



**Town Council
Regular Council Meeting Minutes
September 26, 2023**

The Town Council of Bedford, Virginia, held a regularly scheduled meeting on Tuesday, September 26, 2023, at 7:00 p.m. in the Council Chambers of the Town Municipal Building at 215 East Main Street, Bedford, Virginia.

Town Council members present:

Mayor Tim Black, Vice Mayor C. G. Stanley, Councilman Bob Carson, Councilman Stacey Hailey, Councilman Bruce Hartwick, Councilman Bruce Johannessen, Councilman Darren Shoen

Town Staff present:

Town Manager Bart Warner, Finance Director Anne Cantrell, Town Attorney Michael Lockaby, Director of Planning and Community Development Mary Zirkle, Clerk of Council Debra B. Anderson, and Recording Secretary Julia Peters

EDA members present: Jonathan Buttram, Ryan Kirkpatrick, Lynn Scott, David Sensenig, Kevin Turner

EDA members absent: Liz Brown, Michelle Crumpacker

Mayor Black called the meeting to order and led all those present in reciting the Pledge of Allegiance to the Flag.

JOINT MEETING WITH THE ECONOMIC DEVELOPMENT AUTHORITY (EDA)

Mayor Black announced that the first part of the night's meeting would be a joint meeting with the Town's EDA. Mr. Dave McCormack from Waukeshaw Development was in attendance and would give an update on the Bedford Middle School Project. It is a major project that the Town and the EDA entered into and they both have a vested interest in the project and it was an informational meeting. There has been some concern within the community regarding the progress being made. There is a Performance Agreement between the developer, the EDA, and the Town and that agreement has not yet passed its deadlines. The deadline is not until March 31,

2024. Mayor Black called Mr. McCormack forward to give a progress report to meeting attendees.

Mr. McCormack said Waukeshaw Development is deeply invested in the middle school project, financially and emotionally and are pushing forward. Everyone was aware of the fire that occurred on the property after he had signed the agreement with the Town. It was the first big setback, but they were able to overcome it, and were able to install the cupola on the roof, and frame up the building. However, there were some very significant supply chain issues, and the biggest one was with the electric system. He had to apply for a permit under a whole house meter and it was only when they applied for the permit that he found out that Town policy does not allow whole house meters but individual meters for the units. This required a re-engineering of the building, the power code, and to reorder the switch gear. The switch gear has a one-year lead time which is why they are delayed. They cannot sheetrock over walls that do not have power, so they are waiting and the job is moving much more slowly than they want. There are no funding, manpower or subcontractor issues at this time. There have been HVAC guys working on the project and they have plumbers putting in underground plumbing. The framing is done, the roof is on and the windows are in. He did not have any further update but he noted that the switch gear issue is a big issue.

Mr. McCormack answered specific questions from the Council and EDA members. Security of the site was a concern brought up by Council and the EDA. The site would not have anyone around it working for long periods of time and it attracts nuisance and vandalism to the neighborhood. The fire came to the building when the power was turned off. Mr. McCormack said that the power bill was \$13,000 per month when it was hooked up to a transformer, and he had no choice but to cut off the transformer. It was also difficult to have someone there on the property 24/7 to monitor the area. Mr. McCormack said he was not made aware before the project began about the individual metering, but Mr. Lockaby said it has been part of Bedford's code since at least 1984 and is required by federal policy and most states do not allow master metering, Virginia is exceptional in that respect. Frustration was expressed by Council members that the building remains unsecured for such a long time and the project is still behind schedule. Mr. McCormack said that the Old Yellow project is interconnected with the middle school project and is not a separate project. Much has been completed in that building as well. Sprinkler pipe has been run, the plaster has been fixed, the gym floor is fixed and the building is framed up. Council members and EDA noted that communication has been lacking regarding any progress with the project. A suggestion was made to have a guided tour of the project for Council and EDA and Mr. McCormack was agreeable. He thought he had been communicating with Mr. Warner and Mr. Wagner, but he was happy to convey information to Council and the EDA also. Mr. McCormack said that electrical wiring will begin in the next few weeks including the panel boxes and fixture wiring and they were not waiting for the switch gear to come in before installing all the electrical work. Mayor Black requested a timeline be given to Council and the EDA by Mr. McCormack so they see the progress made in the project before any extension was considered. He wanted to see something more definitive and get assurances about how the project is moving to completion. Mr. McCormack said that they looked high and low everywhere for the kind of switch gear needed so they could solve the problem quicker. They also looked for refurbished ones to help, but the switch gear is getting ready to be ordered. They need the lead time. It is a very unique time due to the Covid epidemic and all the supply chain issues are

repercussions of Covid. He was happy to give Council a schedule and he thought once they get over the hump with this, he cannot think of anything else that would cause such a disruption in their progress on the project. Everything looks good. He noted that if you have sheetrock installed in a building without air moving around it, it creates an environmental and health hazard due to mold growth. He would be irresponsible to finish construction of the inside of the building and then wait for the switch gear to come in to have power for HVAC. It would create such a health problem. The project will not stop, it will get done, and everyone will be celebrating when it is all done. Council members thanked Mr. McCormack for coming and his commitment to the project. They wanted to see the project secure and they wanted answers for questions that were being asked by concerned citizens. They wanted communication to be ongoing so when people ask them about the project, they can tell them where it stands. Mayor Black requested Mr. McCormack send emails regularly to Mr. Warner who would apprise Council members.

EDA Chairman Mr. Buttram stated that the Town Council had done all of the heavy lifting regarding this project and the EDA was just a conduit to make it happen. However, the EDA will be representing the Town going forward if anything needs changing or modification, and Mr. McCormack will need to work with the EDA on any extensions requested or required. The EDA members all volunteer their time to get things done and are not elected officials. He realizes they have been through a few years of turmoil and the environment has changed with the new 620 Apartments completed and the Hilton Hotel coming in 2025. Mr. McCormack said that having these projects was the best thing that could happen to Bedford because it shows it is a viable community and that people want to live here. Mr. Buttram believed that Mr. McCormack will need to submit a formal request for an extension with a completion date. A schedule would be useful so the EDA can plan out their expectations. Mr. McCormack said the switch gear is expected in the fall of 2024 and loosely speaking, they expected the CO to be September/October 2024. The agreement was a 36-month agreement and the fire happened in the middle of that timeframe. All they really want is a clause that speaks to the subject and the extension would be to account for the time that they lost due to the fire. He thought that if they just add time to what was lost they would be in good shape. Mr. Buttram said that the EDA meets every second Friday of each month at 1:00 p.m. so Mr. McCormack can contact Mrs. Zirkle to be placed on the Agenda. Other EDA members addressed Mr. McCormack asking for a pledge of transparency and communication. They did not doubt his commitment to the project but agreed that a tour and a timeline would be welcome.

Mayor Black and Chairman Buttram adjourned the joint meeting at 7:52 p.m.

The regularly scheduled Town Council meeting began at 7:52 p.m.

APPROVAL OF MINUTES

Mayor Black declared that the minutes of the regularly scheduled Council meetings on August 22, 2023, and September 12, 2023, were approved as submitted. The minutes from the

Adjourned Council Meeting regarding the Conflict of Interest Acts were also approved as presented.

REPORT OF TOWN MANAGER

Mr. Warner reported:

- The Town's Fall Cleanup Event would take place the next week. Curbside collection service would be provided to those customers that pay the monthly fee.
- The Planning Commission is in the process of completing a proposal for the redrafting and revision of the Zoning Ordinance.
- Congratulations were extended to Finance Director Anne Cantrell and the staff of the Finance Department for receiving the government's Finance Officer's Association Distinguished Budget Presentation Award for Fiscal Year 2023-2024.
- Town offices will be closed on Monday, October 9, 2023, in observance of a holiday recognized by the Commonwealth.

APPEARANCES BEFORE COUNCIL

Tony Claytor, 4276 Big Island Highway, Bedford, VA

It bothered him to listen to Dave tell crap. Old Yellow just got its underground plumbing and he can now get some electricians in there to do some wiring, and he could have done all that a year ago. He is committed to the project because of the money but Council has to stop giving him extensions, he doesn't care what type of crap he tells. It is a bunch of bull. If he is starting now, he won't be finished until October, when he says he will get the switch gear. He is not the Town's savior. When the contract was done, there were no clauses put in where he would have to keep the power on in the building and he cut the power because it was costing him \$13,000 per month. If a clause was in the contract stating that the power and security service and everything else must be in operational condition the whole time, the school may not have burned down to start with. He is committed to the project because of the money he will get in the long run. He just fed everyone a bunch of crap tonight and if they believe it, there was something wrong with them. Mr. Claytor suggested that Council not give him anymore extensions and put Mr. McCormack under the gun and tell him to get it done, then he will do it. He has other issues in other localities too and he understands that some of his subs haven't been paid and they are suing him. As soon as he could unload the Lofts, he did. He is only committed to the almighty dollar, not to Bedford. It is only about the money and he has a problem with Council kissing butt just to get something done. You can't keep using Covid as the scapegoat.

COUNCIL COMMENTS

Mayor Black wanted to speak to the citizens and staff in a public way. He said there was much chatter, comments, and ideas in the community. Some he agreed with and some he did not. Incorrect information was floating around. The last week, he had the honor and pleasure of

attending roll call twice with the men and women of the Bedford Police Department. There had been a lot of chatter on social media and on the streets and along with comments from new candidates running for office. He met with the police department to answer their questions and address their concerns. He assured the police officers that these ideas being proposed by some of the candidates were not the views of the majority of the Council or his views and he did not agree with them. There was a social media site on Facebook called the Bedford Candidate Open Forum, and Town residents might want to check it out. A County resident suggested the Town consolidate its police department with the sheriff's office, which is a real bad idea. A candidate suggested that the Town's police department is overstaffed. Other candidates have suggested to police officers and the Chief of Police that massive budget cuts are coming if they get elected. People don't understand what the police department really does. The first and most important goal of the Council and Town government is to provide for the safety and security of the community and the police department is led by a true professional, Chief Ronnie Lewis. He is doing this in a very challenging environment with limited staff and resources. He never imagined that the Defund the Police movement would be discussed in this community. These comments from those seeking to serve this community reflect a lack of understanding of the issues that the police officers face on a daily basis, including mental health crises, drug trafficking and overdoses, domestic violence, and a multitude of other matters. It is a lot more than theft at the Walmart. Not only do the police officers respond within the Town, but many times they are assisting the sheriff's office in the County, due to their own understaffing issues. Those who wish to defund the police are being reckless, irresponsible, and he believed was not reflecting the values of the community and they should explain this agenda to everyone. He does not support it. He also has discussed in-depth the criticism of building a new police station. His stance is that they need a new facility but economic reality and the current financial situation make it difficult for the Town to move forward right now. What is disappointing is that some of these candidates for office and their supporters are still spreading misinformation about the cost of the building and how much the Town has spent on the design. Once again he stated that the estimated cost of the proposed police department building presented to Council by the architect and engineer was \$10.4 million, not the \$12 million they keep saying. Some candidates keep saying that the Town has spent \$1 million just to design the facility, which is false. To date, the Town has spent \$543,134.93, of which \$36,994.93 was to engage the financial analyst to assess the Town's financial condition and the ability to pay for the project. The money spent was to conduct a space-needs assessment of the current facility, create a design concept, and develop plans up to 50% design of a new facility. All of this, which is the property of the Town, can be used to move forward at a future date. Once again, \$1 million has not been spent to date. Comments from officers at meetings reflect the reality of the inadequate facility in which they work. It is embarrassing when other law enforcement agencies come to Bedford's police department and see the overcrowded conditions. The hiring manager stressed to him that the work environment is starting to affect the Town's ability to hire new officers and retain current ones. He reiterated to the police officers that he still supported the project and is hopeful they can figure out how to move forward with it when it is feasible. He expressed his gratitude to the men and women of the Bedford Police Department. The community should be appreciative of the work they do on a daily basis to keep everyone safe. Their jobs are stressful enough and they should not be affected by the ideas being expressed by people running to serve this community. In his opinion, Mayor Black said it was unacceptable and he vowed to stand up and support the police anytime he could. He thanked Chief Lewis for his leadership of the police department and his plan to

strengthen their law enforcement agency through vigorous training and the use of technology, and his commitment to improve communications with the citizens, and he looks forward to having Chief Lewis make a presentation to Council regarding the challenges they face and what his plans are for moving the department forward.

Another item getting a lot of talk within the community is the animal control issue. There have been social media posts and Letters to the Editor, but there is no dedicated animal control officer serving the citizens of the Town of Bedford. One of the benefits of reverting from a city to a town was supposed to be the elimination of duplicate services. It does not make sense for the Town to provide the service when the County has animal control staff within the sheriff's office. The reality is that the Town police officers are dealing with the situation the best they can, but they are inadequately trained or equipped for the task, in light of all the other issues they deal with. The Bedford County Animal Control does assist within the Town and they are appreciative of their service when they are available and the situation is serious enough. The Virginia State Code states that the governing body of each county shall, or each Town may, employ an officer to be known as the Animal Control Officer. There is some debate between the Town and County about who should be providing these services and whether the County should be providing these services without some type of agreement between the two governing bodies. Council thinks the Town citizens should be provided the same level of services that others in the County receive in regard to animal control. For two years, there has been much communication between Mr. Warner and the County Administrator, Mr. Hiss, as they try to reach a resolution on this issue, but there has been little progress. Council has discussed the issue among themselves, with staff, and the Town attorney, but they have not been able to have much communication on this issue with the County Board of Supervisors. He reiterated that Council is committed to working with the Board of Supervisors, but they must sit down and talk about it to work together. The citizens deserve the service and they need to figure out who will provide it.

Councilman Hartwick welcomed everyone in attendance and recognized the attendance of two Board of Supervisors, Tammy Parker and Pedro Tuck. He said he was committed to keeping taxes low, economic development, and public safety. He would like to see the Town have a Policeman's Ball, which would raise funds and boost morale. He was glad there was discussion about the middle school project and why it was not done yet. There may be a point in time that they will have to hold Mr. McCormack's feet to the fire because he wants to see it completed in a timely manner. The security is worrisome also.

Councilman Johannessen noted that the 45 day early voting period has begun and he hoped people would take advantage of it and get out and vote. It is in everyone's best interest to vote. He had received two letters from citizens Anne Hayes Soukhanov and Sara Kennedy regarding the middle school project. He read Mrs. Soukhanov's letter aloud as well as an addendum written by Mrs. Soukhavov's attorney (**Attachment 1**). He summarized Ms. Kennedy's letter. He noted that the security is most concerning to those living in close proximity of the middle school.

Councilman Stanley congratulated Mrs. Cantrell on her achievement and award. When other opportunities come knocking, he hopes he hears that she loves working in Bedford and does not want to go anywhere else. With the ongoing election rolling out, he has never been involved in an election so negative and toxic. He is almost to the point of not knowing why he ran. It is his

fifth Council election. They always had the same goals of moving the city/town forward and making good decisions. He would like some of those who are running to tell everyone what their platform is. They have heard things all over the street and he has nothing to hide. He has never seen a group of adults who cannot have their way act so uncaring toward the rest of the Town. Annexation began ten years ago. Signs are popping up all over that say "Replace all Town Council". That may happen and if he is not on Council, he has many things he will be doing, but he will still support the Town. One thing his dad was careful about when he had his own electrical business was to stay away from politics, because he knew it could hurt his customer base. He never allowed political signs on his business. The business that has these signs posted does not make him feel welcome, so he will not do business with that company. If all Council members are replaced after the election, it would be like a business or company that would allow all of its most senior and experienced workers walk out the door at one time. They are needed to train and coach the new workers that come onboard. Who is going to orient and get the new Council members adjusted if all the experienced ones are replaced. It takes time and years to learn where and what department has answers to questions. Everyone has individual skill sets, but all work together to make decisions for the Town. He holds no ill will toward anyone, but he encouraged everyone to take a deep breath, cool down, and think about coming together by being respectful and courteous toward each other and work together for Bedford.

Councilman Hailey said the election has been interesting. He has heard about defunding the police, cutting the budget, keeping the good Councilmen and replacing the bad ones. The key to a happy employee is good morale. If departments don't have good morale because negative information is being spread, the employees cannot function to their best potential. Employees are the backbone of the Town. A candidate mentioned budget cuts to police officers. A candidate made a comment that the Town was overbudgeted and overstaffed. Another candidate said there will be budget cuts next year. The Council members all work to move the Town forward and without negativity. He would not allow anyone to cut the budgets of any of the Town's departments. The staff must be supported so that they can support the citizens and the Town. People get on Facebook and give out some good information but other information is misleading. If anyone wants correct information, contact a Council member or the Town Manager rather than putting negative and false information out there. Councilman Hailey thanked the police department for the awesome job they do understaffed and underbudget. People don't realize how much goes on in the Town that the police handle.

Councilman Shoen stated that he was glad all the other members were running in the election. He is a big supporter of the police department, he loves living in Bedford because it is safe, and he hopes nothing foolish is done.

Councilman Carson congratulated Mrs. Cantrell and her team. He said there was a lot of misinformation out there and there was so much hate and resentment. When he was a kid, his grandmother would tell him that he would learn more by keeping his mouth shut and his ears open. He speaks to many people to find out for himself and he dismisses things and doesn't say anything. He does not feed into the talk but keeps listening. When the police chief was first hired, he heard that he would not last and that Bedford did not want a black chief. He kept his mouth shut and kept listening. The defunding of the police was talked about and having the sheriff running everything which would be a big mistake, but he kept his mouth shut and just

listened. He wanted to address something tonight and it was not about the police or the officers. It was about Bedford having a black chief of police. He was Chief Lewis until he would not bow down to the powers-that-be because he had a job to do. Now the police department would be better without the black chief. Bedford has been through this before and had overcome this before. All this just brought back fresh of what Bedford used to be and not what it has become. He remembers trying to get a hot dog and after everyone else was served, then he was able to get a hot dog. He remembers the black and white bathrooms, but people still got along. He asked his grandmother why they did not want to serve him and she told him it was because he was black. But as a kid, it did not make sense to him. After listening to all these people who want to come in and take over, he wanted to talk to the good people of Bedford. If these are the type of people they want to run their Town, so be it. He gives his blessings but he will not stand by, and he doesn't think the good people of Bedford would stand by for folks to turn this into a black thing. Chief Lewis puts his life on the line for his country and community and works hard. He came here with all the credentials he needed. No matter what training is obtained or how good a person you are, you are never qualified enough if you have black skin. If people feel this way, they can feel what they want but they should stay away from him and Bedford is moving in the right direction and the Town does not need the negativity. If people want to turn this into that, they are messing with fire.

REPORT OF COUNCIL COMMITTEES

Councilman Hailey reported that the Public Safety Committee met and talked about staffing issues at the Bedford fire department and replacing Ladder One in 2027.

REVISIONS TO AGENDA

None.

PUBLIC HEARINGS

Mr. Warner read the following public hearing notice.

PUBLIC HEARING NOTICE

Notice is hereby given of a public hearing to be held by the Bedford Town Council at 7:00 p.m. on Tuesday, September 26, 2023, at the Town Municipal Building, Council Hall, 215 East Main Street for the purpose of hearing:

A conditional use permit request for Local Storage located at 1127 East Lynchburg Salem Tnpk (Tax Map 129-A-15T) zoned B-2, General Business, to expand the mini-storage facility by adding a proposed storage building. The applicant is Washington Street Bedford LLC, Hoboken, NJ.

Information is on file in the Town office of Planning and Community Development at 215 East Main Street. Anyone who is in favor of or opposed to the request will have an opportunity to express his/her views at this hearing.

By the Authority of the Bedford Town Council

Published: September 13, 2023
September 20, 2023

Mayor Black opened the public hearing at 8:38 p.m.

Ms. Amy Sikes from Accupoint Surveying and Design in Lynchburg, represented the Applicant Jonathan Salinas. The applicant was requesting to expand the existing mini-storage unit facility by adding a new building at the rear of the property. The building will be climate controlled. Historically, there has been a shortage of climate-controlled facilities throughout the region. They have also worked with the developer on floor plan options and met all fire codes and building code requirements. They have been through the Planning Commission and have made some modifications to add more buffer and replace the current privacy slats left over from the previous owner. All applicable storm water and landscaping requirements have been met.

There being no one else to come forward to speak, Mayor Black closed the public hearing at 8:42 p.m.

CONSENT AGENDA

Appointment of Member – Redevelopment and Housing Authority

Ms. Gail Davis has expressed an interest in reappointment to the Redevelopment and Housing Authority. The vacancy has been advertised in the local newspaper, and no other citizens have volunteered to serve.

ACTION REQUESTED:

Council is requested to reappoint Ms. Gail Davis to serve on the Redevelopment and Housing Authority, said term to expire October 13, 2027.

Mr. Hailey moved, seconded by Mr. Carson, to reappoint Ms. Gail Davis to serve on the Redevelopment and Housing Authority, with said term to expire October 13, 2027.

Voted upon and carried by the following roll call vote.

Councilman Carson	aye
Councilman Hailey	aye
Councilman Hartwick	aye
Councilman Johannessen	aye
Councilman Shoen	aye
Vice Mayor Stanley	aye
Mayor Black	aye

The motion carried with seven members voting aye.

Appointment of Member– Economic Development Authority

Mr. Kevin Turner has expressed an interest in reappointment to the Economic Development Authority. The vacancy has been advertised in the local newspaper, and no other citizens have volunteered to serve.

ACTION REQUESTED:

Council is requested to reappoint Mr. Kevin Turner to serve on the Economic Development Authority, said term to expire November 30, 2027.

Mr. Hartwick moved, seconded by Mr. Hailey, to reappoint Mr. Turner to serve on the Economic Development Authority, with said term to expire November 30, 2027.

Voted upon and carried by the following roll call vote.

Councilman Hailey	aye
Councilman Hartwick	aye
Councilman Johannessen	aye
Councilman Shoen	aye
Vice Mayor Stanley	aye
Councilman Carson	aye
Mayor Black	aye

The motion carried with seven members voting aye.

Centerfest Rescheduling

The Central Virginia Business Coalition requested and received approval to close the streets for the 2023 Centerfest event several months ago – and prior to Council’s recent adoption of the Special Events Policy. The event was scheduled to occur on Saturday, September 23rd. Due to concerns about the weather and its impact upon public safety, the event was canceled.

The Central Virginia Business Coalition would like to reschedule the event for Saturday, October 28th.

ACTION REQUESTED:

Town Council is requested to consider approving the rescheduling of Centerfest for October 28, 2023.

It was understood that October 28 was also the day for the Sedalia Chili Cook-off.

Mr. Hailey moved, seconded by Mr. Carson to approve the rescheduling of Centerfest for October 28, 2023.

Voted upon and carried by the following roll call vote.

Councilman Hartwick	aye
Councilman Johannessen	aye
Councilman Shoen	aye
Vice Mayor Stanley	aye
Councilman Carson	aye
Councilman Hailey	aye
Mayor Black	aye

The motion carried with seven members voting aye.

OLD BUSINESS

None.

NEW BUSINESS

Resolution – Conditional Use Permit for Mini-Storage Units at Tax Map Number 129-A-15T in the B-2 Zoning District

On September 7, 2023, the Planning Commission held a public hearing to decide whether property located at 1127 East Lynchburg Salem Turnpike can be recommended for approval of a conditional use permit for one additional 60-foot x 200-foot “mini-storage unit” building. The agent for the applicant was the only person to speak at the public hearing.

The mini-storage units are an existing use at Local Storage (formerly Bedford Pack-It In). The proposed site plan for this application showed a row of new evergreen trees along Phillips Park Drive where the new building is proposed. This would meet zoning ordinance Section 705.03.(c). for screening adjacent to an R-3 zoning district.

A motion was made to recommend approval of the request. During discussion, Commissioners expressed concerns related to the appearance of the existing chain link fence with deteriorated privacy slats and overgrown vegetation as viewed from Phillips Park Drive. Noting one condition by staff for the required landscape buffer, members added a second condition and amended the motion with the recommendation for approval.

1. The vegetative buffer shown along Phillips Park Drive on the plan dated July 21, 2023 shall remain as long as the commercial use abuts the residential district.
2. The developer shall remove the existing weedy vegetation along the fence line at Phillips Park Drive beyond the proposed buffer and replace existing privacy slats in the chain link fence.

The motion to recommend approval with two conditions passed by a vote of 5 to 0.

ACTION REQUESTED:

Town Council is requested to consider a resolution to approve a conditional use permit for “mini-storage units” located at 1127 East Lynchburg Salem Turnpike, Tax Parcel 129-A-15T. Council may amend or remove recommended conditions or impose additional conditions.

Mr. Johannessen moved, seconded by Mr. Hartwick, to approve a resolution granting a conditional use permit for “mini-storage units” located at 1127 East Lynchburg Salem Turnpike, Tax Parcel 129-A-15T, with the recommended two conditions.

Voted upon and carried by the following roll call vote.

Councilman Johannessen	aye
Councilman Shoen	aye
Vice Mayor Stanley	aye
Councilman Carson	aye
Councilman Hailey	aye
Councilman Hartwick	aye
Mayor Black	aye

The motion carried with seven members voting aye.

The resolution follows.

RESOLUTION

**Permitting “MINI-STORAGE UNITS” By
CONDITIONAL USE PERMIT IN THE B-2 ZONING DISTRICT**

WHEREAS, the Planning Commission of the Town of Bedford held a public hearing on September 7, 2023; and

WHEREAS, the Town Council has held a public hearing after notice was given in the *Bedford Bulletin* once a week for two successive weeks as required by Virginia Code 15.2-2204; and

WHEREAS, Sections 609.03.a. of the Land Development Regulations allow “Mini-storage units” use to be permitted with a conditional use permit in the General Business (B-2) zoning district; and

WHEREAS, the Town Council finds as a fact that the proposed use is consistent with the intent of the land development ordinance and the land use plan, and is in the public interest; and

NOW, THEREFORE, BE IT Resolved BY THE TOWN COUNCIL OF THE TOWN OF BEDFORD, VIRGINIA that a conditional use permit is granted to Washington Street Bedford, LLC. for the property located at 1127 East Lynchburg Salem Turnpike (identified as tax parcel 129-A-15T) to allow one additional Mini-storage Unit building with the following conditions:

3. The vegetative buffer shown along Phillips Park Drive on the plan dated July 21, 2023 shall remain as long as the commercial use abuts the residential district.
4. The developer shall remove the existing weedy vegetation along the fence line at Phillips Park Drive beyond the proposed buffer and replace existing privacy slats in the chain link fence.

South Street Parcels – Request to Convey Two Parcels to the Housing Authority

The Town of Bedford Redevelopment and Housing Authority is aware of two vacant parcels owned by the Town located on South Street at Ridge Street and Otey Street. These parcels are tax map number 214-A-133T and tax map number 214-A-132T. They are both zoned R-1A for residential uses.

At their regular meeting on August 10, 2023, the Authority discussed requesting that the Town Council convey these two parcels to the Authority for their use in lieu of a budget allocation in Fiscal Year 2024. The attached letter of request explains the intent of this request. As part of their deliberations, they discussed requesting that Council also cover all costs of the transaction and to provide a title search to confirm clear title.

ACTION REQUESTED:

Town Council is requested to schedule a public hearing for a future Council meeting to discuss the properties and the request. This would meet the public hearing requirement of Virginia Code § 15.2-1800.

Attachment 2

Letter of request for conveyance from the Housing Authority
Map of Two Parcels

Mr. Hailey moved, seconded by Mr. Carson, to authorize the scheduling of a public hearing for a future Council meeting to discuss the properties and the request.

Mayor Black asked whether these parcels have already been declared surplus. Town Attorney Lockaby said that the procedure of declaring land surplus and then listing it does not apply in this case because the parcels are being sold to another government entity.

Voted upon and carried by the following roll call vote.

Councilman Shoen	aye
Vice Mayor Stanley	aye
Councilman Carson	aye
Councilman Hailey	aye
Councilman Hartwick	aye
Councilman Johannessen	aye
Mayor Black	aye

The motion carried with seven members voting aye.

Electric Department Budget Amendment for Projects

The Electric Department is requesting a 2024 budget adjustment to order transformers and to complete a feasibility study to repower the old plant at the Snowden hydro project.

The transformer supply chain is extremely backed up with delivery times exceeding one year. Inventory is depleted and there is a backlog of customers waiting to be connected or upgraded. Included in the 2024 budget was \$100,000 for a transformer order, however, in light of the declining inventory we are requesting an additional \$175,000 to rebuild the inventory and to allow the department to continue to add new customers. In making this request it is fully anticipated that only a portion of the order is likely to be received this fiscal year and a significant portion of the order will be received in the next fiscal year.

Also, in the 2024 budget \$100,000 was included to conduct a feasibility study to repower the old plant at the Snowden hydro project. The bid for this project came in approximately \$40,000 higher than anticipated. As a result, the Department is requesting an additional \$40,000 budget adjustment to complete this study.

Total requested budget adjustments are \$215,000.

ACTION REQUESTED:

Town Council is requested to approve the below budget amendment which will appropriate budget to the general ledger accounts listed.

Budget Entry:

Revenue Increase		
190057-416916	Storm Recovery Charge	\$215,000.00
590091-451101	Transfer In – Electric	\$40,000.00
Expenditure Increase		
19981970-560183	Transformers – New	\$175,000.00
19989600-592018	Trans to Electric Cap Proj	\$40,000.00
59981920-582419	Hydro Infrastructure Improve	\$40,000.00

Mr. Stanley moved, seconded by Mr. Hailey, to approve the presented budget amendment which will appropriate budget to the general ledger accounts listed.

Voted upon and carried by the following roll call vote.

Vice Mayor Stanley	aye
Councilman Carson	aye
Councilman Hailey	aye
Councilman Hartwick	aye
Councilman Johannessen	aye
Councilman Shoen	aye
Mayor Black	aye

The motion carried with seven members voting aye.

ADJOURNMENT

9:03 p.m.

Tim Black, Mayor

Debra Anderson, Clerk of the Council