.

Councilman Pack – Dr. Cook said that he will be happy to fill in.

Mayor Williams – In order to keep my rotation schedule even it will be Vice Mayor Gregory and I.

Vice Mayor Gregory – Yes sir. I will be glad to work with you.

Mayor Williams – This will be an easy fix. It keeps the rotation like we had it and working well. Our next item is Old Business. Does anyone have any old business? Hearing one, ladies and gentlemen, thank you all for coming out tonight. We appreciate it. We will now move to Closed Session.

Town Attorney – Mr. Mayor, we need a motion to go into a closed session for the purpose of discussing the disposition of publicly held real property and matters requiring legal advice by legal counsel.

Vice Mayor Gregory – So moved.

Councilman Mr. Pack – Second.

Mayor Williams – A motion has been made and properly seconded. All in favor say aye, opposed say nay.

On call for the vote, seven members were present. Councilwoman Tynes voted aye, Councilwoman Chapman voted aye, Councilman Dr. Cook voted aye, Councilman Smith voted aye, Councilman Pack voted aye, Vice Mayor Gregory voted aye, and Mayor Williams voted aye. There were no votes against the motion. The motion passed.

Town Council went into closed session at 8:42 p.m.

Town Council returned to regular session at 9:18 p.m.

Vice Mayor Gregory – I would like to make a motion that during the closed session there were only matters requiring legal counsel and disposition of real property discussed.

Councilwoman Tynes – Second.

Mayor Williams – A motion has been made and properly seconded. All in favor say aye, opposed say nay.

On call for the vote, seven members were present. Councilwoman Tynes voted aye, Councilwoman Chapman voted aye, Councilman Dr. Cook voted aye, Councilman

Smith voted aye, Councilman Pack voted aye, Vice Mayor Gregory voted aye, and Mayor Williams voted aye. There were no votes against the motion. The motion passed.

Mayor Williams – We need a Motion to Appoint Dr. Cook and Ms. Chapman to the Windsor Castle Foundation.

Vice Mayor Gregory – I make a motion that we appoint Ms. Connie Chapman and Dr. Milton Cook as Parks and Recreation Chair and Public Buildings and Welfare Chairman to serve on the Windsor Castle Foundation.

Councilwoman Tynes – Second.

Mayor Williams – A motion has been made and properly seconded. Is there any further discussion? Roll call vote.

On call for the vote, seven members were present. Councilman Smith voted aye, Councilman Dr. Cook voted aye, Councilman Pack voted aye, Councilwoman Chapman voted aye, Vice Mayor Gregory voted aye, Councilwoman Tynes voted aye, and Mayor Williams voted aye. There were no votes against the motion. The motion passed.

Councilwoman Tynes – Before you all leave, I wanted to bring up something about Pinewood Heights real quick. As far as the playground over there, the majority of the children it served are gone. There are only one and a half streets left now. It is a little dangerous. They do not even take their kids down there. They have problems over there anyway with other activities going on around there where they have needles out there sometimes. Well, there was a group over in Jersey Park community that asked what we were going to do with it. I mentioned it to Mayor Williams. They want to relocate it over there in that community. Please think about it for the Parks and Recreation committee.

Councilwoman Chapman – Is it movable? Is it concreted into the ground?

Councilwoman Tynes – I do not know. I just wanted to bring it up to the committee.

Mayor Williams – I think we should turn it over to Public Works and see what it would take to move it. If there is nothing else to come before Council, we stand adjourned.

Smithfield Town Council

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The meeting adjourned at 9:20 p.m.



Mr. T. Carter Williams
Mayor



Peter Stephenson, AICP, ICMA-CM
Town Manager