

Town of Hurt, Virginia
Council Meeting Minutes
February 21, 2023

Hurt Town Council held a work session meeting Tuesday, February 21, 2022, at Town Hall. The meeting opened at 6:00 PM by Mayor Gary Hodnett with a quorum present.

Roll Call

Members present: Mr. Gary Poindexter, Mr. Jeremiah Knowles, Mrs. Christian Tyree, Mr. Luke Perdieu, and Mrs. Kathy Keesee via phone call.

Closed Session

A motion was made to enter closed session to discuss personnel and prospective business as authorized by VA FOIA § 2.2-3711 A (1, 3, 5, 8).

Motion: Mr. Poindexter

Second:

Passage: Unanimous

Council entered closed session at 6:00 PM and exited closed session at approximately 7:13 PM.

A motion was made to return to open session and to certify that only personnel and prospective business matters were discussed during closed session, as required by VA FOIA § 2.2-3712 (D).

Motion: Mr. Poindexter

Second:Mr. Perdieu

Passage: Unanimous

Invocation and Pledge of Allegiance

Invocation: Mr.Poindexter

Pledge of Allegiance: led by Mayor Hodnett

Welcome/Opening Remarks

Mayor Hodnett thanked everyone for coming.

Additions to the Agenda

Mayor Hodnett added the Hurt and Profit report on the asbestos.

Public Feedback

Mayor Hodnett opened the public comment period. No comment, public hearing closed.

General Business

Mayor Hodnett stated for the March public meeting, we are going to postpone until April the public hearing for the proposed reduction from 6 to 4 councilmembers. What we are going to do is move Michael Blackstock into the March slot for a rezoning to bring his son in at 301 Prospect Road.

Dogwood Mobile Home Park SUP

Mayor Hodnett stated a lot of the trailers in there right now are violating our ordinances with the difference between them. We talked about just doing an SUP for every one that they put in. Do we want to add some stipulations on that? There is a lot of stuff that needs to go along with the SUP. Attorney Eller stated this is a variance, from what I understand. Each one of these will have to get a variance from the zoning ordinance to allow it to be where it is. Mayor Hodnett asked so we can do a variance on the trailers depending on how they come in? Attorney Eller stated as they come. Council briefly discussed

the trailers and what would take place for the variance on each per the zoning ordinance. All the trailers now are 12-feet, and those trailers are not made anymore. They would go to 14- or 16- foot sizes. It is supposed to be the same size or smaller. If they get any bigger than the original size, then they will have to add onto the pad that they are sitting on. Mayor Hodnett asked if we are doing a variance can we go after some of those outbuildings that are down there in bad shape? Attorney Eller replied we don't know when they were put in there. Mayor Hodnett stated if we can tie it to him getting what he wants, then we know he is going to work on them fast. Mr. Knowles asked lot #5 and #42 - will they need a variance for those? Attorney Eller replied yes. Mayor Hodnett stated his goal is to replace them and rent the space, not the homes. Members discussed sizing of the trailers and what they would be replaced with; the distances between them are either shorter or longer than what our ordinance says. A variance will be the easier way to go. This will have to go to the Planning Commission and be advertised.

Grounds and Safety

Mayor Hodnett discussed this VERSA that you have in front of you, it explains what they are talking about doing. Bottom line is we do not have a say in it whatsoever. We have someone coming to price the job. They recommended if we want to have a Memorial Day event that we get this done before then. We are looking at mostly concrete work; it is going to be a handicap walkway, a pad coming off the pavilion, and then steps going down towards the stage. Because of the slope going down from the pavilion to the stage we have to have steps/stairs. We would like it completed by our Memorial Day event because we always have a good crowd for that. Mr. Perdieu asked about the building renovations, what kind of license do the contractors have to have in order to get the job? Mayor Hodnett replied they have to be fully licensed and have to submit a bid. They will have to have a bond. It was asked if there was anything else that has to be done on the back side since grant money was being used to pay for it. Mayor Hodnett replied you have to advertise and send it to so many contractors for them to bid. Mr. Perdieu asked can we line up someone to do the grading, and line up getting a dump truck? We would save a lot of money that way. Attorney Eller asked who is going to design it? Mr. Perdieu stated it doesn't take much designing. You have to go by ADA and get the slope to match ADA requirements. Mayor Hodnett asked well if you don't get a qualifying person, and it doesn't meet ADA requirements, is the person who did it going to be responsible for tearing it up and redoing it? It is going to take 2-3 different people, taking the time to do it right. Attorney Eller stated there has to be a design, you have to have a plat of the property, and knowing what they are designing and what is wanted. It will have to be advertised.

Mayor Hodnett stated everyone has a copy of the Hurt & Proffitt asbestos report; again this is one of those things that we don't have a lot of say about; it has to be done before we can start on the building. They gave us two options of pricing, one is they will do all the work, bring in the contractors and who they are working with, and the second option is we go out and get our own people and we have to supervise the project. We do not want any part of that; we want these guys to take it on and do it professionally. I think it was \$500 a day to supervise some of the work. The hardest part is going to be getting rid of it and bagging it, making sure it is out of the building before staff and others return. It is figured to take about 3 days. Nobody can be in here while they are working in here getting rid of that. We will have to work off site, and what we would like to do is coordinate all of this with the remodel, because everything in here has to come out. Mr. Perdieu stated let me know; I have a building in Altavista sitting vacant. Mayor Hodnett asked to work out of, do you have internet and computer outlets? Mr. Perdieu replied yeah. Mrs. Tyree asked and this is what the grant money is paying for right?

Mayor Hodnett replied yes, but we have to be careful with our dollars because we are coordinating everything in with that price. Also in the packet is a joint resolution number 39, with Mike Jones, the Commonwealth of Virginia, the House and Senate. It gives you a little background on him and the career that he is working with and his own private practice. I think we are fortunate to have him here with us.

It was briefly discussed that some old files were discovered and that most of them were very old and weren't readable. Everyone agreed to dispose of them or burn them. It was also mentioned that if they weren't readable files that we could put them in trash bags and take them to the dump.

It was briefly discussed about Michael Blackstock and wanting his son to take on 301 Prospect Road for his heating and air business. Mayor Hodnett stated we should just give it to him and be done with it, and not drag it out. Mr. Perdieu stated when he spoke with Blackstock he told him that he thinks we should leave the SUP as it is, and if he wants to change it he can follow our SUP. I think he and his son should just combine the businesses and do Blackstock Construction Enterprises and have on the sign out front home repairs, plumbing and electrical, whatever, but it be one business. To me that meets requirements and we don't have to do anything or have any public hearings. Attorney Eller stated if he has a business license and that entity has all those activities going on under the umbrella of that entity. That's just one license and that's what it says it has to do. Mayor Hodnett stated that would be the easy way to do it. Attorney Eller stated he can't be Blackstock Construction and Blackstock Heating & Air. It can't be two separate businesses. Mayor Hodnett stated well when he comes in here in March, it would be best to have combined the businesses.

Lastly, members discussed the offer on Phase 2 of the water project. Considerably better than where we were before. The original offer was financing \$1.226 million and the forgiveness was \$400,000. We've gone from that to principal forgiveness of 1.337 million and we have to finance \$490,000. It is about \$736,000 savings. This will help stabilize pressure. Mayor Hodnett talked with the health department and state on this and got us the deal where we are a small unprofitable town and asked if we could reapply for the application. They gave us the go ahead on reapplying and gave us a better deal. We are trying to get an easement on the land so we can get the project started, but the owner isn't giving us the easement. There is a secondary option but the first option is the cheapest. Attorney Eller stated well if it is necessary then we can condemn it. Mayor Hodnett stated I don't think we want that fight if we have a second one that is available to us. Gary, since you are working on the budget and finance, once the solar farm gets up and running, it will pay off phase 1 and phase 2 projects. Even if we have to spend the money on the lead and copper, maybe if we get that grant, the solar farm will take care of that, and if I did the math correctly we will have about \$5,300 left over. Mr. Poindexter replied I like the sound of that; it will make the budget a little bit easier to work on. Mayor Hodnett replied yeah, but we got to get the solar farm up and running, it may be into 2025.

Old Business

We haven't heard anything else from Staunton River Plastics about whether they will let us in there or not with food trucks. We have a person in town who is talking about buying a food truck and someone in Brookneal that has called about a business license, and we actually had one call today about two business licenses for a food truck. When I asked them where they are going to park the food truck they said they didn't know, so that might be a problem. You can't park it at the plaza or on someone else's property. Mrs. Tyree asked if there was any work on the break-ins that happened recently. Mayor Hodnett replied the Police are aware and they are working on it. We encourage people to put up

cameras. Mr. Poindexter asked if we posted an ad for the public hearing. Mayor Hodnett replied we won't advertise until we know what Michael decides. If he does what Luke is talking about, then we will not need to have a public hearing.

Thank you all for coming.

Meeting is adjourned at 7:59 PM.

Kelsie Anderson

Kelsie Anderson, Clerk

Gary Hodnett

Gary Hodnett, Mayor