

**MINUTES OF THE REGULAR MEETING OF THE WYTHEVILLE TOWN COUNCIL  
HELD IN THE COUNCIL CHAMBERS ON MONDAY, JULY 9, 2007, AT 7:00 P.M.**

Members present: Trenton G. Crewe, Jr., Jacqueline K. King, John W. Jones, Jr., William B. Weisiger, H. Judson Lambert

Members absent: None

Others present: Town Manager C. Wayne Sutherland, Jr., Town Clerk Sharon P. Hackler, Assistant Town Manager Stephen A. Moore, Police Officer Tommy Lester, Bettye Campbell, Mary Ann Fields, Louise Crockett, Mark A. Evans, John Largen, Jackie Largen, Agnes Eades, Andy Pressing

**RE: CALL TO ORDER, QUORUM, INVOCATION, PLEDGE**

Mayor Crewe called the meeting to order and established that a quorum of Council members was present. The invocation was given by Councilman Jones followed by the Pledge of Allegiance led by Vice-Mayor King.

**RE: CONSENT AGENDA**

Mayor Crewe presented the consent agenda consisting of the minutes of the regular meeting of June 25, 2007, and the request of the Mount Pleasant United Methodist Church for a raffle permit for 2007. A motion was made by Councilman Jones and seconded by Vice-Mayor King to approve the consent agenda consisting of the minutes of the regular meeting of June 25, 2007, and the request of the Mount Pleasant United Methodist Church for a raffle permit for 2007. Mayor Crewe inquired if there is any discussion on the motion. There being none, the motion was approved with the following voting in favor and there being no opposition: For: Trenton G. Crewe, Jr., Jacqueline K. King, John W. Jones, Jr., William B. Weisiger, H. Judson Lambert. Against: None.

**RE: PUBLIC HEARING – TRANSFER OF CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY**

Mayor Crewe stated the meeting constituted a public hearing (due notice having been given) to consider transferring the Certificate of Public Convenience and Necessity of Premier Taxi Service from Mr. Troy Lawson to Ms. Betty T. Lively and Mr. Mark A. Evans. He noted he did not see anyone on the sign up sheet who wanted to speak about this particular topic. Mayor Crewe inquired if there are persons present who wished to address the Town Council during this public hearing. There being none, he declared the public hearing closed. Mayor Crewe advised that if someone arrived later at the meeting and desired to address the Council on this topic, he will give them the opportunity to speak.

**RE: CITIZENS' PERIOD**

Mayor Crewe stated the next agenda item is Citizens' Period. He noted he did not see anyone on the sign up sheet who desired to address the Council. Mayor Crewe indicated that several people placed a question mark by their name, and the Council has talked to a couple of the citizens and addressed their concerns before the meeting started. He inquired if there is anyone present who wished to address the Town Council during Citizens' Period. There being none, he proceeded with the agenda.

**RE: OLD BUSINESS**

Under Old Business, Town Manager Sutherland reported the following:

1. Both Council Committees will meet on their regular day and time for the next two weeks.
2. The New River Regional Water Authority will meet on July 19, 2007, at 9:00 a.m. in the Town Council Chambers.
3. The Joint Governing Bodies will meet on Monday, July 30, 2007, in Rural Retreat.

**RE: BUDGET AND FINANCE COMMITTEE REPORT**

Councilman Jones, reporting for the Budget and Finance Committee, reported that the Town has received a request from the Wythe Grayson Regional Library for an appropriation of funding for fiscal year 2007-08. He advised that last year the Council appropriated \$1,730 and then, subsequently, appropriated an additional \$500 to be used for certain financial difficulties the

library was experiencing. Councilman Jones stated that the Committee discussed this matter at their meeting this past week and would recommend that the Council appropriate \$1,730 to the Wythe Grayson Regional Library for the current fiscal year. A motion was made by Councilman Jones and seconded by Vice-Mayor King to appropriate \$1,730 to the Wythe Grayson Regional Library for the fiscal year 2007-08. Mayor Crewe inquired if there is any discussion on the motion. There being none, the motion was approved with the following voting in favor and there being no opposition: For: Trenton G. Crewe, Jr., Jacqueline K. King, John W. Jones, Jr., William B. Weisiger, H. Judson Lambert. Against: None. Mayor Crewe advised that the way he read the motion is the money has been appropriated but not yet dispensed and inquired if that is correct. He inquired if the Town will not be cutting the check but putting the money in the budget so the Wythe Grayson Regional Library will know what their budget will be. It was noted that is correct. Mayor Crewe explained that this is what the Council just approved.

Councilman Jones also reported that recently, the District Three Governmental Cooperative received sealed bids for the sale of buses in their fleet that were being replaced. He noted that the Town was successful in purchasing two vehicles as a result of this sale. Councilman Jones indicated that both vans have a fourteen person capacity and both have diesel engines. He stated that one vehicle was purchased for \$12,000 while the other was purchased for \$14,000. Councilman Jones explained that these vehicles will be assigned to the new Community Center, particularly the Meeting Center, for use in activities associated with the new Community Center. He stated the Committee thinks these vans will be very beneficial for the operations at the Community Center. Councilman Jones noted that at their Budget and Finance Committee meeting this week, they discussed how these vehicles could be used once they were received. He advised it is the Committee's recommendation that these vehicles not be permitted to be rented out for uses other than recreational or meeting center purposes. Councilman Jones stated that the Committee believes there could be certain liability issues for the use of these vehicles for purposes other than Town functions. He remarked that if the Council concurs, the Town will note that this is their policy with regard to the use of these new vans. Mayor Crewe stated he thinks the Council has two options with this. He noted he will ask for the Council's pleasure. Mayor Crewe explained that the Council can vote on this as a motion to make this a Council action adopting this policy, which he thinks is what he would prefer, or by consensus the Council could simply adopt this as a policy or not, depending on what the Council wants. Mayor Crewe inquired as to the Council's pleasure and if anyone cared one way or the other if the Council adopts the policy formally or does it by consensus. Councilman Weisiger noted that if Mayor Crewe would prefer to adopt the policy formally, the Council can do this. Mayor Crewe advised that his thinking is if the Council adopts the policy formally, they have taken out some of the arguments that staff may have, and it will be a Council action. He indicated that this is the same kind of things the Council is talking about with the Recreation Center right now, and this is one more that the Council is deciding, and everyone abides by it. A motion was made by Councilman Jones and seconded by Vice-Mayor King to adopt the policy that the vans will not be permitted to be rented out for uses other than recreational or meeting center purposes. Mayor Crewe inquired if there is any discussion on this motion that the vans will be used for Town functions and not be rented out. Councilman Weisiger inquired if this would preclude the Town Council from using the vans from time to time because he knows the Council has used the vans in the past. Vice-Mayor King advised that her thinking was it would be for Town functions and not to let other groups have the vans to go places, but it would be strictly for the Town's use. Mayor Crewe indicated that he thinks the motion is that the vans not be permitted to be rented out for uses other than recreational and meeting center purposes or other approved Town functions. Vice-Mayor King advised that possibly the motion needs to state Recreation Department rather than recreational use. Mayor Crewe indicated that possibly it should state the Community Center, so it will include the Meeting Center and the Recreation Center, if that is what Vice-Mayor King was thinking. Vice-Mayor King indicated that this sounds good. Mayor Crewe noted the policy would be that the vans not be, and noted he is reading from the bottom of the first page of the report, permitted to be rented out for uses other than Recreational/Meeting Center purposes, and advised that for "recreational," he would assume the Committee is talking about the recreational side of the meeting center. Vice-Mayor King noted that is correct. Mayor Crewe remarked that for "recreational," it means the Recreation Center. He noted that the vans will not be rented or permitted to be used for anything other than Town Recreation Department or Meeting Center purposes. Vice-Mayor King noted that this covers it. Mayor Crewe inquired if this is the gist of it. Vice-Mayor King advised that is correct. Mayor Crewe inquired if Town staff could modify the language and make it the policy. Town Manager Sutherland noted that the policy could also state, "or other approved Council functions." Councilman Lambert advised that he agrees. Mayor Crewe noted that it could state "functions approved by Council" so that if anyone else wants to use the vans they will have to come and request the Council to use it, and they would be the ones to deny the request and inquired if that is what they are stating. Town Manager Sutherland explained that he is stating if the Council wants to put the vans in the Christmas parade, this is not a Community Center function. Mayor Crewe noted that is correct. Town Clerk Hackler advised it could state "Town approved functions." Mayor Crewe noted he would state, "other approved Town functions" so

that it would be for Town functions. Councilman Weisiger stated it has to be used for something connected with the Town. Mayor Crewe remarked that the policy would contain three things including the Recreation side of the building, the Meeting Center side of the building, or other approved Town functions, whatever that might be. He inquired if with this understanding if the Council is ready to vote on the motion. The motion was approved with the following voting in favor and there being no opposition: For: Trenton G. Crewe, Jr., Jacqueline K. King, John W. Jones, Jr., William B. Weisiger, H. Judson Lambert. Against: None. Mayor Crewe indicated that this is now an official Town policy. A copy of the Budget and Finance Committee report is attached and made part of these minutes. ([Attachment](#)).

#### **RE: PUBLIC WORKS COMMITTEE REPORT**

Councilman Weisiger, reporting for the Public Works Committee, reported that later in the meeting, the Council will consider on the third of three readings an ordinance that establishes zoning for land that was annexed into the town's corporate limits on January 1, 2007. He explained that this land is situated on the west side of Petunia Road and is generally known as the Country Club Heights property. Councilman Weisiger advised that the zoning that has been considered thus far would provide both R-1 and R-2 zoning districts. He noted a number of citizens in the neighborhood have been concerned with the potential for R-2 properties. Councilman Weisiger advised that the developers have noted it is their intent to use the R-2 Residential zoned property for the purpose of building two-unit garden apartments. He noted that the Committee has suggested an amendment to the ordinance that has previously been reviewed to place conditions on the R-2 property such that any multiple family dwellings that are constructed could not exceed two units per building. Councilman Weisiger indicated that when the ordinance is considered later in the meeting, it would be the recommendation of the Public Works Committee that the ordinance be amended to reflect these conditions and that it be adopted on third and final reading. Mayor Crewe pointed out that the ordinance the Council has in their packet already has the amendments in it. He advised that the Council will consider the ordinance later in the meeting.

Councilman Weisiger also reported that each year at this time, the Town publishes notices seeking applications for those persons wanting to obtain a permit to hunt on Town owned land on Sand Mountain. He advised that the current guidelines limit the number of permits to be issued to forty and require applicants to be at least 18 years old, residents of Wythe County, and to provide certain information such as their address, telephone number and Driver's License or other identification number. Councilman Weisiger explained that thus far, this system has worked out relatively well, and it would be the recommendation of the Public Works Committee that the Council continue with the same regulations that are currently in place and that the Town proceed with public notification about the availability of these permits. He stated that applications must be received by 5:00 p.m. on August 17, 2007, and will be available in the Town Manager's office. Mayor Crewe indicated that on this, the Town will be doing what they have always done. A motion was made by Councilman Weisiger and seconded by Councilman Lambert to continue with the same regulations that are currently in place for citizens to hunt on Town owned land on Sand Mountain, to proceed with public notice about the availability of these permits, and to establish the application deadline as 5:00 p.m. on August 17, 2007. Mayor Crewe inquired if there is any discussion on the motion. There being none, the motion was approved with the following voting in favor and there being no opposition: For: Trenton G. Crewe, Jr., Jacqueline K. King, John W. Jones, Jr., William B. Weisiger, H. Judson Lambert. Against: None. A copy of the Public Works Committee report is attached and made part of these minutes. ([Attachment](#)).

#### **RE: ORDINANCE NO. 1219 – COUNTRY CLUB HEIGHTS ZONING**

Mayor Crewe presented Ordinance No. 1219, an ordinance amending Ordinance No. 640, generally known as the Zoning Ordinance, to zone to R-1 Residential and to R-2 Residential with Conditions property acquired during a recent boundary adjustment which is located on the west side of Petunia Road between Route 11 West and Old Stage Road (Country Club Heights property) on third reading. He noted that the Country Club Heights property has become part of the town, and it does not have a zoning designation yet, so this is not to change the zoning, but it is to place the original zoning on the land. Mayor Crewe advised that the ordinance in the Council's packet is as amended from the last meeting. He explained that it limits the R-2 Residential property to two family units per lot. Mayor Crewe noted this would allow either single family dwellings or multiple family dwellings up to two units per building. He stated it would allow the same thing for a planned unit development of up to two dwellings per building. Mayor Crewe noted if he is reading and understanding this correctly, the Public Works Committee would move that Ordinance No. 1219, as it is presently amended to place these stipulations in it, be adopted on third and final reading. A motion was made by Councilman Weisiger and seconded by Councilman Lambert to adopt Ordinance No. 1219, an ordinance amending Ordinance No. 640, generally known as the Zoning Ordinance, to zone to R-1 Residential and to R-2 Residential

with Conditions property acquired during a recent boundary adjustment which is located on the west side of Petunia Road between Route 11 West and Old Stage Road (Country Club Heights property) on third and final reading. Mayor Crewe inquired if there is any discussion on the motion. There being none, the motion was approved with the following voting in favor and there being no opposition:

FOR: Trenton G. Crewe, Jr., Jacqueline K. King, John W. Jones, Jr., William B. Weisiger, H. Judson Lambert

AGAINST: None

ABSTENTIONS: None

Ordinance No. 1219 was adopted on third and final reading. Mayor Crewe advised that Ordinance No. 1219, as amended, has been adopted on third and final reading and is now effective.

#### **RE: CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY – PREMIER TAXI SERVICE**

Mayor Crewe stated the next agenda item is to consider transferring the Certificate of Public Convenience and Necessity of Premier Taxi Service from Mr. Troy Lawson to Ms. Betty T. Lively and Mr. Mark A. Evans. He indicated that this was the subject of the public hearing held earlier. A motion was made by Councilman Lambert and seconded by Vice-Mayor King to approve transferring the Certificate of Public Convenience and Necessity of Premier Taxi Service from Mr. Troy Lawson to Ms. Betty T. Lively and Mr. Mark A. Evans. Mayor Crewe indicated that so those attending the meeting are aware, all of the necessary procedures have been followed and the insurance has been verified, the Police Department inspected the vehicles, etc. He inquired if there is any other discussion on the motion. There being none, the motion was approved with the following voting in favor and there being no opposition: For: Trenton G. Crewe, Jr., Jacqueline K. King, John W. Jones, Jr., William B. Weisiger, H. Judson Lambert. Against: None.

#### **RE: JOHN LARGEN AND ASSOCIATES PRESENTATION**

Mayor Crewe stated the next agenda item is a presentation by John Largen and Associates concerning the development of property. Mayor Crewe thanked everyone for attending the meeting and advised that they are welcome to stay for this presentation. He noted he hopes everyone will attend a Council meeting again. Mayor Crewe indicated that they will take up the issues that were discussed before the meeting with the Recreation Commission, etc. starting tomorrow morning when they have the Public Works Committee meeting to try and address those concerns. He requested the citizens to keep the Council informed on these issues and anything they have concerns about.

Mayor Crewe thanked Mr. Largen for attending the meeting and advised that the Council is looking forward to hearing his presentation.

Mr. John Largen thanked the Council for permitting him to attend the meeting. He stated that as before, they are discussing the property on Peppers Ferry Road. He remarked that if it is agreeable, he will hand out his information. He stated he knows everyone is familiar with the property on Peppers Ferry Road, and what he wants to discuss at this meeting is that the property has reached a verbal agreement on the purchase. Mr. Largen indicated he would ask that all the information he has handed to the Council be kept within the Council at this time. Mayor Crewe stated when Mr. Largen is finished with his presentation, the Council will give the information back to him. Mr. Largen indicated that what they wanted to look at was having a development of what they call Phase I of the property they have discussed before. Mayor Crewe remarked that he would remind Mr. Largen they are in an open meeting. Mr. Largen indicated that he is aware of this. He explained that they have had an opportunity to go to the current owner and they have reached a price. Mr. Largen noted he will leave his comments at this since it is an open meeting. He explained they will have 60 days to do due diligence with them. Mr. Largen remarked that they should receive the ratified contract within the next 7 to 10 days. He stated at that time, they have 60 days as usual to do due diligence on the property. Mr. Largen advised that his understanding of what will be in the contract will be the issue of the environmental items. He noted they will, in the contract, state it will meet, and be signed by, the Virginia Department of Environmental Quality to meet all the cleanup requirements. Mayor Crewe stated this would start it with a clean bill of health. Mr. Largen noted if there is anything on the property that they were supposed to have covered and did not, they will be responsible for it. He pointed out that there will be a limit on their responsibility and time period of probably 12 to 18 months. Mr. Largen stated his company will be represented in the proceedings by

McGee, Foster, Goldstein, and Sayers of Roanoke, and noted this is a good firm. He noted the second thing they have done is they went ahead and put together a budget on Phase I of the said property for the Town. Mr. Largen indicated that, of course, since they do not have a full blown detailed architectural and engineered design yet, everyone is having to come up with budgetary and preliminary numbers. He noted he would like for the Council to know that with those numbers, everyone is trying to be very protective of their pricing, especially with the volatility of the metals and materials that are on the property today. Mr. Largen advised that they wanted to reach a "not to exceed" number with the companies in question. He noted that as the Council will see, they have an architectural/civil engineering fee, a mechanical/electrical/plumbing engineering fee, and they have the PPEA and land purchase legal fees in this. Mr. Largen advised that there is a number on this that is less than what is shown right now, but they wanted to cover themselves. He explained that one of the good things they have since they are trying to work with the Town are the legal fees and the cost of subdividing and zoning the property, and this should go way down instead of having to come to the Town and spend all those legal fees. Mr. Largen noted they felt they could lower this number. He advised the good thing he wanted to report on is that Mr. Dick Sayers, their attorney, has already met and talked to Roanoke City and Roanoke County about their process. Mr. Largen inquired if everyone is familiar with what the PPEA is, and advised that it is the public-private issue. He noted that Roanoke County is getting ready to enter into their second property. He stated he and the Council talked about the first property, and noted he will be meeting with Roanoke County at 10:00 a.m. tomorrow morning to see about the 25-35 page document that they will see that has been put forth. Mr. Largen pointed out that Roanoke County is now moving into their second facility like that, with the first one being a life safety building like they are proposing. He stated he does not know what the second building will be, but he will find out tomorrow. Mr. Largen noted that Roanoke City is now going into their first building. He explained that this has become very common across the State, and noted he thinks a lot of the new prisons are under the PPEA, and Hunton & Williams out of Richmond is handling a lot of that on the documentation and the legal side. Mr. Largen stated they tried to put a value on the building with a new roof. He noted that currently, the roof is a major concern and the number there is \$300,000 over their original budget. Mr. Largen advised they are trying to find a way to lower this number. He noted that right now, they are trying to do an EPDM roof and do the whole building looking black now without shingles on top, so they are trying to discuss this, but with having only four weeks to do all this, it is a little difficult to get everyone to sit down and be able to spend the time they need to on it without the architects and the engineers doing a whole design review of it. Mr. Largen indicated that they tried to put a value upon the 50,000 square feet they had proposed. He stated they also went into the general contracting work and renovation, and indicated that the Council will see this in the information. Mr. Largen indicated that on Page 2, he wants the Council to notice that the mechanical/electrical/plumbing work is very similar in cost, and noted that part of this is, and advised he brought Mr. Andy Pressing with him if the Council has any questions, on the four pipe system. He stated what they talked about before when they met with the Council is if they go with the four pipe heating and cooling system, it is going to last longer, and they are going to have a higher efficiency rating, the utility and maintenance costs should be lower, and the life of the equipment should be longer. Mr. Largen indicated that this has definitely raised the price. He inquired of Mr. Pressing as to what the average percentage cost would be of this system versus rooftop heating and inquired if it would be 25 percent more. Mr. Pressing noted that approximately 25 percent would be correct. Mr. Largen commented that the second thing he wants to bring up is they had drawings they had originally shown the Town Council of how they had proposed to do the property. He noted they are going to do more work on this after talking to the architects and engineers, and they think his company can downsize the locker rooms and get rid of two sets of the public bathrooms they had in the office area. Mr. Largen indicated that the Council may think it is better to have a little more bathroom space, but this would also reduce the number. He remarked that as he has stated, their contractors have gone to the high side on this, and reiterated that he knows they have done this. Mr. Largen remarked that he did not think they tried to be exorbitant with it, but they are concerned about the project and not having a full set of specifications yet. He noted he will now review the developer's overhead and profit. Mr. Largen indicated that his company has already met with the current staff that is there, and they know it is a sizeable cost every year just to keep the building under roof, maintained, fueled, etc., plus they have their cost of overseeing the property and their profit in building the property. He advised that the Council will see in Item J their cost, and they are going to try to get that down as much as they can, but, right now, they had to reach a stop gap number. Mr. Largen stated he had originally told the Council they are trying to hit around six, and they have gone slightly over that. He noted that as he has stated, they cannot find that out until they get a commitment, and they can really sit down and work with their architects and engineers to tighten it up, plus meet with the Town staff to see exactly what their requirements are going to be. Mr. Largen indicated that they try to go to the full extent of what they will provide the Town and try to see how they would provide it. He noted the other thing that was not included in this information that they know the Council is thinking on funding is the 911 center. Mr. Largen remarked that they know this has been a concern on how to build it. He indicated that he met with one of the

architects today, and they discussed it, and they had already met with their construction staff. He indicated that his company thinks they can handle the 911 staff. Mr. Largen pointed out that there are certain things from grounding to generators to building a very safe proof facility as far as that particular center has to be concrete, and there has to be bullet proof components. He stated there are a lot of things this would require, and they understand this, but it is not included in the numbers before the Council. Mr. Largen indicated that they also know this is a separate funding issue that would be provided by the Town and the County that they could sit down and discuss. He noted, however, as far as HVAC, plumbing, and things of this nature, they are in good shape for this. Mr. Largen indicated that it is just an additional use of the facility. He remarked that as he has stated, the building and what they looked at with 50,000 square feet, it would provide a tremendous amount of space. Mr. Largen advised that the space could be reduced, which would reduce the cost to some degree, but as said new owners, what they try to do is look at how to properly subdivide the building, provide open warehouse and space to the Town that would be very minimal in cost, and then if the Town wants to grow into that space, they will not be going back and spending an exorbitant amount 10 or 15 years from now, and the space is there, and the Town can use it. Mr. Largen indicated that he is doing this because he is looking at what makes a clean break in the building, and noted he would rather take a break even to get this into the Town's hands than to sit there and try to subdivide the property even more. He stated it is better if they take the property and the way they have laid it out in three sections to try to keep it that way and try to keep the cost of the ownership down in the three sections of the building. Mr. Largen summarized that this is what they tried to take a look at. He advised that with the open space, the thing they see is there will be ample storage space and ample room for growth and things of that nature. Mr. Largen stated he is sorry he is being quite as general as he is, but the property is now available, and they can purchase it. He noted they have reached a good number, and it ended up with two other bidders trying to bid it, and they were trying to go to more residential/retail. Mr. Largen advised that what he thinks the owner liked about his company is they were only \$50,000 higher than the other two bidders, but what they propose could turn into a government center, and he thinks they were more comfortable with that. He noted that in certain ways, once the property is out of the current owners' hands, their concerns are only so high, but at the same time, he thinks they all know the environmental issues. Mr. Largen advised that the environmental issues are not spread out as bad as anyone thought to begin with, and they have done a tremendous amount of clean up there. He noted that at the same time, he knows from being in Pulaski and watching what they went through, and what the EPA had recommended was it was better the more they asphalted and covered over instead of having someone out there digging up their gardens. Mr. Largen stated he does want the Town Council to know from what he has seen, and advised he cannot discuss it very much, is that the grassed area to the right is not of major concern, and that is not the area it went towards. He noted he cannot be more specific than this. Mr. Largen remarked that they would like to propose to the Town that they look at the bordering property that borders this property and the parking areas and look at doing a purchase agreement with the Town upfront, if the Council is amenable to this, and this way, the Town is guaranteed the parking and the protection of the Community Center for growth. He noted that in other words, they could take a 150 foot area behind the Community Center and bring it around and incorporate it into the existing parking area and look at doing a cash purchase upfront on that with the Town. He explained that this way, the Town is protected. Mr. Largen indicated that they look at a situation where it would make an easement, etc., and easier to go ahead and build from the Community Center up into the back and go ahead and get that done. He stated he thinks he knows from being there during the day. Mr. Largen indicated that he knows the Community College has already given the Town permission to park at the College, but anyone who has been there during the day sees the Community College is full. Mr. Largen noted if anything, the Town will probably need security to make sure the Community College is not using the Community Center parking lot with the way it is going. He advised he thinks the Community College is going to continue to grow. Mr. Largen commented that what everyone is seeing there is the good thing when the Town built the Community Center is they did go ahead and go around the back and built right up to the rear parking area, which adjoins this property. He noted there will be cost on the Town's part to adjoin the property as far as the driveway goes. Mr. Largen remarked that, personally, he did not recommend that the Town make a through street there as much as they make two sidewalks on each end of the building and provide ample two-way traffic up into the upper parking area. He stated that once the Town gets out of that, his recommendation is to go ahead and buy the grassed area attaching to the Community Center property, and at the same time, go ahead and at least get started with a driveway and attachment to the existing parking area that backs up to the Community Center. Mr. Largen explained that this way, for a very minimal cost up front, the Town would automatically support the Community Center and Meeting Center. He stated he does firmly believe in looking at the steps and what they would have to do there. Mr. Largen remarked that he would look at going out each end of the building. He noted he did not know if the Town had a backdoor in the Community Center, and advised he has not been in the back of the Community Center to see if there is a backdoor. Mr. Largen indicated that he would look at either two or three entrances into this. He stated he knows the Town has to somehow monitor how people come in and out of the Community Center. Mr.

Largen indicated that he thinks if they just put in one, it may not be as convenient because one end of the building is the recreational side and one is the conference side. He stated he thinks if the Town installs proper signage, they could direct the people. Mr. Largen advised that he knows they will plan to meet with Wytheville Community College on Phase II, and he will concern himself about Phase III next year and not worry about that until he gets there. He noted he feels the best thing to do is to move from one government agency to the next, and get one done and then move to the next one. Mr. Largen explained at that point, the good thing about their attorney, Dick Sayers, is that he is the president of the Blue Ridge Business Incubator in Roanoke, which is a nonprofit group there. He pointed out that Mr. Sayers brings a lot of knowledge to their team as far as being able to go the business incubator side. Mayor Crewe stated they are really talking about, in his mind, a three piece puzzle. He noted that first, Mr. Largen's company would buy the entire property including the building, the parking lot, the grassed area, etc. Mr. Largen advised that is correct. Mayor Crewe stated that the Town may have some interest, in fact he thinks the Town does, in the parking area and probably some interest in the grassed area on the other side because of the Housing Authority property there. He noted these two things are not in these figures that have been presented, and those two pieces are not part of these figures. Mr. Largen stated that is correct. Mayor Crewe indicated what he is understanding Mr. Largen to be presenting is the 50,000 square foot life safety building for a public safety center in the building properly configured, laid out, air conditioned, and supervised. He advised that when Mr. Largen is stating "supervised," he does not understand. Mr. Largen advised that he is stating "subdivided" and not "supervised." Mayor Crewe noted that \$6 million+ is what Mr. Largen is proposing. He inquired of Mr. Largen if he is correct in that the Town would write Mr. Largen's company a check for \$6 million+, but since the Town does not have the \$6 million+, there would be some kind of lease-purchase arrangement over a term of years. He continued that at the end, the Town has an option of making an additional payment or buy it at no additional payment, and at some point in time, more than a year down the road, the Town ends up owning the building and inquired if that is what Mr. Largen is thinking and inquired if he is correct. Mr. Largen advised that is correct and explained that the Town would end up owning a portion of the building. Mayor Crewe noted it would be 50,000 square feet of the building. Mr. Largen advised that is correct and noted what the Town would be looking at is the Town, and his company would be entering into a public-private agreement for a lease purchase on the 50,000 square feet. Mayor Crewe noted this would give Mr. Largen's company some funding advantages and some tax advantages, and it is also to the Town's benefit. Mr. Largen stated that is correct. He explained he is glad Mayor Crewe brought this up, and advised what they are working with is they have talked to Wachovia and BB&T, and when they fund that portion of the building, if it is a municipality or a government agency, there is the opportunity to go with the public bond interest rates. Mayor Crewe stated the Town would have to issue the bonds. Mr. Largen advised that this is in discussion right now, and Wachovia and BB&T are trying to find out corporately within the bank system since the property will be in a leased private-public agreement, and this is something they are going to have to work over in the next two to four weeks. Mayor Crewe indicated that this would potentially lower the cost. Mr. Largen stated that the public bonds would lower the cost because what they are looking at is if they are looking at private, the Town is going to be one or two points over the public. He pointed out that, of course, the property as a whole, if his corporation owns it, cannot get that rate. Mr. Largen indicated that this is why what they would put in the documentation is that it is a lease-purchase with the Town, and they would then subdivide that piece of property out, and then their funding would be strictly on the balance. Mayor Crewe inquired if Mr. Largen has thought about, or if he is at liberty to disclose, any kind of a vague, generally estimated time period of a lease-purchase arrangement. Mr. Largen stated this is what they are meeting about tomorrow with the legal team. He indicated that they have looked at the arrangements the Town has made on the Community Center and some of the others. Mr. Largen commented that he knows the Town has done a 40 year finance on the Community Center, but the Town's plans are to try to pay it off in 23 years. Mayor Crewe advised that in the bond market, they are going to tell Mr. Largen that there will be a 20 year minimum on bonds, which probably means the lease period has to be at least 20 years, so it is paid off and then sold. Mr. Largen stated that is correct and noted his understanding was the minimum was 20 years with a maximum of 40 years. Mr. Largen advised that it would really be his company sitting down with the Town Council and putting the different guidelines in front of them and allowing the Town to choose which way they want to go. Mayor Crewe indicated that to take these numbers a little further, what he thinks he hears Mr. Largen stating is not everything the Town knows of already is included in these numbers because there are some pieces that have not been quantified with enough specificity right now. Mr. Largen indicated that is correct. Mayor Crewe continued that the total number at the bottom is a relatively sure number based on the amount of specificity that they can come up with right now. Mr. Largen stated that is correct. Mayor Crewe noted that these numbers are as good as they can get right now and everything is rounded on the high side so if the Town gets a different number, hopefully, it will be a lower number. Mr. Largen stated that is what they are working toward and that is correct. He commented that the Town Council needs to understand that with his contractors, there is a concern of how long this is going to take in the process. Mayor Crewe advised that is correct. Mr. Largen indicated that there is not too much specificity

other than they have had meetings with Mr. Pressing and the electrical engineer with the contractors and informal meetings with the Town Council of what the Town is looking for. He remarked that he went back and proposed something he felt was long term so that it would be at the highest cost to the Town. Mr. Largen commented that in other words, they have potential dormitory and meeting space within the large bay area where they will put the locker rooms for the Town. He noted the Town Council could decide within the specifications right now that they may want to wait and have the Town build that later. He stated this would reduce the cost of the electrical, plumbing, and general contract work. Mr. Largen pointed out that this is the Town's choice, but his thoughts were to go ahead and try to put it in there now instead of possibly five or ten years from now if the Town decides to add on, and they have given the Town the space and the ability to add on. He noted this could end up costing the Town double than if they went ahead and built it now. Mr. Largen explained that this is why he went ahead and tried to get the numbers to where they are. He stated he was trying to go about \$1 million lower, but when they tried to fit out the space and everyone tried to be tight, but they are trying to hold to it, and this is where they are coming from. He stated with the potential of the Town putting in a 911 Center in there, what made sense to his company, also, was to go ahead and show that space being used in the bay, thus allowing the Town's 911 Center to go into the main office area or with the protections they are looking for, it might be a better idea to put the 911 Center in the bay area with easy access to the office area. Mayor Crewe noted that there are two more logistics there. He noted that first, depending on whether it is regional and it depends on what the consultant ends up with and how the governing bodies look at it, it will probably, if it is done, be more than just the Town of Wytheville's 911 Center, and it may be both Bland and Wythe Counties, and the Town of Wytheville, but it may also be the State Police. Mayor Crewe pointed out that the State Police brings other requirements and bigger square footage, but they also bring some funding and grant funds that are not otherwise available. He stated this is something that is still being discussed, but, hopefully, the Town will have a better idea of this in the next three to four months and inquired if that is the projection. Town Manager Sutherland noted that he has a meeting about this one day this week, but he is unsure of which day it is. Mayor Crewe advised this is something that could impact this. Mr. Largen stated that is correct, but indicated that the thing it would impact in the Town's favor is instead of his company adding to the space, and noted in other words, they could add more space and provide the Town more space, and that is not a problem. Mayor Crewe noted that this is already diagramed in this. Mr. Largen noted that is correct, but they have not gone into the finite details of going with more concrete, with Plexiglas, etc., and advised that this is not in this proposal. Mayor Crewe indicated that his understanding is for building that kind of center, the walls do not match the walls anywhere in the building because they need to be specially made. Mr. Largen remarked that the second thing that was a concern that the Town Manager brought up is grounding. He noted the Town Manager's concern was doing a grounding grid and inquired if that is correct. Town Manager Sutherland stated that is correct. Mr. Largen noted that what they have checked since then is they can go outside and do a grounding grid, and that is not a problem, but what they also found out is they could actually, since there is so much square footage on the flooring, ground internally in the building and dig the wells in the building and reseal them. He stated there are a lot of advantages they can offer the Town in this situation. Mayor Crewe indicated that what he thinks he hears Mr. Largen stating is that even though this is not a definite number, it is good enough for a paper estimate to start honing in on both for Mr. Largen's point of view and for the Town's point of view. Mr. Largen stated that is correct and noted the thing they are looking at is when they get into a design build, they need to have budget numbers of not to exceed, and this is where they have tried to go with this. He pointed out that the Town Council can see the legal fee, but he has already gotten the law firm to commit on the PPEA and the sale of the property to about half of that number. Mayor Crewe inquired if before Councilman Jones leaves the meeting if he has any questions or comments. Mayor Crewe noted he knows he is doing most of the talking and he did not want to cut off Councilman Jones from speaking. Councilman Jones remarked that he did not have any comments. Mr. Largen noted that he has looked at trying to reach the legal fee at half that number listed, but advised they are trying to figure out if there are any things that may come up in the legal area. He stated they tried to go in when they figured the building value, and noted the Council can see the land value, and this is definitely more than what they paid for the property, but they added back in the new roof, and then went to 35 percent and multiplied by .35 the approximate amount of square footage the Town will be receiving. Mayor Crewe inquired if anyone else has any questions. Councilman Weisiger inquired if all of these figures are just for the section Mr. Largen is discussing, or a third of the property. Mr. Largen advised that is correct, and noted this is one thing when they were looking at the roof application, H.S. Williams had put in the whole amount into their general contracting number. He noted he had H.S. Williams give him that number so he could extract it back out because the Town is not going to pay for someone else's roof, so this was taken out. Mr. Largen advised that he wanted to make sure the Town Council understands this. He noted that what they looked at as far as the potential of any acreage backing up to the Community Center, they have put a value on it, but, of course, they would need to add legal, broker fees, and anything else on top of that, and that number is raw cost at that point. Mr. Largen commented that he thinks all the Town Council members understand what they have to go through on maintenance,

administrative costs, etc. He stated that going down to the general contracting, basically, they have carpeted areas and tiled the bathrooms. Mr. Largen advised that if the Town wants to step up, and noted that in other words, if they can find a savings somewhere else and get the Town a little better flooring, for example, in the reception area, they are going to look at that. He noted that the Community Center is a showplace when someone walks in it, and it is beautiful. Mr. Largen stated what they are trying to do with this building is functional. He noted they are not trying to overly impress anyone with this building, and they are trying to make it functional. Mr. Largen noted that one point made was they put skylights in the roof and new windows across the front because it is all bricked. He stated they are trying to put light in for the employees, however, if the Town wants to cut the number, he can reduce benefits. Mayor Crewe advised that they could take out the windows and the skylights and it would reduce the cost. Mr. Largen noted that is correct. Mr. Largen indicated that his thought is definitely to please leave the windows in. He pointed out that a lot of people do not like to work in a space that dark. Mr. Largen stated they tried to open up the office areas. Mr. Largen noted they finally made a decision, and indicated that he gave the Town a preliminary plan trying to work with some of the existing walls and the existing structures in the building. He stated his company just came to the conclusion that they are going to have to demolish on the inside and gut the building. Mr. Largen advised that they would like to take the Council there to visit the place, but advised he wants them to understand that when they walked in, they would see a place that has had a leaky roof with ceiling tiles dropping and things of this nature. He explained that as far as H.S. Williams is concerned, the building is extremely structurally sound. Mr. Largen pointed out that this was one thing they wanted to ensure. He stated the brick and steel that were placed in the building are in excellent condition. Mr. Largen advised that one area that is going to have to be repaired due to environmental issues is on a roofing area, but that is new metal roofing to go with the roof, but that is in Phase III, and it would not be the Town's concern. He noted they have tried to go the full extent. Mr. Largen stated what they are looking for from the Town Council, because they have 60 days to do due diligence starting next week, they want to find a way to reach some type of formal agreement with the Town on the purchase of the said existing exterior land backing up to the Community Center that would benefit the Town, especially that parking lot in the rear. He advised he would be honest with the Town Council, and what he would like to see as an owner of the building is they are definitely trying to take this into a governmental type of situation. Mr. Largen stated he would prefer to have all the parking area under one person's domain. He noted he does not want to divide the parking lot up so that, for example, the Phase II owner is telling him they did not clean the parking lot, blocking the Phase I owner. Mr. Largen reiterated that he would prefer to turn the ownership over on the parking area, and however the Town would like to approach that back with the tenants or however they work that out, and an agreement would be the way to go. He stated this is a twofold situation and explained that first, they could look at a raw sale of the property bordering the Community Center. Mayor Crewe noted this would be the parking lot. Mr. Largen advised that is correct and noted this would be one transaction with the Town, and this would be looked at to be a cash transaction. He noted that secondly, they would go back to Phase I and look at the public safety building, and that would be the public-private partnership. Mayor Crewe noted this would be the lease-purchase agreement. Mr. Largen noted that is correct, and they are the same thing. He stated there again, on the terms, that is what his company and the Town have to decide, and they have to find the Town's comfort level with the terms. He stated they know that 20 years is the minimum. Mr. Largen stated he knows a lot of times, they can stretch it out, like what they saw in the Town Council meeting to reduce it down as the years progress. He indicated that the only penalty there would be is if the Town wants to pay off the facility prior to the requirements by the financial institution that they are used to, and this would be the only penalty the Town would suffer. Mr. Largen indicated that if the Town wants to pay it after the 20 years, they will try to ensure that in the legal writings. He stated this is not about his company holding on to this building forever, and they do not want to. Mr. Largen pointed out that they want to turn over the building as quickly as the Town desires, and it is up to what the Town wants to do. Mr. Largen inquired if there are any other questions. Councilman Lambert inquired regarding the \$750,000 and inquired regarding if the Town determined an acreage, and noted he understands it is approximately 22 acres. Mr. Largen advised that it is approximately 22 acres, and it is just under 22 acres. Councilman Lambert indicated that it would be about \$33,000 per acre and inquired if that is what they are talking about in this range. Mr. Largen noted that they talked with the real estate agents today, and indicated he will be with the attorney tomorrow. He stated they are being warned to not just go down to the raw cost because they are at a loss when they start paying the fees for administration. Councilman Lambert stated he understands that the fees Mr. Largen would incur would add back to the cost. Mr. Largen advised that is correct. He explained that the thing about this is the property was originally selling for \$80,000 to \$100,000 per acre as the asking price. He noted the Council has to understand that there will be a public use on the property that no one is going to benefit from other than to be part of the property. Mr. Largen indicated that there will be a luncheon area for the employees out front, and things of this nature. He stated that for the acreage with this, all the parking and everything in front of that building, and everything surrounding that building is not in Phase I, and none of the ground is included in it. He stated they need to determine if the Town wants to go ahead and purchase the

swath in front of it, and advised he thinks the Town may want to put that into what they want, or they can either leave it in his company's situation. He advised that the Town may want to look at just primarily taking that rear area and going beyond the existing parking lot because they need to in order to make all the turns, exits, etc. Mr. Largen depicted on a map what he was looking at for the Town, and noted if the Town does not have a copy, he will be glad to go get one. He noted if the Town wanted parking on the other side of the building, they could consider that in Phase II and Phase III. Mr. Largen remarked that they would have access, and they would have to get with Appalachian Power on that. He continued that right now, the driveway is coming in at the northern end. He pointed out on the map the property that the Town needs to acquire in order to protect the Community Center. Mr. Largen indicated that he did not know how the Council felt and inquired if they wanted to expand their government housing or if they wanted to leave it the way it is currently. He noted there is a 60 foot easement there to the Community College. Mayor Crewe stated he thinks the Housing Authority would tell them that there is always a need for more units than they have the money to build. He noted he thinks the Housing Authority has historically, for a number of years, had a demand. Mr. Largen advised that, again, there is Loretto across the street, and they have to be very sensitive to this, and they are happy with what is there because it has been well maintained and well run, and they do not want something like what is in the industrial park where they keep the police there and it is busy all the time. He pointed out that he does not want to see the property go this way and noted he thinks everyone feels that way. Mr. Largen stated what they want to take a look at is the Town Council's thoughts on this additional acreage. He continued to point out on the map the portion of this property that would be desirable for the Town to obtain. Mr. Largen noted that if the Town can keep this from being a through street, it will probably be better. He stated he thinks the Town has a good traffic control situation with what the Town has with the road below the hotel and how the road comes around. Mr. Largen indicated that they could make this access with a speed bump and easy to get in and out of the facility. He noted this would primarily help support the Community Center in the back area. He stated that once they build Phases II and III, he does not see them using anywhere near that amount of parking. Mayor Crewe summarized that where they are now is that Mr. Largen wants to know if the \$6 million figure is so high that the Town does not find it acceptable and they are done and do not have anymore to talk about or if they are willing to continue the discussions in hopes that this number comes down some and inquired if this is where Mr. Largen and the Council are with this matter. Mr. Largen stated that is correct. Mayor Crewe indicated that from the Town's side, and noted he is thinking aloud, but the Council needs to figure this out, and noted he knows this is under discussion, but the Council needs some answers and some decisions made as to if the Town needs a new facility, and, if so, when, and what it may look like and how many square feet and how big it needs to be, what cost it will be, and if this meets what the Town is looking for. He pointed out that all of these are issues the Town needs to address. Mayor Crewe stated that he guesses what he is thinking and what his suggestion is if Mr. Largen does not want these numbers out, other than what he has exposed at this meeting, is to take the letters up, and at some point, subsequent to this meeting, and not in an open meeting, communicate with Town Manager Sutherland. He noted that the Council Committees will need to review this more and give Mr. Largen an answer as quickly as the Council can because he needed an answer yesterday. Mr. Largen advised that is correct, and advised that there would be an initial commitment to this. He noted that the Council is looking at the earliest it would be 12 months before they would be legally and financially bound into any type of payments, and advised it would be more like 18 months. Mayor Crewe stated the way he is looking at this right now is he does not think that Mr. Largen's numbers are out of line, scary, or unexpected even, but what he does not have as good of a feel for is that in the next 18 months to two years to 20 years is when the Town needs to do this. He noted the Council has to decide what the Town's needs are. Mr. Largen stated that as an engineer and a contractor, he has already been to the existing building. He inquired as to what year it was built. Mayor Crewe indicated it was 1902 or something like this. Mr. Largen indicated that they were stating the building was built in the 1940's, and someone else said it was in the 1930's. Town Manager Sutherland advised it was built in 1928. Mr. Largen indicated that the Town is going to have to get a ladder truck, and this is a given, and it has to come. He stated he is an engineer, and Mr. Pressing is an engineer, and a ladder truck does not fit in the building. Mr. Largen noted that the current building could be stretched out the back all the Town wants, but once the ladder truck is purchased, they have to be willing to sacrifice the second floor. Mayor Crewe indicated that is correct because it has to be taller. Mr. Largen noted that would wipe out half the second floor height to get the truck in there. He indicated that the second thing they looked at was the Town is going to make their neighbors across the street unhappy because they are going to knock their cinderblock building down because they have to come out of the building with that huge ladder truck and make a turn. Mr. Largen advised that he is sure the Lesters and the owners of Hobert N. Grubb are going to love how the Town is going to wipe out their buildings across the street when they try to make the turn with a large ladder truck. He pointed out that the Town needs a new building. Mr. Largen advised that they have discussed with the Town Manager how large the current building is, and noted it is approximately 10,000 to 12,000 square feet. He noted the Town is sitting there without the growth of the future industrial applications that will be coming to this area. He

remarked that they are privy to some more facilities that are going to be built that the Council does not know about yet in the industrial park, and they will be adding to the things they have learned about through their construction division. Mayor Crewe advised that unless there is a fire agreement that changes the lines of responsibility, which is another thing that could change this, is the industrial park becomes Max Meadows' problem and not the Town's. Mr. Largen indicated that if this is the case, Max Meadows is going to be tearing down their building for a larger one. He stated he would think that the minimum to house what the Town currently has at this time, including the law enforcement and the fire department, and noted that this does not include the rescue at all, would be 20,000 to 30,000 square feet. Mayor Crewe noted he was guessing 25,000 square feet. Mr. Largen indicated that what they are looking at would finish 26,000 square feet, and there would be 24,000 square feet of bay and open areas behind that. He stated he can take out part of the open area, but he is offering it to the Town for cost. Mr. Largen advised that it gives the Town another 10,000 square feet that is 14 feet high and the Town could cut doors in there and put the police cars in there if they desired. He pointed out that the open area offers a lot of opportunities for the Town. Mr. Largen indicated that his corporation will make a profit out of this, but advised it will not be the profit that a normal developer would make. He explained that he was on the telephone for three days of his vacation last week, and every developer normally makes 25 to 40 percent, and a 20 percent minimum. Mr. Largen noted that these numbers reflect 18 to 20 percent profit, and he pointed out that he has skimmed this down. Mayor Crewe inquired if the Town would have any right of refusals or impact on what happens to the rest of this property and the part that the Town is not leasing in their 50,000 square feet. Mr. Largen stated he thinks there needs to be some coherence in how the property is jointly used. Mayor Crewe advised that there would need to be from the developer's point of view so there are not competing uses sharing the same building, but other than the practical constraints of that, he does not see why Mr. Largen would be willing to give the Town any kind of say in who goes next door. Mr. Largen explained that the only say his corporation would give the Town is they need to look at parking and traffic arrangements. Mayor Crewe indicated that this is why the Town would buy the parking lot, and they would have the upper hand in that negotiation. Mr. Largen indicated that is correct and that is why he was looking at this. He noted that in other words, if he worked out something with UPS and told them that they were going to turn it into one half of a UPS facility, the Town is going to have about 100 brown trucks out back, and someone is not going to be happy. Mr. Largen advised that he thinks this is a legitimate concession, and he will talk to his attorney about this tomorrow, and they would fully understand. He noted that he thinks the way his company wants to go with this and the route they are trying to take is government and education. Mayor Crewe noted that it would be compatible uses by compatible users, and advised that this is what Mr. Largen is really stating. Mr. Largen stated that is correct. Mayor Crewe summarized that what the Town Council needs to do is review this in Committee meetings this week and maybe next week and see whether the Town wants to continue this discussion or whether they have come to an end. Mr. Largen advised that next week he will be putting a fairly sizable deposit on the property. He remarked that they have all discussed this for months, and inquired if the Council still has copies of this that he left before. Town Manager Sutherland stated that is correct. Mr. Largen advised that he appreciates the Council's time. Mayor Crewe indicated that his suggestion would be that in a fairly prompt order to communicate this information to Town Manager Sutherland. Town Manager Sutherland advised that Mr. Largen could e-mail it to him. Mr. Largen thanked the Council for their time. Mayor Crewe thanked Mr. Largen for attending the meeting and discussing this matter with them and advised that the Council will get back in touch with him.

#### **RE: ADJOURNMENT**

There being no further business to be discussed, a motion was duly made, seconded, and carried to adjourn the meeting (8:00 p.m.).

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Trenton G. Crewe, Jr., Mayor

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Sharon P. Hackler, MMC, Clerk of Council

## **BUDGET AND FINANCE COMMITTEE REPORT**

**JULY 9, 2007**

1. We have received a request from the Wythe Grayson Regional Library for an appropriation of funding for fiscal year 2007-08. Last year the Council appropriated \$1,730 and then, subsequently, appropriated an additional \$500 to be used for certain financial difficulties the library was experiencing. We discussed this matter at our meeting this past week and would recommend that the Council appropriate \$1,730 to the Wythe Grayson Regional Library for the current fiscal year.
2. Recently, the District Three Governmental Cooperative received sealed bids for the sale of buses in their fleet that were being replaced. We were successful in purchasing two vehicles as a result of this sale. Both vans have a fourteen person capacity and both have diesel engines. One vehicle was purchased for \$12,000 while the other was purchased for \$14,000. These vehicles will be assigned to the new Community Center, particularly the Meeting Center, for use in activities associated with the new Community Center. We think these will be very beneficial for the operations at the Community Center. At our meeting this week, we discussed how these vehicles could be used once they were received. It is our recommendation that these vehicles not be permitted to be rented out for uses other than recreational or meeting center purposes. We believe that there could be

certain liability issues for the use of these vehicles for purposes other than Town functions. If the Council concurs, we will note that this is our policy with regard to the use of these new vans.

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Jacqueline K. King

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John W. Jones, Jr.

## **PUBLIC WORKS COMMITTEE REPORT**

**JULY 9, 2007**

1. Later this evening, the Council will consider on the third of three readings an ordinance that establishes zoning for land that was annexed into the town's corporate limits on January 1, 2007. This land is situated on the west side of Petunia Road and is generally known as the Country Club Heights property. The zoning that has been considered thus far would provide both R-1 and R-2 zoning districts. A number of citizens in the neighborhood have been concerned with the potential for R-2 properties. The developers have noted that it is their intent to use the R-2 Residential zoned property for the purpose of building two-unit garden apartments. We have suggested an amendment to the ordinance that has previously been reviewed to place conditions on the R-2 property such that any multiple family dwellings that are constructed could not exceed two units per building. When it is considered later this evening, it would be the recommendation of the Public Works Committee that the ordinance be amended to reflect these conditions and that it be adopted on third and final reading.
2. Each year at this time, the Town publishes notices seeking applications for those persons wanting to obtain a permit to hunt on Town owned land on Sand Mountain. The current guidelines limit the number of permits to be issued to forty and require applicants to be at least 18 years old, residents of Wythe County, and to provide certain information such as their address, telephone number and Driver's License or

other identification number. Thus far, this system has worked out relatively well, and it would be the recommendation of the Public Works Committee that we continue with the same regulations that are currently in place and that we proceed with public notification about the availability of these permits. Applications must be received by 5:00 p.m. on August 17, 2007, and will be available in the Town Manager's Office.

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William B. Weisiger

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H. Judson Lambert