SALEM VA

CITY COUNCIL

MINUTES

Monday, June 23, 2025 at 6:30 PM
Work Session, 6:00 PM
Council Chambers Conference Room, City Hall, 114 North Broad Street, Salem, Virginia 24153
Regular Session, 6:30 PM, City Hall, 114 North Broad Street, Salem, Virginia 24153

WORK SESSION

1. Call to Order

A work session of the Council of the City of Salem, Virginia, was held in the Council Chambers Conference Room, City Hall, 114 N. Broad Street, Salem, Virginia, on June 23, 2025, at 6:00 p.m., there being present the following members of said Council to wit: Renée Ferris Turk, Mayor; Anne Marie Green, Vice-Mayor; Council members; Byron Randolph Foley (participated remotely), H. Hunter Holliday, and John Saunders; with Renée Ferris Turk, Mayor, presiding; together with Chris Dorsey, City Manager; Rob Light, Assistant City Manager and Clerk of Council; Rosemarie B. Jordan, Director of Finance; Will Simpson, Assistant Director of Community Development and City Engineer; and Laura Lea Harris, Deputy Clerk of Council; and the following business was transacted;

Mayor Turk reported that this date, place, and time had been set in order for the Council to hold a work session; and

2. New Business

A. Discussion Items

Stormwater Discussion

Will Simpson presented a short history of addressing stormwater management, noting that the Cleanwater Act of the 1970's was the catalyst for this initiative. He also noted the Virginia Stormwater Management Act of 1990 and explained that Salem developed a Stormwater ordinance in the late 1990's. He indicated that the Department of Environmental Quality (DEQ) took over, bringing more stringent regulations. Salem started utilizing Stormwater Agreements as part of their MS4 program. Discussion was held among Council on this topic and questions were asked by Council and responded to by Mr. Simpson. Options for funding were discussed. Mr. Dorsey shared that he is planning to enlist a consultant with the goal of bringing an action for Council's approval by February or March 2026.

3. Adjournment

REGULAR SESSION

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1. Call to Order

A regular meeting of the Council of the City of Salem, Virginia, was called to order at 6:30 p.m., there being present the following members to wit: Renée Ferris Turk, Mayor; Anne Marie Green, Vice-Mayor; Councilmembers: Byron Randolph Foley (participated remotely), H. Hunter Holliday, and John Saunders; with Renée Ferris Turk, Mayor, presiding together with Chris Dorsey, City Manager; Rob Light, Assistant City Manager and Clerk of Council; Rosemarie B. Jordan, Director of Finance; Will Simpson, Assistant Director of Community Development and City Engineer; Mike Stevens, Director of Communications; and Jim Guynn, City Attorney.

2. Pledge of Allegiance

Mayor Turk requested that Mr. Light read a request from Councilman Foley to participate remotely in this Council meeting.

Mr. Light noted that Councilman Foley asked him to read the following request on his behalf: "In accordance with Section 2.2- 3708.3 B(1) of the Code of the Commonwealth of Virginia and the Remote Participation Policy of the City of Salem, I hereby request to participate remotely due to a temporary medical condition that prevents my physical attendance."

John Saunders motioned to accept the remote participation of Mr. Foley. Hunter Holliday seconded the motion.

Ayes: John Saunders, Hunter Holliday, Anne Marie Green, Renee Turk
Nays: None
Abstaining: Randy Foley

Mayor Turk asked Mr. Simpson to share some information before beginning tonight's business.

Mr. Simpson shared that work would be beginning this evening on the Apperson Drive Bridge replacement project and that this would involve lane shifts and lane closures at the intersection with Electric Road. He noted that mobile signs had been up in the area for about three or four weeks. They are asking people to find alternate routes through the area when possible. Mr. Simpson estimated that this project would take about 16 months and asked for the patience of the public as he acknowledged the inconvenience associated with this necessary work.

Mayor Turk reiterated the advice to take alternate routes when possible and noted that with a project of this magnitude there could be unforeseen circumstances that could impact the timing.

3. Bid Opening, Awards, Recognitions

There were none this evening.

4. Consent Agenda

A. **Citizen Comments**

Comments from the public, limited to five minutes, on matters not already having a public hearing at the same meeting.

Stella Reinhard, 213 N. Broad Street, expressed concern about the demolition of historic homes in Salem and the lack of public input in City property purchases. She emphasized the importance of preserving the City's character. She urged the Council to: Identify and protect character-defining elements of the City; increase transparency regarding property purchases and allow earlier public input; consider forming a citizen advisory group for historic preservation; and expand facade grant programs to assist with preservation and revitalization in older neighborhoods. Ms. Reinhart concluded with a request for Council to review her full presentation, including a slide referencing a container image related to Roanoke College.

B. **Minutes**

Consider acceptance of the June 9, 2025, Work Session and Regular Meeting minutes.

Mr. Light noted that there was a copy at each Council member's seat amending a fragmented sentence under the item for the Battery Storage Maximum Pricing Agreement. Staff has amended this for clarity and is requesting that Council accept the amended minutes.

Anne Marie Green motioned to accept the amended minutes as written. Hunter Holliday seconded the motion.

Ayes: John Saunders, Hunter Holliday, Randy Foley, Anne Marie Green, Renee Turk
Nays: None
Abstaining: None

Mayor Turk noted that she had called for a vote on this item this evening due to the amendment and to allow all Council members a moment to voice any other feedback

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C. **Financial Reports**

Consider acceptance of the Statement of Revenues and Expenses for the eleven months ending May 2025.

The Financial Reports were received.

5. Old Business

A. **Amendment to the Zoning Ordinance**

Consider ordinance on second reading for the request of Danny R. and Sonja S. Kane, property owners, to rezone the property located at 151 St. John Road (Tax Map #155-2-3) from HM Heavy Manufacturing to HBD Highway Business District. (Approved on first reading at the June 9, 2025, meeting.)

John Saunders motioned to adopt the ordinance on second reading rezoning the property at 151 St. John Road (Tax Map #155-2-3) from HM Heavy Manufacturing District to HBD Highway Business District. Hunter Holliday seconded the motion.

Ayes: John Saunders, Hunter Holliday, Randy Foley, Anne Marie Green, Renee Turk
Nays: None
Abstaining: None

6. New Business

A. **TAP Lease**

Authorize the City Manager to finalize and execute a lease agreement with Total Action for Progress in the Roanoke Valley (TAP) for City property located at 1031 South College Avenue.

Mayor Turk asked Mr. Light to share information on this item for the benefit of the public.

Mr. Light explained that this location was the old train station in the East Bottom area on South College. He noted that the City had a long-standing lease with Total Action for Progress (TAP). Mr. Light explained that Total Action for Progress operates a Head Start program that provides an early-learning preschool for children that is free to families whose household income is below the poverty guidelines as established by the US Department of Health and Human Services. The annual lease amount is $1 and was originally entered into in 1986. The lease agreement will be for a three-year term, and the City and the lessee retain the right to terminate with six months' notice.

Hunter Holliday motioned to authorize the City Manager to finalize and execute a lease agreement with Total Action for Progress in the Roanoke Valley (TAP) for City property located at 1031 South College Avenue. John Saunders seconded the motion.

Vice-Mayor Green noted she had heard some speculation of Head Start being potentially cut by the Federal Government. She asked to confirm that the City was protected if this happened, and that the City would just get the property back.

Mr. Light confirmed that this was correct.

Ayes: John Saunders, Hunter Holliday, Randy Foley, Anne Marie Green, Renee Turk
Nays: None
Abstaining: None

B. **Lease Amendment with U S General Services Administration**

Consider authorizing the City Manager to finalize and execute a lease renewal with the United States Government providing office space in a City facility located at 36 East Calhoun Street.

Mayor Turk asked for Mr. Light for further information on this item.

Mr. Light noted that this space is on the top floor of the Police Department building and explained that the City has maintained a lease with the United States General Services Administration for approximately 3,000 feet in that facility. The lease is expiring on June 14th of next year and staff has negotiated a 5-year extension with a 6% shell rent increase, beginning on June 15, 2026. The lease rate is comprised of two components:
1. Shell Rent in the amount of $110,748.95/year through the five (5) year term.
2. Operating Rent in the amount of $20,962.28/year for the first year with annual increases for inflation based on the Consumer Price Index.

He noted that Council was being asked to authorize the City Manager to finalize and execute this amendment.

Councilman Foley noted for public information that the City owns this property and it reverts back to the City whenever the Federal Government discontinues use of the property.

Hunter Holliday motioned to authorize the City Manager to execute the lease renewal with the United States Government GSA, providing office space in the facility located at 36 East Calhoun Street. Anne Marie Green seconded the motion.

Ayes: John Saunders, Hunter Holliday, Randy Foley, Anne Marie Green, Renee Turk
Nays: None
Abstaining: None

C. **Lease Agreement with T-Mobile Northeast LLC**

Consider authorizing the City Manager to finalize and execute a new lease agreement with T-Mobile Northeast, LLC effective upon expiration on

February 13, 2027, of the existing lease for cellular equipment on the Kime Lane water tank.

Mr. Light reiterated that the lease expires in early 2027, and that it is standard practice to negotiate cellular leases in advance like this. Staff has negotiated a five-year term. Three additional renewal options are included, each requiring approval by the City. The lease rate effective February 14, 2027, will be $2,984.68 per month and will increase by 3.5% each year. Mr. Light noted that he had reached out to the City's cellular consultant to confirm that the market rate is acceptable for the type of equipment that they have in this location. Council is being requested to authorize the City Manager to finalize and execute the lease agreement.

Anne Marie Green motioned to authorize the City Manager to finalize and execute a new lease agreement with T-Mobile Northeast, LLC, effective upon expiration on February 13, 2027, of the existing lease for cellular equipment on the Kime Lane water tank. Hunter Holliday seconded the motion.

Ayes: John Saunders, Hunter Holliday, Randy Foley, Anne Marie Green, Renee Turk
Nays: None
Abstaining: None

D. **Appropriation of Funds**

Request to accept and appropriate donations from Rotary Club of Salem and appropriate funding from the Salem School Division

Ms. Jordan explained that the replacement of many scoreboards throughout the City was enabled by the receipt of various donations secured by the Parks and Recreation Director. This evening, Council is requested to appropriate the money that is needed in order to replace the scoreboard for Spartan Field. The price on that scoreboard is approximately $66,511. Salem Rotary Club has pledged a donation of $35,000 towards the purchase, the School Division has contributed $13,000, and $18,511 is remaining from funding from the Salem Red Sox contract. Council is requested to appropriate the $35,000 in donation revenue to the Parks and Recreation Donation account, to appropriate $13,000 to the Transfer from Schools revenue account, and to decrease the Red Sox Donation account by $18, 511 and move it to the Spartan Field Machinery and Equipment expenditure account totaling $66,511.to go into that account to purchase that scoreboard.

John Saunders motioned to accept and appropriate donations from Rotary Club of Salem and appropriate funding from the Salem School Division as specified in the agenda packet. Hunter Holliday seconded the motion.

Ayes: John Saunders, Hunter Holliday, Randy Foley, Anne Marie Green, Renee Turk
Nays: None
Abstaining: None

E. **Fiscal Agent Agreements**

Consider approval of the fiscal agent agreements with Court Community Corrections Program and Cardinal Criminal Justice Academy.

Ms. Jordan explained that the City has served as fiscal agent for these two entities for a number of years. This is for the Virginia Alcohol Safety Action Program (VASAP) and Court Community Corrections, which is a component of that activity as well as Cardinal Criminal Justice Academy. Each year an annual request comes before City Council to approve the fiscal agent agreements. Council is requested to authorize City officials to execute these contracts for Fiscal Year 2026.

Hunter Holliday motioned to authorize the proper City officials to execute these contracts authorizing the City to continue to act as fiscal agent for these agencies for Fiscal Year 2025-2026 as specified in the agenda packet. John Saunders seconded the motion.

Ayes: John Saunders, Hunter Holliday, Randy Foley, Anne Marie Green, Renee Turk
Nays: None
Abstaining: None

7. Adjournment

The meeting was adjourned at 6:53 p.m.

Submitted by:

H. Robert Light

H. Robert Light
Clerk of Council

Approved by:

Renée Ferris Turk

Renée Ferris Turk
Mayor