



## **CITY COUNCIL**

### **MINUTES**

**Monday, November 10, 2025, at 6:30 PM**

Regular Session, 6:30 PM, City Hall, 114 North Broad Street, Salem, Virginia 24153

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#### **WORK SESSION**

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WORK SESSION IS CANCELLED FOR NOVEMBER 10, 2025

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#### **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, 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; Rosie Jordan, Director of Finance; Mary Ellen Wines, Planning and Zoning Administrator; Max Dillon, Planner; Kristi Chittum, Commissioner of the Revenue; A. K. Briele, Director of Electric Department; Mike Stevens, Director of Communications; and Jim Guynn, City Attorney.

##### **2. Pledge of Allegiance**

##### **3. Bid Opening, Awards, Recognitions**

Mayor Turk asked Master Deputy Lynch and Joshua Salmon to come forward. She introduced Joshua L. Salmon, a new hire from the Salem City Sheriff's Office, in attendance this evening. She noted that he has been employed in Law Enforcement since 2004 and that his experience in corrections will bring a wealth of knowledge to the Sheriff's Office. Council welcomed him.

#### 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.

John Breen, 142 Bogey Lane, expressed concern that City operations lack openness and opportunities for public participation. Specific issues noted included limited access to information on zoning and planning matters, restrictions on citizen speaking time, and the absence of town hall meetings or surveys to gauge public satisfaction. Mr. Breen urged Council to adopt stronger transparency practices, including timely sharing of information, expanded opportunities for citizen engagement, and greater collaboration between officials and residents to build trust and accountability in local government.

Jim Watts, 2405 Barnside Court, addressed Council on behalf of the Salem Rotary Club, inviting Council and the public to join them for the closing celebration of the Field of Honor at American Legion Hall 530 on Veteran's Day. He shared a copy of the agenda with Council.

##### B. **Minutes**

Consider acceptance of the October 14, 2025, Work Session and Regular Meeting minutes; the October 22, 2025, Special Meeting minutes, and the October 29, 2025, Special Meeting minutes.

The minutes were approved as written.

##### C. **Financial Reports**

Consider acceptance of the Statement of Revenues and Expenses for the three months ending September 2025.

The Financial Reports were received.

#### 5. Old Business

##### A. **Vacation of Right-of-Way**

Consider ordinance on second reading permanently vacating and disposing of an approximate 1/10-acre unimproved dead-end section of Penguin Lane (Public hearing was held at the September 8, 2025, meeting). (Council approved on first reading at the October 14, 2025, meeting.)

Randy Foley motioned to adopt the ordinance on second reading, permanently vacating and disposing of an approximate 1/10-acre unimproved dead-end section of Penguin Lane. Hunter Holliday seconded the motion.

Ayes: John Saunders, Hunter Holliday, Randy Foley, Anne Marie Green, Renée Turk

Nays: None

Abstaining: None

## 6. New Business

### A. **Receive Findings from the Planning Commission on the Energy Storage Project Conformance with the Comprehensive Plan**

Receive findings of the Planning Commission approving Comprehensive Plan conformance for the Energy Storage Project between the City of Salem and Salem, VA BESS 1 LLC within the existing electric substation located at 407 Electric Road, Tax Map#150-2-4.

City Manager Dorsey noted that there would be more information on this with the next agenda item. He explained that this was considered at the November 10, 2025, Planning Commission meeting, dealing with the siting for the battery storage component of the City's electrical infrastructure. This was unanimously approved by the Planning Commission. The next step is to hold a public hearing and to bring this before Council.

Mayor Turk noted that the Planning Commission findings have been received by Council.

### B. **Energy Storage Project Siting Agreement**

Hold public hearing and consider authorizing the City Manager to finalize and execute documents related to an Energy Storage Project Siting Agreement between the City of Salem and Salem VA BESS 1 LLC proposing a 4-megawatt battery energy storage facility within the existing electric substation located at 407 Electric Road, Tax Map # 150 – 2 – 4. (Advertised in the October 23 and 30, 2025, issues of *Cardinal News*.)

Mayor Turk asked Mr. Dorsey if he had any information to share.

Mr. Dorsey noted that the property at 407 Electric Road consists of a 2.2-acre tract of land which currently sits within the Heavy Manufacturing zoning designation. A portion of the property is currently utilized as a substation assisting in the distribution of electricity throughout the City. On November 12, 2024, Council approved Resolution 1487 authorizing the City Manager to execute the lease agreement, access agreement, and electricity interconnection agreement for this project. Approval of a siting agreement for the development of this 4-megawatt alternating current is the next step required for this project that will promote reduced power supply costs to the City, including reduced PJM locational reliability charges and AEP transmission charges during the term of the 20-year agreement.

A. K. Briele, Director of the Electric Department, provided a brief overview of what this means for the City. He noted that the City's contract with AEP will expire next May. The City will then purchase power directly from the market. To help manage costs, an energy storage system will be used to store power during off-peak periods and discharge it during peak demand times, thereby reducing system load and transmission expenses.

Mayor Turk noted that the City had been seeing a constant increase of transmission costs.

Mr. Briele noted that transmission and capacity charges are determined by peak usage periods, and efforts will focus on minimizing those peaks to control future costs.

Mayor Turk thanked Mr. Briele and Ms. Jordan, Director of Finance, for all of their work on this project.

Mayor Turk opened the public hearing.

No one came forward to speak.

Mayor Turk closed the public hearing.

Anne Marie Green motioned to authorize the City Manager to finalize and execute documents related to this agreement in a form acceptable to the City Attorney. John Saunders seconded the motion.

Ayes: John Saunders, Hunter Holliday, Randy Foley, Anne Marie Green, Renée Turk

Nays: None

Abstaining: None

### **C. Amendment to City Code - Chapter 78**

Hold a public hearing and consider adoption of ordinance on first reading amending Chapter 78 – Subdivisions – Articles I – Generally, Section 78-103; Article II – Administration, Sections 78-200, 201, 204, and 206; Article III – Definitions, Section 78-300; Article IV – Review of plats, Sections 78-400, 401, 402, 403, 404, 405, 406, 407, 408, 416, 421; Article V – Security for the construction of public improvements, Sections, 78-501 and 503; Article VI – Requirements for design standards and public improvements, Sections 78-600, 602, 606, 607, 611, 615, 617, 625, 629, 634, and 642; and Article VII – Vacation of plats, Sections 78-701 and 706 of the CODE OF THE CITY OF SALEM, VIRGINIA pertaining to plan review by designated agent and timeframe of local approvals. (Advertised in the October 23 and 30, 2025, issues of *Cardinal News*.) (Planning Commission recommended approval by a unanimous vote.)

Mayor Turk asked Ms. Wines to share information on this item.

Ms. Wines reported that the Planning Commission previously reviewed major subdivision site plans and plats, but state law now requires these approvals to occur through an administrative process. Because subdivision plats and site plans must be approved when they meet all adopted regulations, the Planning Commission's role is

removed in order to streamline development review and support housing-related timelines.

The proposed amendments to Chapter 78 would:

- Shift approval authority for major subdivision plats and site plans from the Planning Commission to the City, with the City Manager or designee serving as the designated agent.
- Reduce the review period for preliminary plats from 60 days to 45 days.
- Reduce the review period for major subdivision site plan and plat reviews from 60 days to 40 days.
- Require corresponding updates to Planning Commission bylaws if adopted.

The City Attorney's Office has reviewed Senate Bill 974, House Bill 2660, and the proposed amendments for consideration by Council.

Mayor Turk opened the public hearing.

John Breen, 142 Bogey Lane, raised concerns about several elements of the proposed code amendments. He questioned whether the review timelines referenced in the amendments referred to business days or calendar days and urged clarification. He also raised questions about the level of authority granted to the City Manager's designated agent. Additional comments addressed the ability to waive elements of preliminary plats and recommendations for stronger safeguards and clarification throughout the approval process.

Stella Reinhard, 213 N. Broad Street, observed that recent state-level efforts to accelerate development may be more suited to other regions of Virginia than to the local area. She supported earlier comments regarding the need to clarify whether review timelines are measured in business days or calendar days, noting that the distinction could significantly affect the process. Ms. Reinhard encouraged the City to find ways to increase public involvement and offered suggestions for doing so. She also recommended making more complete design information available earlier in the process to allow for meaningful public review and feedback.

Mayor Turk closed the public hearing.

Randy Foley motioned to adopt ordinance on first reading amending Chapter 78 as specified in the agenda packet and read by Mayor Turk. John Saunders seconded the motion.

Councilman Holliday asked for clarification in regards to whether the amendment referred to calendar days or business days as this would play a role in time frame.

Ms. Wines responded that they would get clarification for the second reading.

Councilman Holliday asked for an estimate of the normal time frame for the site plan process.

Ms. Wines provided clarification on the review process for subdivision plats and site plans. It was noted that although a designated agent ultimately signs the approval, the review is a multi-department, multi-staff process. Departments involved include Electric, Water and Sewer, Streets, Engineering, Building, and Planning and Zoning. Each review plans within their areas of expertise. She explained that initial comments on a site plan or plat are typically completed within approximately two weeks, well within the state-mandated timelines. Once comments are returned to the developer, the length of time for resubmission is determined by the applicant. Staff then re-reviews the materials following the same coordinated process. It was emphasized that the 45-day review window applies to providing the applicant with the initial set of comments, and all concerns must be identified at that stage. Ms. Wines noted that the shortened timelines are intended to address delays common in larger jurisdictions, but are not an issue for the City's current review practices.

Councilman Holliday asked if there would be anything to prohibit putting these plans on the website for the public to view.

Ms. Wines explained that subdivision and site plan submissions become public documents once filed and may be viewed at any time upon request. However, she emphasized that the standards used in reviewing plats and plans are the regulations already adopted by City Council, along with established planning and engineering principles. Once those rules are in place, staff must approve any plat or plan that meets them, and they are not subject to further discretionary debate during the review of an individual application. She also noted that broader public input is most appropriate during the development or amendment of laws and regulations—such as during zoning ordinance updates—rather than during the technical review of specific plans. Ms. Wines observed that while all plan iterations are public once submitted, confusion sometimes arises when members of the public reference outdated versions that have since been revised. Despite this challenge, all submitted plans remain accessible for public inspection, and the public is welcome to come by Community Development and request to see a plan.

Councilman Holliday asked to confirm that the final decision would be made by the City Manager.

Ms. Wines clarified that the final approved plan will be signed off by the city manager or his designee; however the plan must be approved by the staff of various departments prior to the final sign off.

Vice-Mayor Green asked to confirm that the designated agent is not a single person

with a job description, but that there would continue to be different people signing off on the different parts of the plan.

Ms. Wines confirmed that this was correct and that there would be one ultimate agent who signs off on the plan. She confirmed that there is not a new role or position.

Mayor Turk called for a roll call vote.

Ayes: John Saunders, Hunter Holliday, Randy Foley, Anne Marie Green, Renée Turk

Nays: None

Abstaining: None

#### **D. Amendment to City Code - Chapter 106**

Hold a public hearing and consider adoption of ordinance on first reading amending Chapter 106 – Zoning, Article II – District Regulations, Section 106-232 pertaining to Industrial park overlay district; Article III – Use and design standards, Section 106-318 pertaining to Urban agriculture; Article IV – Development standards, Section 106-400 pertaining to site plans, 402 pertaining to nonconforming uses and sites, 406 pertaining to plot plans; Article V – Administration, Section 106-520 pertaining to amendments to ordinance, 524 pertaining to special exception permits and use not provided for permits; Article VI – Definitions and Use Types, and Section 106-600 pertaining to site plans, of the CODE OF THE CITY OF SALEM, VIRGINIA. (Advertised in the October 23 and 30, 2025, issues of *Cardinal News*.) (Planning Commission recommended approval by a unanimous vote.)

Mayor Turk requested that Ms. Wines share information on this item.

Ms. Wines reported that the current zoning ordinance, adopted in 2005, requires periodic updates to remain aligned with City needs and state code. The City Attorney's Office has reviewed the proposed amendments. The first section she addressed was in regard to the Industrial Park Overlay District. The amendment proposes expanding the Industrial Park Overlay District, currently limited to the south side of Salem Industrial Drive, to include Southside Drive, Midland/Intervale, and Cook Drive. The overlay provides flexibility in landscaping requirements to support industrial expansion while maintaining required buffers along major corridors.

The next section that Ms. Wines addressed was the section on Keeping of Chickens in the City of Salem. The chicken-keeping permit period would shift from the fiscal year to the calendar year. Initial inspections of coops and enclosures would be conducted by the Planning and Zoning Office rather than Animal Control due to staffing constraints.

Next, Ms. Wines reviewed changes to the Site Plan Review Requirements section. The proposed change clarifies when site plans are required and establishes

three categories: plot plans, minor site plans, and major site plans, based on complexity and utility/stormwater needs. She explained the distinctions between each of the three categories or levels. The “25% rule” for triggering site upgrades during renovations would be moved to the site plan section for clarity. Also, part of the recommended change is raising this threshold to 50% to lessen the financial burden on small businesses, with the intention to revisit the standard during the zoning ordinance rewrite and potentially scale this threshold. Additional amendments for this section include: requiring a site plan when conditional rezoning includes physical site design elements, clarifying when erosion and sediment control and stormwater plans are required, and requiring construction of site-plan-related improvements within 90 days when triggered by a zoning violation.

Additionally, Ms. Wines addressed the section pertaining to Rezoning and Special Exception Applications. Staff has recommended that applications be accepted only for lots that meet zoning district standards to avoid unnecessary referrals to the Board of Zoning Appeals for variances. She noted that site issues can instead be addressed through proffers or conditions during rezoning or special exception review.

The last section that Ms. Wines highlighted related to public hearing signage. The amendment proposes updating language to allow durable, reusable public-hearing signs that include a QR code, website, and contact information rather than date-specific signage. These signs are posted voluntarily by the City.

Ms. Wines concluded the zoning section changes overview and invited questions before moving on.

Mayor Turk opened the public hearing.

John Breen, 142 Bogey Lane, expressed concerns about the clarity of the proposed site plan review language. He recommended identifying specific City positions to receive site plan submissions and offered specific suggestions for adding checks and balances. Concerns were also raised about allowing the zoning administrator to waive certain required elements of a minor site plan without additional review. Mr. Breen commented on the number of physical copies required for site plan submissions, noting that the draft ordinance no longer specifies how many physical copies of a site plan must be submitted and suggested reinstating a required number to avoid inefficiency and cost. Mr. Breen requested that Council closely review the proposed amendments for accuracy.

Stella Reinhard, 213 N. Broad Street, requested clarification regarding the proposed changes to public-hearing signage for rezonings. She asked whether the new signs, with QR codes and more permanent materials, would still display the date, time, and location of the public hearing on the sign itself, or whether that information would only be accessible through the QR code. Ms. Reinhard also sought clarification on staff's reference to the signage requirement being “voluntary.”



Ms. Wines clarified that the information on date and time was handwritten on the previous signs in a temporary manner so that the signs could be reused. The new signs will utilize a QR Code that leads to a link including the specific information as to meeting date, time, and location.

Ms. Reinhard asked for clarification on the referral to this being done voluntarily.

Ms. Wines responded that the state code did not require that the City place any signs on parcels that involved a public hearing.

Ms. Reinhard asked if this was new information.

Ms. Wines responded that this was always true and that the City had voluntarily placed those signs to ensure that citizens were kept informed.

City Manager Dorsey asked if a phone number for Community Development was included on the sign for the benefit of citizens that might not have a cell phone.

Ms. Wines responded that a QR Code, phone number and physical address for Community Development, email address, and the website for the City are included on the sign.

Ms. Reinhard requested that the City consider posting development applications and related materials on the City's website as early as possible. She suggested providing specific online guidance on where full plans and agenda materials can be accessed. She stated that making preliminary information available, especially for complex or high-interest projects, would be a helpful gesture to the community. Ms. Reinhard concluded by expressing support for posting public-hearing signs on nearby major roads, whether required by the state or done voluntarily by the City. She appreciated the addition of QR codes but urged that the signs also display the meeting date and time, suggesting the use of a writable surface for easy updates so that information can be seen as to when the hearing will occur.

Mayor Turk closed the public hearing.

Hunter Holliday motioned to adopt the ordinance on first reading, amending Chapter 106 as specified in the agenda packet and read by Mayor Turk. John Saunders seconded the motion.

Vice-Mayor Green stated concern about increasing the site-improvement threshold from 25% to 50% but acknowledged staff's explanation and expressed interest in evaluating a possible sliding-scale approach during the upcoming zoning ordinance rewrite. She indicated willingness to wait for that broader review and to see how the change functions in practice.

Councilman Holliday expressed support for raising the improvement threshold from 25% to 50%, noting that the change would significantly benefit small and newly established businesses that may not have the financial capacity to make extensive site upgrades before generating revenue. He stated that reducing this burden would help businesses get started and succeed.

Mayor Turk also emphasized the importance of supporting small businesses and expressed approval of increased flexibility in the ordinance to help new businesses establish themselves in Salem. She stated that trying the proposed change and comparing outcomes to the prior 25% threshold would be beneficial.

Vice-Mayor Green indicated that it was her understanding that this was in relation to renovating and expanding, and not a new business going in.

Ms. Wines clarified that this could apply to a new business as well if they were renovating a building more than 25%.

Councilman Holliday commented on the example of the work that was done in the recent opening of Wings Etc. in Salem.

Vice-Mayor Green noted that while a business might qualify under the proposed higher improvement threshold, the exterior appearance of buildings remains important because it influences how the community is perceived. She emphasized the value of maintaining attractive exteriors but acknowledged the reasoning behind the proposed change. She also noted that the change would apply to all businesses, not just small ones, and expressed interest in how this issue would be addressed during the zoning ordinance update.

Ayes: John Saunders, Hunter Holliday, Randy Foley, Anne Marie Green, Renée Turk

Nays: None

Abstaining: None

#### **E. Amendment to City Code - Chapter 82**

Consider adoption of ordinance on first reading amending Sections 82-136 through 82-147 Article V, Chapter 82, of The CODE OF THE CITY OF SALEM, VIRGINIA, pertaining to Transient Occupancy Tax.

Kristi Chittum, Commissioner of the Revenue, explained that the proposed changes to Section 82 are intended to add definitions currently not included in the City Code and to align local regulations with state law. The update also includes the addition of “intermediaries,” such as Airbnb, Expedia, and similar platforms, which were not previously addressed in the code.

Anne Marie Green motioned to adopt the City ordinance amendment to City Code

Chapter 82 on first reading. Randy Foley seconded the motion.

Ayes: John Saunders, Hunter Holliday, Randy Foley, Anne Marie Green, Renée Turk

Nays: None

Abstaining: None

**F. Amendment to City Code - Chapter 94**

Consider adoption of ordinance on first reading amending Chapter 94, Nuisances, Section 94-3, Declaration of nuisances; abatement required, pertaining to trees of the CODE OF THE CITY OF SALEM, VIRGINIA.

Ms. Wines explained that the City previously expanded the nuisance ordinance to address issues beyond weeds and tall grass, including trees, to help citizens with potentially hazardous trees on neighboring properties. However, regulating trees that have not yet caused damage has proven difficult and resource intensive. Staff has recommended removing the language regarding trees “in imminent danger of falling” from the ordinance, while retaining provisions for trees growing into structures and causing actual damage, as private property laws are more effective for addressing potential hazards.

Hunter Holliday motioned to adopt the ordinance on first reading, amending Chapter 94, Nuisances, Section 94-3. Randy Foley seconded the motion.

Ayes: John Saunders, Hunter Holliday, Randy Foley, Anne Marie Green, Renée Turk

Nays: None

Abstaining: None

**G. Amendment to the Zoning Ordinance**

Hold a public hearing and consider adoption of ordinance on first reading for the request of Pillis Enterprises Inc., property owner, to rezone the property located at 522 South Market Street (Tax Map #s 160 - 4 - 2) from RSF Residential Single-Family District to HBD Highway Business District. (Advertised in the October 23 and 30, 2025, issues of *Cardinal News*.) (Planning Commission recommended approval by a unanimous vote.)

Ms. Wines reported that the subject property, currently zoned Residential Single-Family, is a 0.108-acre tract that previously contained a residential structure demolished in the 2010s. The property owners have requested rezoning to Highway Business District to use the site as an overflow parking lot for the 4th Street garage. The rezoning is necessary to accommodate this intended use.

Mayor Turk opened the public hearing.

Steve and Robin Pillis, 1726 Amy Lane, expressed the reasons for the rezoning request, citing ongoing parking difficulties in the area and the need for additional off-street parking. They noted that a nearby property previously used for similar purposes is now closed, and the existing lot behind their business, though currently a grass lot,

is inadequate for standard parking use due to costs and engineering requirements. They emphasized that rezoning the property to Highway Business District would not only help address parking needs but also make the property more attractive to potential buyers for future commercial use.

Mayor Turk closed the public hearing.

Randy Foley motioned to rezone the property located at 522 S. Market Street (Tax Map #160-4-2) from Residential Single-Family District to Highway Business District. John Saunders seconded the motion.

Ayes: John Saunders, Hunter Holliday, Randy Foley, Anne Marie Green, Renée Turk

Nays: None

Abstaining: None

#### **H. Back to Salem's Future - Comprehensive Plan 2045**

Hold a public hearing and consider adopting Resolution 1512 approving "Back to Salem's Future - Comprehensive Plan 2045" for the City of Salem. The plan addresses housing, redevelopment, open space, City government, transportation & infrastructure, land use, and other information used to outline the City's long-term vision and goals for development and growth. (Advertised in the October 23 and 30, 2025, issues of *Cardinal News*.) (Resolution of recommendation adopted by the Planning Commission at the September 10, 2025, meeting by a unanimous vote.)

Mayor Turk requested that Mr. Dillon provide information for Council and the public on the Comprehensive Plan.

Mr. Dillon presented the "Back to Salem's Future - Comprehensive Plan 2045", the City's comprehensive plan rewrite, highlighting the following points:

- The plan aims to celebrate Salem's current strengths while positioning the city to capitalize on future opportunities.
- The planning process began in October 2023 and included numerous public meetings and engagement opportunities.
- The Planning Commission unanimously approved the plan in September 2025, and staff have since presented it in a City Council work session and at Coffee with Council for citizen engagement.
- One change was made to the plan since the Planning Commission recommendation: the South Broad neighborhood (generally speaking the area bounded on the West by Union, on the right by Colorado, to the North by downtown, and to the South by 4th Street) was shifted from mixed-use

transition back to residential on the Future Land Use Map, with the understanding that future small-area planning may further refine designations.

- The central goal of the plan is usability, with regular updates planned to track progress and respond to city priorities, market trends, and community needs.
- Staff emphasized that adoption of the plan marks a milestone, not an endpoint, and will serve as a foundation for future planning initiatives.

Mayor Turk opened the public hearing.

Chris McCart, 316 N. Broad Street, shared a copy of the Comprehensive Plan with Council that had been studied and marked up with comments by herself and other citizens as well as other exhibits. She noted that she hoped that Council would vote against the adoption of the Comprehensive Plan this evening and detailed some of her main concerns regarding the draft Comprehensive Plan. Ms. McCart questioned whether the Comprehensive Plan Commission conducted sufficiently thorough surveys and studies of existing conditions, as required by state guidance. Another concern was raised about the financial modeling for housing affordability, including the use of mean vs. median values and conclusions that appear inconsistent with the model outputs. Overall, Ms. McCart encouraged a careful, detailed review of the Comprehensive Plan to address inaccuracies, data issues, and unsupported claims before final adoption.

Stella Reinhard, 213 N. Broad Street, expressed concerns about insufficient public notice for the Comprehensive Plan, noting that required legal notices have not been consistently posted on the City's official website and that the November 10 meeting was not labeled as a public hearing. She requested delaying plan adoption to allow additional public meetings, one focused on maps and another on open space, stating that previous materials were incomplete or unclear. Ms. Reinhard also urged clearer identification and planning for remaining open spaces and noted concerns about central Salem's zoning designations.

John Breen, 142 Bogey Lane, stated that the Comprehensive Plan lacks clear priorities, timelines, and implementation steps, citing the housing study as an example needing a formal RFP and target date. He objected to the plan's use of "polling" instead of "surveying," noting that state code requires comprehensive surveys, and urged the City to conduct a new independent survey before adoption. Mr. Breen also questioned whether the plan's impact on several City Code sections requiring consistency with the Comprehensive Plan had been evaluated.

Mayor Turk closed the public hearing.

Councilman Foley motioned to review this item further.

Councilman Holliday stated that he agreed with Mr. Foley and noted that there remained questions that the public felt had not been answered to their satisfaction.

Councilman Saunders stated that he agreed and suggested that Mr. Holliday use one of his Tuesday sessions for the large maps meeting.

Councilman Holliday stated that he did not mind doing that; however, he felt they may need to do an evening session for this and possibly use a larger venue for the meeting. He also noted that this is a living document and asked to confirm that it could be amended even after a vote was taken. He emphasized that the Comprehensive Plan is a flexible document that can be amended as conditions change and should be reviewed regularly to keep it current. He noted that both Council and City administration, with input from citizens, share responsibility for maintaining the plan. Mr. Holliday stated he had no objection to postponing its adoption.

Mayor Turk asked for a second to the motion.

Mr. Holliday seconded the motion.

Mr. Light asked for clarification from Mr. Guynn on the appropriate action to take this evening with this resolution.

Mr. Guynn responded that generally an action is tabled to a specific date.

A discussion was held on the best action to take.

Councilman Saunders asked Mr. Guynn what his recommendation was.

Mr. Guynn responded that he would decline the motion and then pick it back up at a later date.

It was noted that there was already a motion on the table.

Vice-Mayor Green noted that she was not opposed to the motion on the floor but asked for clarification on the intent of the motion and action moving forward.

Councilman Holliday noted that he felt another public hearing should provide availability of larger maps.

Mayor Turk asked Ms. Wines if citizens were able to come to Community Development if they wished to see larger maps.

Ms. Wines responded affirmatively.

Further discussion was held among Council about what is an appropriate course of

action.

Councilman Saunders asked if any more meetings could be set up before the end of the year where staff could be available at the Civic Center and Council could be in attendance to listen to questions and responses.

Ms. Wines noted that staff is open to whatever Council would like for them to do and that they have been available the past two years for questions and comments.

Mayor Turk asked if some of the comments that had been made were ones that staff had heard previously.

Ms. Wines confirmed that some of them were.

Councilman Holliday noted that he did not have a problem having another meeting.

Mayor Turk noted that she did have an issue with having another meeting and that the past two years had been sufficient. She called for a roll call vote.

Mr. Light asked to confirm if the motion is to delay or to deny this request.

Councilman Foley responded that his motion was to delay the item.

Discussion was held on the timeframe.

Randy Foley motioned to amend the original motion and delay the vote on this item until the December 8, 2025, Council meeting. Hunter Holliday seconded the motion.

Ayes: John Saunders, Hunter Holliday, Randy Foley, Anne Marie Green

Nays: Renée Turk

Abstaining: None

Mayor Turk requested that citizens with questions or comments put them in bullet point format and email them to Council to review and communicate with Community Development and staff before the December 8 meeting.

#### **I. Appropriation of Funds**

Request to transfer the fiscal year 2026 operating budget for the financed purchase of Taser 10s from the General Fund to the Debt Service Fund.

Mayor Turk asked Ms. Jordan to provide background on this item.

Ms. Jordan explained that the contract for purchasing new Tasers was determined to meet new accounting standards for a financed purchase, which requires the expenditure to be recorded in the Debt Service Fund rather than the General Fund. Because this was not clear at the time of budgeting, staff has requested transferring

the previously budgeted funds to the appropriate fund for proper accounting.

Randy Foley motioned to transfer the Fiscal Year 2026 operating budget for the financed purchase of Taser 10s from the General Fund to the Debt Service Fund. Anne Marie Green seconded the motion.

Ayes: John Saunders, Hunter Holliday, Randy Foley, Anne Marie Green, Renée Turk

Nays: None

Abstaining: None

**J. Appropriation of Funds**

Request to amend the School Operating Fund, School Cafeteria Fund and School Grants Fund budgets as approved by the School Board on October 14, 2025. **Audit - Finance Committee**

The School Operating Fund, School Cafeteria Fund, and School Grants Fund budgets were amended for Fiscal Year 2025-2026 by the School Board at their meeting on October 14, 2025. The Board amended the revenues and expenditures of the Operating Fund budget, resulting in a net change of \$0, an increase in the Cafeteria Fund budget of \$439, and an increase in the Grants Fund budget of \$582,986. The memo included in the agenda packet detailed the appropriation changes totaling \$0, \$439, and \$582,986 made to the Operating Fund, Cafeteria Fund, and Grants Fund, respectively.

Randy Foley motioned to approve the School Board's appropriation changes of \$0 to the School Operating Fund, \$439 to School Cafeteria Fund, and \$582,986 to the School Grants Fund as approved by the School Board at their October 14, 2025, meeting. Hunter Holliday seconded the motion.

Ayes: John Saunders, Hunter Holliday, Randy Foley, Anne Marie Green, Renée Turk

Nays: None

Abstaining: None

**K. Transfer and Appropriation of Funds**

Request to transfer and appropriate capital reserve funds for Salem Memorial Park stadium improvements. **Audit - Finance Committee**

The City needs to complete projects that are necessary to meet Major League Baseball's Professional Development League (PDL) standards for Salem Memorial Park. These standards were implemented by Major League Baseball in 2021 and include a detailed scoring matrix by which each PDL (formerly referred to as minor league) stadium is graded. Each stadium is audited by Major League Baseball periodically and must be within a maximum number of points based on the scoring matrix. Salem Memorial Park was audited this summer, and the stadium must be in compliance by the start of the 2026 season. Staff has thoroughly evaluated each deficiency and identified the most cost-effective projects to attain the necessary



scoring requirement.

The first project involves the replacement of the light fixtures around the field at Salem Memorial Park. The current fixtures were installed 30 years ago. There is no option to refurbish or otherwise enhance the existing lighting system to meet the lighting requirements. The lights will be replaced with LED fixtures, including a 25-year warranty that guarantees compliance with PDL lighting requirements. In addition to addressing the PDL requirements, the LED fixtures will reduce recurring electricity costs to the City for the stadium.

The second project involves modifications to both bullpens. Deficiencies include clearance requirements, elevation and slope modifications, overall dimension requirements, sight-line specifications, and fencing/wall issues. The not-to-exceed estimate for the cost of both projects is \$990,000. City staff is requesting to transfer the funds needed for both projects from the capital reserve account in the capital reserve fund. If any funds remain after completion of both projects, these funds will be transferred back to the capital reserve account.

The transfer of \$990,000 from the capital reserve account and appropriation of the funds for the projects will allow City staff to move forward with the upgrades needed at Salem Memorial Park.

Randy Foley motioned to transfer \$990,000 from the Capital Reserve account to the Capital Reserve Fund account, Salem Memorial Park Renovations. He also motioned to grant administrative rights to transfer any remaining funds after completion of the projects back to the Capital Reserve account. John Saunders seconded the motion.

Mr. Dorsey noted that they had just started to receive some quotes back on the bullpen and that, although they had an approximation, the quotes that have been received back so far have significantly exceeded the estimate. He asked that Council consider raising that number.

Mr. Light added that they need to add another approximately \$250,000.

Randy Foley amended the motion to include the additional \$250,000 and to transfer \$1,240,000. John Saunders seconded the motion.

Ayes: John Saunders, Hunter Holliday, Randy Foley, Anne Marie Green, Renée Turk

Nays: None

Abstaining: None

#### **L. Boards and Commissions**

Consider appointments to various boards and commissions.

Randy Foley motioned to appoint Chris Yeakel to fill the unexpired term of Dr. Forest Jones for the remainder of a three-year term ending December 31, 2026, to the Blue Ridge Behavioral Healthcare Board; appoint a replacement for David Robbins for the

remainder of a four-year term ending March 9, 2028, to the Economic Development Authority; appoint Anne Marie Green to fill the vacancy of Heath Rickmond for the remainder of a four-year term ending June 30, 2026, to the Social Services Advisory Board; and appoint Dr. Michael Maxey to fill the unexpired term of Dr. Forest Jones for the remainder of a four-year term ending June 30, 2026, to the Virginia Western Community College Local Advisory Board. Hunter Holliday seconded the motion.

Ayes: John Saunders, Hunter Holliday, Randy Foley, Anne Marie Green, Renée Turk

Nays: None

Abstaining: None

## 7. Closed Session

Hold a closed session in accordance with the following sections of the 1950 Code of Virginia, as amended: 1) Section 2.2-3711 (A)(1) for discussion of a personnel matter pertaining to prospective candidates for School Board appointments. 2) Section 2.2-3711 (A)(7) for consultation with legal counsel and briefings by staff members or consultants pertaining to actual or probable litigation, where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the public body.

Anne Marie Green motioned that, in accordance with Section 2.2-3711 A of the 1950 Code of Virginia, as amended, Council hereby convenes to closed session at 8:05 p.m. for the purpose of discussing the following specific matters:

1. Section 2.2-3711 (A)(1) for discussion of a personnel matter pertaining to prospective candidates for School Board appointments.
2. Section 2.2-3711 (A)(7) for consultation with legal counsel and briefings by staff members or consultants pertaining to actual or probable litigation, where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the public body.

Randy Foley seconded the motion.

Ayes: John Saunders, Hunter Holliday, Randy Foley, Anne Marie Green, Renée Turk

Nays: None

Abstaining: None

Mayor Turk noted that there likely will be action taken when they come back out of closed session.

Anne Marie Green motioned to reconvene at 8:49 p.m. in accordance with Section 2.2-3712 D. of the Code of Virginia, 1950 as amended to date. Council certifies that in closed session only items lawfully exempted from open meeting requirements under the Virginia Freedom of Information Act and only such items identified in the motion by which the closed session was convened were heard, discussed, or considered by the Council. Mayor Turk seconded the motion.

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

Randy Foley motioned to appoint Andy Raines and Michael Crawley to the Salem City School Board. Hunter Holliday seconded the motion.

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

Mr. Foley noted that in a previous motion he had omitted a name for the appointment to the Economic Development Authority; therefore, he motioned to appoint Kim Blair as a replacement for David Robbins for the remainder of a four-year term ending March 9, 2028, to the Economic Development Authority. Anne Marie Green seconded the motion.

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

## 8. Adjournment

The meeting was adjourned at 8:50 p.m.

Submitted by:



H. Robert Light  
Clerk of Council

Approved by:



Renée Ferris Turk  
Mayor