TOWN OF GORDONSVILLE TOWN COUNCIL
REGULAR MEETING AGENDA

Monday, August 19, 2024
6:30 p.m.
Council Chambers

CALL TO ORDER - Mayor Robert Coiner

Mayor Coiner called the meeting to order.

INVOCATION

PLEDGE OF ALLEGIANCE

Mayor Coiner lead the pledge of allegiance.

ROLL CALL: Mayor Robert K. Coiner
Vice-Mayor Emily Winkey
Councilmember Ronald Brooks III
Councilmember Nicholas Paxton
Councilmember Elizabeth Samra

ADOPTION OF THE AGENDA

Vice-Mayor Winkey made a motion, seconded by Councilmember Paxton, to approve the agenda as presented. The vote was unanimous.

PUBLIC HEARING

Zoning Map Amendment - REZ2024-01: Junction Apartments LLC

Mayor Coiner opened the pubic hearing and asked for speakers.

There were no speakers.

Mayor Coiner closed the public hearing.

Conditional Use Permit - CUP2024-01: Junction Apartments LLC

Mayor Coiner opened the public hearing and asked for speakers.

Ms. Kelsey Schlein, Project Manager with Shimp-Engineering thanked Council and staff for everything they have done on the project. Ms. Schlein stated they have been working on this project for over a year and have listened to the citizen concerns and are in a better place than a year ago.

There were no other speakers.

Mayor Coiner closed the public hearing.

Land Development Ordinance Amendments - Article 3, 6, 7 and Article 8.

Mayor Coiner opened the public hearing and asked for speakers.

There were no speakers.

Mayor Coiner closed the public hearing.

MATTERS BY THE PUBLIC

Kristen Choate—Robinson, Farmer, Cox

ANNOUNCEMENTS – Mayor Coiner

Gordonsville Town Offices will be closed on Monday, September 2, 2024 in observance of Labor Day.

The Town Council will hold a work session on Monday, September 9, 2024 at 6:00 p.m.

The September Town Council regular meeting will be held on Monday, September 16, 2024 at 6:30 p.m.

CONSENT AGENDA – Mayor Coiner

Consideration of minutes for July 15, 2024 Town Council regular meeting, August 5, 2024 special meeting.

Vice-Mayor Winkey made a motion, seconded by Councilmember Paxton, to approve the consent agenda as presented. The vote was unanimous.

DEPARTMENT REPORTS

Finance – Town Treasurer
Presentation of the Treasurer's Office activity report for July, 2024.

The Town Treasurer was absent.

Police – Police Chief
Presentation of the Police Department activity report for July, 2024.

The Police Chief was absent.

Streets – Director of Public Works
Presentation of the Public Works Department activity report for July, 2024.

The Director of Public Works presented his report.

Councilmember Samra asked Mr. Seal if he has had a chance to look drainage issue and the replacement of the HVAC unit to have this corrected.

Mr. Seal said he has not been brought up to speed with the drainage issues and will meet with Mr. Solomon to discuss.

Visitor Center – Visitor Center Director
Presentation of the Visitor Center activity report for July, 2024.

The Visitor Center Director presented his report.

Mr. Solomon stated the Town Manager has a layout of what the Visitor Center should be and would like Council's guidance once Mrs. Kendall has reviewed and forwarded it to Council.

Mr. Solomon stated he will have updated information on the survey and status of the walking tour after review and edits by Mrs. Kendall.

Park Project – Clerk of the Works
Presentation of the Park Project activity report for July, 2024.

The Clerk of the Works presented his report.

Mr. Varga, Clerk of the Works, briefed Council on the status of the pool project.

Councilmember Samra asked for an update on the construction time schedule and status and asked that this be provided on his monthly report to Council.

Mr. Varga updated Council on the relocation of the Dominion Energy power pole and stated the Town will be responsible for the cost of line and power pole relocation.

UNFINSHED BUSINESS

Consideration of contract award for HVAC replacement.

Mayor Coiner presented for consideration of contract award for HVAC replacement.

Vice- Mayor Winkey stated at the August 5, 2024 special meeting Council did not feel comfortable taking action on the large amount of money to be expensed without the full Council being present.

Councilmember Brooks stated he had spoken with someone about replacing his HVAC and was told to wait due to new EPA regulations coming out in January, 2025 that will phase out the use of R410A refrigerant in residential-type HVAC systems, replacing it with R-454B and R-32.

Mayor Coiner stated he was not ready to take action until research is done on the new EPA regulations coming out in January 2025.

NEW BUSINESS

Consideration of REZ2024-01, Junction Apartments LLC.

Mayor Coiner presented for consideration of REZ2024-01, Junction Apartments LLC.

Councilmember Brooks stated he would like Council to start the review of the Town's Comprehensive Plan soon. Councilmember Brooks stated 60% to 70% of properties are short-term rental and rental property and the landscape is changing in Gordonsville.

Councilmember Brooks made a motion, seconded by Councilmember Paxton, to approve the request from Junction Apartments LLC to rezone the property located at 201 W. King Street from R-1 Residential to B-1 Business, subject to conditions as proffered by the applicant, as the requested rezoning and proposed uses are consistent with surrounding land uses, and are supported by the Town's Comprehensive Plan vision that calls for the Town to provide its citizens with a high quality of life that comes from the ability to live, work and play within a charming small town.

Roll call vote:	Councilmember Brooks	Aye
	Councilmember Paxton	Aye
	Councilmember Samra	Aye
	Vice-Mayor Winkey	Aye

	Mayor Coiner	Aye
	The vote was unanimous.	

Consideration of CUP2024-01, Junction Apartments LLC.

Mayor Coiner presented for consideration of CUP2024-01, Junction Apartments LLC.

Councilmember Paxton made a motion, seconded by Councilmember Samra, to approve the request from Junction Apartments LLC for a conditional use permit to create an apartment complex in the 200 block of N. Main Street, and residential-over-retail at 301 N. Main Street, as the requested uses are consistent with surrounding land uses, and are supported by the Town's Comprehensive Plan goals for town beautification, economic development, housing, and land use and development.

Roll call vote:	Councilmember Brooks	Aye
	Councilmember Paxton	Aye
	Councilmember Samra	Aye
	Vice-Mayor Winkey	Aye
	Mayor Coiner	Aye
	The vote was unanimous.	

Consideration of Land Development Ordinance amendments.

Mayor Coiner presented for consideration of land development ordinance amendments,

Councilmember Samra stated this does not fully address short-term rental and this will open up the entire Town to be Airbnb.

Council discussed briefly.

Councilmember Samra made a motion, seconded by Councilmember Brooks, that in consideration of public necessity, convenience, and the general welfare of Town citizens; in support of economic development within the Town; and in support of good zoning practice, to adopt an ordinance to amend Articles 3, 6 and 7 of the Town of Gordonsville Land Development Ordinance, to incorporate definitions and use parameters pertaining to the short-term rental of property, as presented, and adopt an ordinance to amend Article 8 of the Town of Gordonsville Land Development Ordinance to provide that the issuance of a conditional use permit run with the property for which it is issued, as presented.

Roll call vote:	Councilmember Brooks	Aye
	Councilmember Paxton	Aye
	Councilmember Samra	Aye
	Vice-Mayor Winkey	Aye
	Mayor Coiner	Aye
	The vote was unanimous.	

Consideration of delinquent tax listing as of June 30, 2024.

Mayor Coiner presented for consideration of delinquent tax listing as of June 30, 2024.

Councilmember Paxton stated this adds up to a lot of money and it was his understanding that the list would be cleaned up and it is the same property owners year after year.

Councilmember Brooks stated there are companies who collect bad debts and keep a percent for their work and remit to localities what is paid and this could be something staff looks into.

Councilmember Brooks stated he would like to see the list combined and have the person who has many years being delinquent be listed with those years.

Councilmember Paxton stated this item has been brought up in the past and nothing has been done.

Councilmember Paxton made a motion, seconded by Vice-Mayor Winkey, to accept the delinquent tax listing as presented by the Town Treasurer.

Roll call vote:	Councilmember Brooks	Aye
	Councilmember Paxton	Aye
	Councilmember Samra	Aye
	Vice-Mayor Winkey	Aye
	Mayor Coiner	Aye
	The vote was unanimous.	

Consideration of FY26 budget development schedule.

Mayor Coiner presented for consideration of FY26 budget development schedule.

Council reached a consensus to adopt the FY26 budget development schedule.

Discussion of signage at Verling Park.

Mayor Coiner presented for discussion signage at Verling Park.

Councilmember Samra stated it has been an ongoing issue with vehicles parked at Verling park for an extended time and she does not want long term parking in the park. Councilmember Samra stated signs need to placed at the park for no parking dusk to dawn.

Mr. Wilkinson, Town attorney stated wordage could be "Vehicles towed at owner's expense" and he will review signage regulations.

TOWN MANAGER'S REPORT

The Town Manager was absent.

NEW MATTERS BY THE PUBLIC AND COUNCIL

There were no new matters by the public and Council.

CLOSED SESSION

Town Council will convene in Closed Session pursuant to Code of Virginia Section 2.2-3711 paragraphs (A1) discussion regarding Visitor Center; (A4) – Town Manager personal matter not related to public business; and (A8) – consultation with the Town Attorney regarding specific legal matters related to the Gordon House and the dereliction of property within the Town.

Councilmember Brooks made a motion, seconded by Councilmember Samra, that Town Council convene in Closed Session pursuant to Code of Virginia Section 2.2-3711 paragraphs (A1) discussion regarding Visitor Center; (A4) – Town Manager personal matter not related to public business; and (A8) – consultation with the Town Attorney regarding specific legal matters related to the Gordon House and dereliction of property within the Town.

Roll call vote:	Councilmember Brooks	Aye

	Councilmember Paxton	Aye
	Councilmember Samra	Aye
	Vice-Mayor Winkey	Aye
	Mayor Coiner	Aye
	The vote was unanimous.	

Councilmember Brooks made a motion, seconded by Councilmember Samra, to certify that only matters lawfully exempted under Virginia Code Section 2.2-3711 paragraphs (A1), (A4) and (A8) as identified in the motion by which the closed meeting was convened, were heard, discussed or considered in the closed meeting.

Roll call vote:	Councilmember Brooks	Aye
	Councilmember Paxton	Aye
	Councilmember Samra	Aye
	Vice-Mayor Winkey	Aye
	Mayor Coiner	Aye
	The vote was unanimous.	

NEW MATTERS BY COUNCIL

There were no new matters by Council.

ADJOURNMENT

There being no further business to come before Council, Mayor Coiner adjourned the meeting at 9:09 p.m.

_____

Robert K. Coiner, Mayor

_____

Janet W. Jones, Town Clerk