

Council Work Session July 28, 2020

The Altavista Town Council's July 2020 Work Session was held in Council Chambers at the J.R. Burgess Municipal Building, 510 Seventh Street, on July 28, 2020 at 5:00 p.m.

1. Mayor Mike Mattox called the meeting to order and presided.

Council members

Present: Mayor Michael Mattox
Vice-Mayor Beverley Dalton – by phone
Mr. Reginald Bennett
Mr. Tracy Emerson
Mr. Timothy George
Mr. Jay Higginbotham – by phone
Mr. Wayne Mitchell

Also Present: Mr. J. Waverly Coggsdale, III, Town Manager
Mrs. Tobie Shelton, Finance Director
Police Chief Thomas Merricks, APD
Mr. David Garrett, Public Works Director
Ms. Sharon Williams, Community Development Director
Mr. John Eller, Town Attorney
Mrs. Crystal Hailey, Administration

2. Agenda Approval

Mayor Mattox informed Council the agenda had been amended to include a Closed Session. He asked Council if they had any questions, comments, or concerns regarding the proposed July 28th, 2020 Council Work Session Agenda, to which there were none.

Mr. Emerson, seconded by Mr. George, motioned to approve the agenda as amended.

Motion carried:

VOTE:	Mr. Wayne Mitchell	Yes
	Mr. Tracy Emerson	Yes
	Mrs. Beverley Dalton	Yes
	Mayor Mike Mattox	Yes
	Mr. Jay Higginbotham	Yes
	Mr. Timothy George	Yes
	Mr. Reggie Bennett	Yes

3. Recognitions and Presentations

There were no recognitions or presentations scheduled for the July 28, 2020 meeting.

4. Public Comments - Agenda Items Only

Mayor Mattox asked if there were any citizen(s) attending the meeting that wished to address Council regarding a work session agenda item, to which there were none.

Mayor Mattox asked the Town Manager if there had been any phone calls or emails received from citizens with questions or concerns, to which there were none.

Mayor Mattox encouraged town citizens to reach out to Town Council or Town Staff anytime they have questions or concerns regarding the town.

5. Items Referred from Previous Meetings

There were no items referred from previous meetings on this date.

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6. New Items for Discussion / Unfinished Items

a. Citizens For Altavista Baseball – Fence Replacement Request

Mr. Rob Finch, Citizens for Altavista Baseball Representative, addressed Council regarding the organization's request.

Mr. Finch, first, thanked Town Council for their service to the Altavista Community.

Mr. Finch stated the "Vision" of the Citizens for Altavista Baseball organization has always been "to honor local veterans by continuing the efforts of restoring and maintaining the War Memorial Ballpark, while providing a safe and beautiful environment for local youth to compete (in baseball)".

Mr. Finch shared a brief overview of the restoration accomplishments that had been made since the Citizens for Altavista Baseball organization first partnered with the Town of Altavista in 2009. He stated there had been restoration improvements to the ballpark over the years totaling an estimated \$145,000.

Mr. Finch stated, the fore-mentioned improvements would not have been possible without the organization's partnership with the Town of Altavista, as well as, donations from local businesses, organizations, citizens.

Mr. Finch stated, at that time, Citizens for Altavista Baseball was once again asking the town to partner with them on a much needed fence replacement project at the ballpark.

Mr. Finch referenced the "outfield" fence of the large ballfield. He informed Council there was a portion of the fence that was bent and unrepairable, so it would need to be replaced.

Mr. Finch also referenced the "windscreen netting" that is part of the entire fence line. He informed Council that windscreens only have a life span of three to five years. He stated the windscreens on the fence at War Memorial Park were also in need of replacement, due to the "wear and tear" of natural elements (weather).

Mr. Finch informed Council, to replace only the ballpark fence windscreens would cost approximately \$3,000-\$4,000. He stated, over the past eleven years, the windscreens had been replaced twice, and are now in need of replacement again.

Mr. Finch stated, over the past two years, the Citizens for Altavista Baseball organization studied the overall cost of maintaining the fence and fence components. He stated, as a result of their review, they determined a more feasible, and long term cost solution replacing the old fence.

Mr. Finch shared with Council a proposal by Citizens for Altavista Baseball regarding their War Memorial Park Ballpark Fence Replacement Project. He stated the proposal included replacement of the entire 6' tall fence (485' in length) and installing 6' tall "slats" along the fence as a windscreen, instead of replacing the existing netting. He stated the slats would last many years longer than the windscreen netting.

Mr. Finch stated the proposal also included installing the same type of slats to the 4' tall (420' total length) fence that runs alongside the first and third base lines. He stated this fence was considered a "security fence" between ball players and on-looking spectators.

Mr. Finch stated the total project was estimated to cost \$21,500, He stated Citizens for Altavista Baseball was, once again, proposing a partnership between them and the Town of Altavista to achieve this project. He stated the proposal suggested a 50/50 split of the total cost of the project.

Mr. Finch stated he would be glad to answer any questions Council may have regarding the War Memorial Park Ballfield Fence Replacement Project, or the proposal by Citizens for Altavista Baseball.

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Mayor Mattox asked Council if they had any questions or concerns regarding this item.

Mr. Mitchell stated, since he had not been a member of Council for long, he was not familiar with the details of the previous partnership between the town and Citizens for Altavista Baseball, but stated he was in favor of the current proposal.

Mr. Mitchell asked the Town Manager, Waverly Coggsdale, since this item was brought to Council after the current budget (FY2021) was finalized, where the town's portion of funding would come from.

Mr. Coggsdale answered Mr. Mitchell stating, if approved for this "calendar year", the needed funds would be allocated from the town's Reserve Fund.

Mr. Coggsdale referenced Mr. Finch's mention of the fence that needed replacing was in the "outfield". He stated he wanted to clarify the proposal included total replacement of the 6' fencing along the back portion of the outfield, as well as, a portion of the 6' fence located on the left side of the outfield. He shared a photo of the ballfield with Council as a visual reference.

Mr. Mitchell asked if the "swinging" fence at the entrance of the ballpark (on the third base side of the ballfield) would also be replaced.

Mr. Finch stated that portion of 4' fence would not be replaced. He stated it was fairly new and in good shape.

Mayor Mattox asked for more detailed information regarding the "security fence" Mr. Finch mentioned.

Mr. Finch stated "security" was a term he used to describe the 4' fencing that runs along the first and third baselines. He stated the fence was put there to keep spectators from crossing the line into the ballfield's area of "play".

Mr. Finch stated the security fence also acts as a barrier to keep foul balls from going up the grass bank on the first base side of the field, which helps keep a ball from potentially hitting a spectator.

Mr. Emerson stated he felt the War Memorial Ballpark was one of the nicest parks in the Altavista Community, and shared his favor in the presented proposal.

Mr. Emerson stated, by not having to replace the fore-mentioned windscreens every three to five years, the proposal presented to Council by Citizens of Altavista Baseball would save, both the town and the organization, money in the long run.

Mr. Finch stated, in recent discussions with the new Altavista Combined School Athletic Director, Mark McPherson, he felt the school's athletic department seemed to be more willing to help with revitalization efforts at the ballpark than in the past.

Mr. Finch informed Council that during those discussion, Mr. McPherson pointed out the netting behind the home-plate backstop also needed replacing. He stated Mr. McPherson indicated the Altavista Athletic Department would be willing to pay for its replacement.

Mayor Mattox and Mr. Emerson both stated they also heard the same.

Mrs. Dalton referenced the town's annual budget planning process and informed Mr. Finch the process runs from fall to spring, and subsequently the new budget goes into effect on July 1st each calendar year. She stated requests, such as this one, were usually placed on a list of potential CIP items for consideration during the budgeting process.

Mrs. Dalton asked Mr. Finch if the Citizens for Altavista Baseball's request could be placed on the fore-mentioned list for consideration during the next fiscal year's budget process, to potentially be approved and implemented after July 1st, 2021.

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Mr. Finch stated any maintaining efforts and/or renovations to the ballfield were usually completed during fall of the year, when the field is being used the least.

Mr. Finch stated, since the existing windscreens were in need of replacement, they felt it would be a good time to bring the proposal to Council for consideration. He stated he felt the proposal offered a viable long-term solution to maintaining the ballfield's fencing.

Mayor Mattox stated Citizens for Altavista Baseball does a great job at maintaining the ballfield at War Memorial Park. He shared his disappointment with the lack of support the Campbell County School Board has given towards those efforts.

Mayor Mattox stated, since the Altavista Baseball Team plays there games on the War Memorial Park ballfield, he felt Campbell County should be helping to pay for some of the needed renovations and maintaining of the ballfield. He stated it was his hope that the new Altavista Athletic Director can help bridge that partnership.

Mr. George stated there were multiple schools in the county that receive funding for maintaining their ballfields and he felt Altavista should receive the same assistance.

Mr. George shared his favor with either Mr. Finch, for the Citizens for Altavista Baseball, or Mr. McPherson as the Altavista Athletic Director, or both, to contact the Campbell County School Board to investigate the possibility of their monetary assistance.

Mr. Finch stated, instead of only asking for funds, the Citizens for Altavista Baseball committee was formed in order to "partner" with the town, and/or the county, to accomplish the maintenance and needed renovations of the War Memorial Park ballfield.

Mr. George stated there were different County Supervisors and County Board Members than in the past, so the desired partnership may now be possible/easier to obtain.

Mr. Bennett stated he remembered playing baseball on this field as a resident youth of Altavista. He stated he would love to see Altavista host some college or minor league ballgames at the War Memorial Park ballfield.

Mr. Bennett stated he saw the proposed partnership as an "investment" in the town. He stated it was an opportunity for the town to support, not only the youth that play on the field, but also the parents and the community that come to watch them play.

Mr. Bennett stated, even though this item was not presented during the town's budget planning cycle, he shared his favor with approving the proposal if Council so agreed.

Mayor Mattox asked Mr. Eller, Town Attorney, if Council did approve the request, would the item need to be voted on that evening, or could Council offer a consensus to place the item/request on the next regular meeting consent agenda for approval.

Mr. Eller answered, since the item was not "time sensitive", it could be placed on a future consent agenda.

Mr. Mitchell asked Mr. Finch, if Council decided to partner with Citizens for Altavista Baseball on the needed updates to the ballfield, would the organization consider funding the updates themselves for now, and allowing the town to reimburse the organization their portion of the funds from the town's next fiscal year budget.

Mr. Finch stated the only means of generating revenue for the organization at that time was from logo signs that adorn the outfield fence, which are sponsored by donations from local businesses.

Mr. Finch stated, however, Citizens for Altavista Baseball may be comfortable moving forward with the War Memorial Park Baseball Field Fence Replacement Project, if they had a commitment from the Town of Altavista for reimbursement of the town's portion (50/50 split) of funding for the project.

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Mr. Emerson suggested the organization seek consistent revenue sources, such as “gate funds”, that could be relied upon on a regular/annual basis.

Mr. Finch stated, due to the recent COVID19 pandemic, they were unable to generate the revenue they normally intake from spring league “gates” (game entrance fees). He stated that particular revenue helps pay for expense items such as new baseballs and umpire fees.

Mr. Emerson stated he felt the organization should also be able to retain the full “gate funds” generated from high school baseball games, to use towards field maintenance and baseball field updates and restoration projects.

Mr. Finch stated he would be glad to discuss the possibility with Mr. McPherson, Altavista’s new Athletic Director.

Mayor Mattox asked Council if they had any additional questions, comments, or concerns regarding this item, to which there was none.

There was a consensus of Council to place the request by Citizens for Altavista Baseball on the August Regular Council Meeting Consent Agenda.

The Town Manager asked Council for clarification of their consensus.

Mayor Mattox stated the consent agenda item would potentially approve Citizens for Altavista Baseball’s request to partner with the Town of Altavista for a 50/50 monetary split of the War Memorial Park Baseball Field Fence Replacement Project; with an “amount not to exceed” to be determined by the August 11th Council Meeting.

Mr. Finch thanked Council for their time and consideration.

Mayor Mattox stated Council’s appreciation for Mr. Finch’s time and the work Citizens for Altavista Baseball does for Altavista’s youth and community.

b. Booker Building Improvement Update(s)

i. Floor Quotes

Mr. Coggsdale reminded Council of their previous request for Town Staff to gather quotes, based on previous recommendations (by Mr. Robert Lee), for the refurbishment of the Booker Building’s interior concrete floor.

Mr. Coggsdale informed Council that David Garrett, Altavista Public Works Director, had gathered and evaluated quotes for this work from three contractors:

- Bette & Jeanne’s Resurfacing
- Epoxy Systems, LLC
- Seay Construction

Mr. Coggsdale referenced Council’s most favored option from Mr. Lee’s recommendations for this project: “Option (1)” polish floor, stain floor, and grind & seal existing floor joints. He stated Mr. Lee had estimated this option to cost \$27,445.

Mr. Coggsdale stated the quotes received from the three contractors included the favored option, but also included other options/upgrades for Council’s review and consideration; ranging in cost from \$16,485 to \$48,500. He gave Council a brief overview of the additional quotes.

Mr. Coggsdale stated, at that time, staff was asking for Council’s input and/or further direction of how Council would like to proceed with this project.

Mr. Coggsdale stated he and Mr. Garrett would be glad to answer any questions Council may have regarding this project or the presented quotes for the project.

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Mayor Mattox asked Council if they had any questions regarding this item.

Mr. Mitchell asked Mr. Garrett which option he thought would hold up the best over time from day-to-day use.

Mr. Garrett stated he “was not a flooring expert”, but he would explain, to the best of his knowledge, the differences between the quotes received for this project.

Mr. Mitchell shared his favor with the scope of work offered in “Option 2” of Mr. Lee’s cost estimates. He asked for clarification between Option 1 and Option 2.

Mr. Garrett stated Option 2 from Mr. Lee’s estimates was \$6,355 more (\$33,800 total) because it included staining the floor, where Option 1 (\$27,445) did not.

Mr. Coggsdale stated Option 1 offered by Epoxy Systems, LLC would be the closest fit to Option 2 of the estimates in Mr. Lee’s memo to staff.

Mr. Garrett informed Council the two different “sealing” options (epoxy coating or polished only) each required different maintenance. He stated one option only required sweeping and mopping, and one required sweeping, mopping, and buffing.

Mr. Mitchell stated he had witnessed “first hand” what can happen if epoxy is not applied correctly. He stated it can “bubble up” and crack.

Mr. Garrett stated cracking can happen if a vapor barrier is not applied to the floor before the epoxy is applied, due to moisture from the ground coming up through the floor. He stated a vapor barrier would prevent this from happening.

Mr. Emerson stated, since the town was uncertain of the future uses of the Booker Building, he felt Epoxy Systems’ Option 1 (polished floor) was a viable choice.

Mrs. Dalton stated she agreed with Mr. Emerson that a “minimal approach” would be the best option for refurbishing the Booker Building’s floor at this time.

Mr. Higginbotham suggested consulting Mr. Lee for his input regarding Option 1 and 2 from Epoxy Systems, LLC and their potential longevity; and placing this item on the August Work Session for further discussion and consideration.

Mr. George asked if staff could ask the three fore-mentioned contractors to offer a quote for only the option that Council has a consensus on.

Mr. Coggsdale stated the initial request for quotes only asked for Option 1, but the contractors all offer multiple floor applications/services and included those options in their quote submissions.

Mr. Bennett asked if polishing the existing concrete, as in Option 1, required buffing the floor as part of its maintenance requirement.

Mr. Garrett answered Mr. Bennett stating it would.

Mr. Bennett stated, since an epoxy floor only requires mopping and a polished floor requires mopping and buffing, he suggested Council also consider the long-term maintenance cost along with the application cost of each when deciding which would be the most viable for current and potential future uses of the Booker Building.

Mrs. Dalton stated concrete does not “take-on” color evenly. She stated she felt grinding down and polishing the existing floor would be sufficient.

Mrs. Dalton suggested Council view other concrete floors that have been stained (colored) as a visual reference during their consideration process.

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Mayor Mattox asked for Council's desire regarding Mr. Higginbotham's recommendation to consult Mr. Lee for his input on each option Council was considering and which may be the most viable in this situation.

There was a consensus of Council to do so.

Mr. Coggsdale asked Council when they would like to continue this discussion.

There was a consensus of Council to place this item on their August Work Session Agenda for further discussion and consideration.

ii. Shade Options

Mr. Coggsdale stated, per Council's request, Town Staff had been gathering additional information regarding shade options for the open space to the rear of the Booker Building (beyond the exterior stage area).

Mr. Coggsdale stated staff previously provided estimates for a "sail shade" structure, but Council also requested a cost estimate for an open-sided building. He shared with Council the cost of a 50x50x15 open-sided building costing \$70,000.

Mr. Coggsdale stated, at that time, Town Staff was seeking direction from Council how they wanted to move forward with this item.

Mayor Mattox asked if Council had any comments or questions regarding this item.

Mr. Mitchell stated he considered the Booker Building to be the "Town Square" of Altavista, but since the exterior stage area of the facility was only utilized a couple times per year, he did not feel it would be justifiable to spend such a large amount of money on an outside shade structure for the fore-mentioned area.

Mr. Emerson stated he realized the recent COVID19 pandemic had put a hold on many activities and events in English Park and the Town of Altavista, but he hoped next year things would get back to "normal" and those events would continue.

Mr. Emerson suggested not only considering what the Booker Building and English Park were currently being used for, but also to consider what the town hopes the facility and the park could be used for in the future.

Mr. Emerson referenced the photo of GAMETIME's 50x50x15 rectangular shade structure with a dark blue top. He stated the esthetics of that type of structure matched other shade structures throughout the town; and would best fit that area of the park, since it was adjacent to the new splash pad.

Mrs. Dalton stated she also favored GAMETIME'S shade structure option.

Mrs. Dalton suggested, since this item was not a necessity or time-sensitive, placing the item on the "list of potential CIP items" for Council's consideration during the next fiscal year's (2022) budget process.

Mayor Mattox stated he did not favor a permanent shade structure to be built in the proposed area of the park (behind the Booker Building), but would rather the town consider renting a shade structure, such as a large tent, only when needed.

Mr. Higginbotham stated, if a permanent shade structure was approved, he preferred a metal roof rather than a fabric roof, due to the maintenance aspect of fabric, and the added cost of the town's Public Works Department erecting and taking down the fabric on an annual basis.

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Mr. Higginbotham stated he agreed with Mrs. Dalton that the proposed shade structure (item) could be placed on a future “wish list” of potential CIP items.

Mr. George thanked Town Staff for their time and efforts in retrieving the requested information by Council regarding shade structure options and costs.

Mr. George stated he had initially been in favor of a permanent shade structure, but was now unsure if a permanent shade structure was needed or only a temporary one.

Mr. George referenced the large shade umbrellas that offer shade to newly upgraded playground equipment at Shreve Park. He stated, if a permanent shade structure was considered, he felt shade umbrellas would also be a viable option.

Mr. Bennett stated, due to the recent COVID19 pandemic, town events had been minimal, and he did not want Council to place their consideration of this item based on this year’s lack of activity.

Mr. Bennett shared his favor in a permanent shade structure being located behind the Booker Building, just beyond the exterior stage area.

Mr. Bennett stated he “envisions” the structure being used for, not only music events at the Booker Building and the town’s annual Uncle Billy’s Day Festival, but also for pop-up farmers markets, weddings, family reunions, and more.

Mr. Bennett stated the town does not currently have an outdoor shade structure of that magnitude that could potentially be utilized 365 days per year. He stated, if the proposed item was not going to be considered at that time, he suggested Council place the item on the “list of potential CIP items” for future consideration.

Mayor Mattox asked Council if they had any additional comments, concerns, or questions regarding this item, to which there were none.

There was a consensus of Council to place this item on the “list of potential CIP items” for consideration during the next fiscal year’s (2022) budget process.

c. Urban Archery Program - for Town Owned Property

Mr. Coggsdale stated it was once again time to begin the annual process of receiving applications from bow hunters requesting permission to hunt on town-owned properties.

Mr. Coggsdale reminded Council the urban archery seasons are September 5th – October 2nd (Early Archery Deer Season) and January 3rd – March 28th (Late Archery Deer Season). These dates are in addition to “Firearms” Deer Season, which also permits archery deer hunting.

Mr. Coggsdale stated, at that time, it was Town Staff’s recommendation that Council authorize the town to proceed with its urban archery program and allow them to issue permits for bow hunting on specified town-owned properties, to a certain number of applicants.

Mr. Coggsdale informed Council that last year’s archery season had been successful, and stated staff also recommended the town use the same/existing (rules and regulations) policy for the upcoming 2020-2021 hunting season.

Mayor Mattox asked Council if they had any questions or concerns regarding this item, to which there were none.

There was a consensus of Council to accept staff’s recommendation and authorize the town to proceed with the 2020-2021 Urban Archery Season/Bow Hunting on Town-Owned Properties Program, using the current/existing policies and rules of conduct.

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d. Brownfields Grant – Hub Scrap Property (old Lane Co. property)

Mr. Coggsdale informed Council that Town Staff, along with Cardno (Engineering Services), would soon be executing the task orders regarding services associated with the two Brownfields Grants the Town of Altavista recently received. He stated the task orders would begin the “assessment phase” of the Brownfields Grant process.

Mr. Coggsdale stated, during a recent conversation staff had with the owner of the former Lane Company property, Mr. Gregory Dahbura, he indicated he was willing to have his property included in the Brownfields Assessment Phase.

Mr. Coggsdale informed Council that Mr. Dahbura, Hub Scrap CEO, was present that evening to answer any questions Council may have.

Mayor Mattox asked Council if they have any questions or concerns regarding this item.

Mr. Mitchell stated he was happy to see progress regarding the fore-mentioned property.

Mr. Emerson asked Mr. Dahbura to share with Council his intentions and/or any future plans he may have for the former Lane Company property he now owns.

Mr. Dahbura, Hub Scrap CEO, 449 N. Prospect Street, Hagerstown, MD, addressed Council and gave a brief overview of the previous cleanup efforts on the property, as well as, the intended next steps as the cleanup process continues to move forward.

Mr. Dahbura reminded Council of some of the previous work that had been done to the property, such as demolition and removal of the large brick building behind the Rage Plastics building. He stated there was also a huge amount of asbestos cleaned up on site.

Mr. Dahbura informed Council of his intent to remove and dismantle the two overhead passageways that join the property to an adjacent industrial factory. He stated, following the demolition process, the debris from the two passageways, along with any other piles of debris still on site, would be crushed and hauled away.

Mr. Dahbura stated the work should be completed within the next 90 days.

Mr. Dahbura also informed Council, any piles of debris that are deemed to have contaminants, would be covered under the Brownfields Assessment Phase, and therefore, potentially under a future Remediation Grant in regards to removal. He stated this would also include the existing two story building shell that remains on the property.

Mr. Dahbura stated grant applications, phase assessments, and environmental remediation (cleanup) were all part of a time consuming process, but worth the effort if he is able to reclaim his property as “usable” for industrial purposes.

Mr. Dahbura stated, by partnering with the town to utilize one grant as an asset to be eligible for future grant funds towards additional demolition and cleanup efforts, would be beneficial to his company, the Town of Altavista, and the community.

Mayor Mattox thanked Mr. Dahbura for his detailed presentation.

Mayor Mattox asked Council if they had any questions, comments, or concerns.

Mr. Mitchell asked Mr. Dahbura what he envisioned for the future of this property, and what “role he intended to play” to make the vision a reality.

Mr. Dahbura stated he had purchased the former Lane Company property as an investment and would ultimately like to see a return on that investment. He stated he intended to work with the Town of Altavista to utilize any grant funds available towards remediation and the continuation of cleanup of the site.

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Mr. Dahbura shared he felt the said property was in a good location. He stated, it may take 3-5 years, or even 10 years to find a prospective buyer/user for the property, but it was his intent to continue cleaning up the property so it can once again be used, as potentially industrial.

Mr. Dahbura stated he looked forward to moving forward and making progress with this property. He stated he would be open to consider any suggestions to ensure the end result of this project was the best outcome for everyone involved, including himself and the town.

Mr. Higginbotham referenced a reinforced concrete structure/building located on said property. He asked what the timeline was for demolishing that building.

Mr. Dahbura informed Council there had been asbestos found in the roof of that particular building and the asbestos had built up on the concrete. He stated, after the Brownfields Assessment Phase was completed, it was possible the demolition of that building could be implemented using funds from an Environmental Remediation Grant.

Mr. Higginbotham asked Mr. Dahbura if he had obtained quotes for the cost to remove the (asbestos) roof in the fore-mentioned building.

Mr. Dahbura stated he had investigated the available options for asbestos removal and found it was more viable to demolish the entire building at one time and contain the asbestos-filled debris in its entirety to a landfill dedicated to such disposal.

Mr. Coggsdale stated the demolition and disposal of the said building may qualify for a Remediation Grant, but that was unknown until after the Brownfields Assessment Phase process is complete.

Mr. George asked Mr. Dahbura how many acres were included in the property he owns.

Mr. Dahbura answered stating he owned approximately thirteen acres of the former Lane Company property, not including the Rage Plastics building/property.

Mr. George asked Mr. Dahbura if his property extended to the river.

Mr. Dahbura stated it did not. He stated, when he acquired his property, the riverfront property was considered to be environmentally challenging, so he did not purchase that portion of the area. He stated, as far as he knew, the riverfront property was still owned by Thomasville.

The Town Manager, Waverly Coggsdale, confirmed the twenty-six acres located along the riverfront, adjacent to the former Lane Company property, was still/currently owned by Thomasville Holdings Investment Company.

Mr. George referenced the fore-mentioned riverfront property. He asked if there was anything the Town of Altavista could do to encourage remediation of the said property.

Mr. Eller, Town Attorney, stated the riverfront property may have the potential for consideration under the Brownfields Grant Assessment Program.

Mr. Coggsdale stated, if Council desired, he would investigate the possibility Mr. Eller mentioned.

Mr. Bennett stated, considering the previous unforeseen issues on the property and the unknown future costs of demolition and cleanup, he asked was a time of completion also unknown, based on the many uncertainties.

Mr. Dahbura stated there were always “uncertainties” when working on projects such as this one.

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Mr. Dahbura stated, without a buyer or user for the said property to specify what they want to utilize the property for, therefore dictating what demolition and/or cleanup is necessary for their use, it was difficult to pinpoint a known timeline of completion.

Mr. Dahbura stated cleaning up an industrial property is a slow process, but he would continue to move forward with his efforts of doing so. He stated he would also continue to make decisions regarding the property that would be better for everyone in the long run.

Mayor Mattox asked Council if they had any additional questions, comments, or concerns regarding this item, to which there were none.

Mayor Mattox thanked Mr. Dahbura for attending the meeting in person and sharing his intentions for the property he owns in Altavista (the former Lane Company property).

Mayor Mattox stated he looked forward to partnering with Mr. Dahbura and working together on this project for the betterment of all parties and the community.

Mr. Coggsdale stated Town Staff would continue to keep Council informed of the progress being made on this property and with the Brownfields Assessment Phase.

Mr. Emerson suggested Council allow the Town Manager to investigate whether Thomasville would be willing to part with the fore-mentioned riverfront property. He stated the town could also investigate what the property could, or could not be used for.

Mr. Coggsdale stated, if Council desired, he would consult with Joe Morici, with Cardno Engineering, and investigate the possibility of the riverfront property being eligible for Brownfields assessment; and if not, what other remediation options were available.

Mr. Coggsdale stated, if the riverfront property was eligible for the Brownfields Assessment Program, he would contact Thomasville inquiring their intent for the property.

There was a consensus of Council to allow the Town Manager to do so.

e. Town Marketing/Promotion

Mayor Mattox reminded Council, per their request, Town Staff had been working to gather information and options for Council to consider regarding “marketing” the Town of Altavista. He asked Council to consider what they want to promote first from all the wonderful new things that are happening in the town.

Mr. Coggsdale stated previous conversations by Town Council have centered on promotion/marketing the town. He stated it was important for Council to set forth the “purpose and goal” of their marketing plan first, before discussing the avenue of where the marketing funds would come from.

Mr. Coggsdale shared with Council an article (reprinted with permission) from the Small Biz Survival website (www.smallbizsurvival.com) that discusses marketing a small town and important things to know when taking on this task.

Mr. Coggsdale reminded Council of an opportunity recently presented to the town in regard to advertising in the “special editions” of the Virginia Living Magazine. He stated, at that time, staff was seeking input and direction from Council on this matter.

Mayor Mattox asked Council if they had any questions or comments regarding this item.

Mr. Mitchell referenced a recent joint meeting between Town Council and the AEDA. He reminded Council of the “motion” and approval to allow the AEDA, Altavista On Track, Altavista Planning Commission, and Altavista Chamber of Commerce to be involved in the process regarding marketing the Town of Altavista.

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Mr. Mitchell suggested allowing those organizations to present their proposals before Council makes a decision on “how and if” the town should move forward on this item.

Mayor Mattox shared his favor with Mr. Mitchell’s suggestion. He stated he would like to hear everyone’s (all town organizations) ideas and input before moving forward.

Mr. Higginbotham suggested placing this item on a future work session for further discussion.

Mr. George asked if it would be viable to the town to hire a “marketing manager” for input and direction on how to market the town.

Mr. George stated he would like to hear input on this matter from the Altavista’s Community Development Director, Sharon Williams.

Ms. Williams stated she felt the Town of Altavista had an opportunity to accomplish great things through their marketing efforts.

Ms. Williams referenced recent conversations she had with Kirsten Aherron, AOT Main Street Coordinator, and Jordan Welborn, Staunton River Memorial Library Director (Altavista), and stated they all agreed there were unique contributions each organization had to offer in regard to promoting the town.

Ms. Williams shared her favor in all town organizations related to economic and community development, coming together under the direction of Town Council and the Town Manager to discuss a future marketing plan for Altavista and its partners.

Mr. Bennett stated the town could advertise “a great place to live”, but he stated so are many other places. He stated he felt the town needs to promote what is unique to Altavista.

Mr. Bennett stated each Council member, and citizen of Altavista, would have a different perspective of what they felt makes Altavista unique. He shared his favor in consulting an “outside” (non Altavista citizen) professional in the field of marketing for their input and recommendations of marketing Altavista.

Mayor Mattox asked Council if they had any additional questions or comments regarding this item, to which there were none.

Consensus of Council to place this item on a future work session for further discussion.

7. Public Comments (Non-Agenda Items)

There were no town citizens present at the July 28th, 2020 Council Work Session.

Mayor Mattox asked the Town Manager if there had been any questions or concerns for Council by citizens submitted through phone calls or emails, to which there were none.

8. Matters from Council

Mayor Mattox asked Council if they had any additional questions, comments, or concerns.

- Mr. George referenced Altavista’s Public Works Department. He thanked David Garrett, Public Works Director, for all of the hard work his department does for the town and community.
- Mr. Bennett referenced an African American native of Altavista, Mr. John Moseley. He informed Council that Mr. Moseley moved to Altavista in 1909, from Charlotte County, seeking a job.

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Mr. Bennett stated Mr. Moseley quickly found work with the Lane Box Company. He stated Mr. Moseley was so impressed with Altavista that he convinced many of his Charlotte County friends to also move to the town.

Mr. Bennett informed Council, after Mr. Moseley established himself, he purchased his home in Altavista. He stated, soon after, Mr. Moseley quit his job at the Lane Company and started his own “concrete” business.

Mr. Bennett stated Mr. Moseley believed in “helping others” and he helped many of his fellow citizens, that were considered “poor”, to build their homes in Altavista.

Mr. Bennett informed Council that Mr. Moseley was also helped build the first school in Altavista, Mosely Heights Elementary School. He stated the fore-mentioned school was also used as the first “African American” church in town for many years.

Mr. Bennett referenced one of Altavista’s neighborhood parks, located on Lola Avenue. He recommended Council consider naming said park the “John Moseley Memorial Park”.

Mayor Mattox asked for Council’s input on placing Mr. Bennett’s recommendation on the next (August) work session agenda for further discussion and consideration.

All Council members were in consensus to do so.

Mr. Coggsdale, Town Manager, stated he would like to work with Mr. Bennett to acquire additional history on Mr. Moseley.

There was a consensus of Council to allow the Town Manager to do so.

Mr. George suggested, if approved, coincide naming the park with the completion of the park’s new shade structure installation.

Mr. Coggsdale stated Mr. Garrett, Public Works Director, has cost information ready for Council’s review in regard to the new shade structure at said park. He stated the information would also be on the Augusta Work Session Agenda.

There were no further comments or concerns from Council.

Mayor Mattox thanked everyone for attending the Council Meeting, in person and online.

9. Closed Session

DATE: Tuesday July 28th, 2020

I move that the Altavista Town Council convene in closed session in accordance with the provisions set out in the *Code of Virginia*, 1950, as amended,

Section 2.2-3711 (A)(1) Discussion, consideration or interviews of prospective candidates for employment; assignment, appointment, promotion, performance, salaries, disciplining or resignation of specific public officers, appointees or employees of any public body (Assistant Town Manager, Town Manager Annual Review)

Section 2.2-3711 (A)(3) regarding discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body

A motion was made by Mr. Emerson, and seconded by Mr. Mitchell.

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Motion carried.

VOTE:	Mr. Wayne Mitchell	Yes
	Mr. Tracy Emerson	Yes
	Mrs. Beverley Dalton	Yes
	Mayor Michael Mattox	Yes
	Mr. Jay Higginbotham	Yes
	Mr. Timothy George	Yes
	Mr. Reggie Bennett	Yes

Mrs. Dalton and Mr. Higginbotham both left the meeting at this time, 6:41.

Council went into closed session at 6:42 PM.

Notice was given that council was back in regular session 7:52 PM.

FOLLOWING CLOSED SESSION:

A motion was made by Mr. Emerson, seconded by Mr. George, to adopt the certification of a closed meeting.

CERTIFICATION OF CLOSED MEETING

WHEREAS, the town council has convened a closed meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of The Virginia Freedom of Information Act; and

WHEREAS, Section 2.2-3712 of the Code of Virginia requires a certification by the town council that such closed meeting was conducted in conformity with Virginia law;

NOW, THEREFORE, BE IT RESOLVED the town council hereby certifies, to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies, and (ii) only such public business matters as were identified in the motion convening the closed meeting were heard, discussed or considered by the town council.

VOTE:	Mr. Wayne Mitchell	Yes
	Mr. Tracy Emerson	Yes
	Mayor Michael Mattox	Yes
	Mr. Timothy George	Yes
	Mr. Reggie Bennett	Yes

FOLLOWING CLOSED SESSION:

Mr. Emerson, seconded by Mr. Mitchell, motioned, per Town Council, to authorize the Town Manager to schedule a Public Hearing in regard to disposal of certain "real estate" (Tax Parcel ID: 83A-11-62-11) located off the dead-end of 11th Street, Altavista.

VOTE:	Mr. Wayne Mitchell	Yes
	Mr. Tracy Emerson	Yes
	Mayor Michael Mattox	Yes
	Mr. Timothy George	Yes
	Mr. Reggie Bennett	Yes

10. Adjournment

Mayor Mattox asked if there were any additional comments or concerns from Council, to which there were none.

Mayor Mattox thanked the Town Manager and Town Staff for the hard work they continue to do for the Town of Altavista and the community.

Mayor Mattox adjourned the meeting at 7:55 PM.

Michael E. Mattox, Mayor

J. Waverly Coggsdale, III, Clerk