

**FLOYD TOWN COUNCIL MEETING
W. SKIP BISHOP JR., TOWN HALL
June 26, 2013
6:30 P.M.
MINUTES**

Meeting call to Order—Mayor Griffin called the June 26, 2013 meeting of the Floyd Town Council to order.

Roll Call-Mayor Griffin, Vice-Mayor Bingham, Councilman Patton, Councilman Turner, Town Manager Terpenny, Town Attorney Shortt, and Acting Town Clerk Cox.

Meeting call to Order—Vice-Chairman Petrie called the June 26, 2013 meeting of the Town Planning Commission to order.

Roll Call-Vice-Chairman Petrie, Vice-Mayor Bingham, Commissioner Williams, Commissioner Maslaney, and Commissioner Bond

Joint Public Hearing Call to Order--Vice-Chairman Petrie declared the Joint Public Hearing for the Conditional Use Permit open and called for Town Manager Terpenny to read the Public Hearing notice.

Reading of the Notice--

**Notice of Joint Public Hearing of
The Town of Floyd Planning Commission
and the Floyd Town Council**

The Town of Floyd Planning Commission and the Floyd Town Council will hold a joint public hearing on Wednesday, June 26, 2013 at 6:30 p.m. in the W. Skip Bishop Jr., Town Hall located at 134 Wilson Street, Floyd, VA 24091.

The public hearing is for public comment on the question of the request by Diane Belcher (Owner) and Bill Bryant (agent) for a Conditional Use Permit for Usage on their property located at 406 East Main Street, Floyd, VA 24091, plat #55-A2-1- V-1.

This Conditional Use Permit request is pursuant to §18.802.03 of the Town of Floyd Land Use Regulations and §15.2-2204 of the Code of Virginia.

A copy of this proposal is available for public inspection at the Floyd Town Office, 138 Wilson Street, Floyd, VA. All parties in interest and citizens may appear on the above date and be heard on this request.

Citizen Comment Period

Mr. Bill Bryant passed out a handout on the process of making beer. He is a home brewer, and he points out that there are no other breweries in the area. Their proposal would be a brew pub, with rooms for a restaurant and sitting area. They will need to make some improvements to the current location, but adding on an addition that would contain a 7 barrel brew house, kitchen space, refrigeration space, additional storage, and a tasting room.

Mr. Tommy Bailey is also a home brewer. He is here tonight to show his support for Mr. Bryant. He believes he has everything ready, including a business plan and contracts.

Mr. Mark Clabaugh is also a home brewer. He asks the question, Will the new brewery just serve alcohol? Or serve the Community? Microbreweries have been around for years, there are many techniques and ratios that go into this. He believes this will increase tourism; there are three microbreweries in the Roanoke/Salem area, and none in Floyd.

Discussion regarding the Conditional Use Permit--

The Planning Commission has several questions for Mr. Bryant.

- What will the hours of operation be?
 - Thursday through Sunday from 11 A.M. to 8 or 9 P.M.
 - Tasting Room Hours would be Monday through Wednesday from 1 p.m. to 6 or 7 p.m.
 - Special Occasions by appointment
- Is music planned?
 - No music is planned at this time.
- Will there be retail sales of the product or wholesale sales?
 - Retail sales, with the possibility of having the beer on tap.
- If the demand for the product increases, how much growth can the facility handle?
 - We have a 15-acre farm in Willis we could use for expansion of a production facility. Branding is important to us, and we want to keep the tasting room in Town.
- In your business plan, is there a limited amount of product you would have to sell to make a profit?
 - Our goal is to have a small brewery in Town now, and move our production brewery to our farm in the future. We would keep the existing location as it, and expand to our family farm in Willis.
- What is the age restriction on the new facility?

- The age of 21 would be the requirement to enter the tasting room. We want the restaurant to be a family atmosphere, and there would not be an age restriction in the restaurant.
- In your projected revenue, what is the food vs. alcohol ratio?
 - 40-50% by the glass profit
- Will there be a smoking area?
 - Not inside the house or the tasting room.
- How will you get rid of the byproducts of the process?
 - The spent grains will be fed to the cattle and pigs on their local farm.
- Will there be a smell associated with brewing?
 - There is a smell with the mash process. The steam will be minimal, and it smells like bread baking, and is usually very unnoticeable.
- What will the brewing hours be? What times will the mash process occur?
 - Brewing will need to occur three times a week, for 50 weeks out of the year. The entire process will take 8 hours a day from start to clean up.
- What will the seating capacity be?
 - Around 50 patrons.
- How will this affect the PSA water usage?
 - It shouldn't be a problem with the PSA.
- You have proposed 14 parking spaces in your application, how will you accommodate 50?
 - We are required to have 1 parking space for every 4 seats.
- Is there an entrance to the property from Howell Alley?
 - Not currently, the only entrance is from Main Street.
- Have you been in contact with VDoT?
 - We have not contacted VDoT yet, but plan to talk with them regarding a proposed entrance on the back of the property.
- Are there any EPA restrictions?
 - The spent grain removal has to go through a capture tank
- The capture tank mentioned, will that need to be added to the sewer lines?
 - We have spoken with Mark Bolt, Floyd County Building Official, regarding his thoughts on how to remove the spent grains. We will also be talking with Gary Crouch with Anderson & Associates.
- How do you suggest we enforce the parking issues in the nearby alleys?
 - Possible new signage, for no parking, or parking restrictions.
- What is the Occupancy the Building Official was going to allow?
 - 50 patrons is the number we are going with in our business plan. We would like to eventually add a sprinkler system, and we will have less than the requirement, until we are able to expand.

- Are you required to sell food?
 - As of July 1st, 2012, there is not a restriction on the sale of food, because breweries had an unfair advantage to wineries with tasting rooms.

Mr. Bryant states that he has a letter of support from Clark Gas & Oil.

Councilman Turner asks why Mr. Bryant believes this project fits Floyd County.

- Making beer is a craft. Floyd is full of arts and crafts, and I believe brewing is a culture.

Councilman Patton has concerns regarding the immediate future; will you plan to be open on Sunday? And is there a distance requirement from churches for establishments that sale drinks by the glass? There is not enough parking proposed; I believe there needs to be more research done. What time you plan to start brewing is also a concern to me.

Commissioner Maslaney remarks that he would like to see VDOT approve of the parking plan, and develop an overflow parking plan.

Commissioner Bond makes a motion, seconded by Commissioner Maslaney, and unanimously carried, it was resolved to adjourn from the Joint Public Hearing.

Councilman Patton makes a motion, seconded by Vice-Mayor Bingham, and unanimously carried, it was resolved to declare the Joint Public Hearing closed.

Public Hearing Call to Order—Mayor Griffin declared the Public Hearing for the FY14 Budget open and read the Public Hearing notice.

Reading of the Notice--

**TOWN OF FLOYD
LEGAL NOTICE ORDER OF PUBLICATION**

THE FLOYD TOWN COUNCIL will hold a Public Hearing Wednesday, June 26, 2013 at 6:30 p.m. in the W. Skip Bishop, Jr. Town Hall on the proposed budget for 2013-2014. Copies of the proposed 2013-2014 budget are available for public inspection at the Town of Floyd Office, 138 Wilson Street, Floyd, VA, and Monday through Thursday, 8:30 a.m. to 5:00 p.m.

Administrative Budget	304,000
Public Works	32,000
General Corporation Expense	185,000
 Total Expenses	 521,000
Funds Available	521,000

Citizens Comment Period—

No comments were made in the public hearing.

Councilman Patton makes a motion, seconded by Vice-Mayor Bingham, and unanimously carried, it was resolved to declare the public hearing closed.

Citizens Comment Period—

- Paul Lacoste—Tour de Floyd—reported they had 69 people the day of the event. They raised \$2,500.00 for the Floyd County Rescue Squad. A check was presented to Joseph King, Chief Operating Officer for Floyd County Rescue Squad.

Presentations to Council—

- Paula Alston, Director Montgomery-Floyd Regional Library
 - Thank you for the Town's annual contribution to the Floyd Library. In 2013, we were able to purchase 127,000 new items, and serve 68,000 people, that is 30 people per hour we are open. The library will soon be changing its phone system to a VoIP, which will allow all four libraries to be tied together. We are working on scanning in all genealogy records; we have 6-8 weeks to complete this project.

Items for Discussion/Action—

- CUP Request for Diane Belcher/Brewery
- FY 2013/2014 Budget
 - Councilman Patton makes a motion, seconded by Vice-Mayor Bingham, and unanimously carried, it was resolved to adopt the FY 2013/2014 budget.

Councilman Patton – aye
Councilman Turner – aye
Vice-Mayor Bingham – aye
Mayor Griffin – aye

- CUP Renewal for Food Lion Signage
 - Councilman Patton makes a motion, seconded by Councilman Turner, and unanimously carried, it was resolved to approve the renewal Conditional Use Permit for Food Lion.

Councilman Patton – aye
Councilman Turner – aye

Vice-Mayor Bingham – aye
Mayor Griffin -- aye

- Clerk/Treasurer Job Description
 - Town Attorney Shortt reports in State Code 15.2-1538, a clerk should be appointed to record proceedings, votes to the Council and make regular entries of the ordinances of the Council. There is no differentiation between a Town Clerk and a Clerk of Council.
 - The consensus of the Council was to advertise the position with the description, with the current job title, and desired salary requirements to be specified by applicant in their cover letter. The position will be advertised in The Burgs and The Floyd Press. Applications will be due back on July 18th.
- Appointment to Old Jacksonville Burial Grounds—
 - Robert Shelor has submitted his resignation. This seat needs to be filled.
- Appointment to the Public Service Authority Board—
 - Councilman Patton makes a motion, seconded by Vice-Mayor Bingham, it was resolved to appoint Councilman Turner to the Public Service Authority Board to replace Ross Miller.

Councilman Patton – aye
Councilman Turner – abstain
Vice-Mayor Bingham – aye
Mayor Griffin – aye

Councilman Patton makes a motion, seconded by Councilman Turner, and unanimously carried, it was resolved to take a 15 minute recess.

Councilman Patton makes a motion, seconded by Councilman Turner, and unanimously carried, it was resolved to come out of recess.

Presentations to Council –

- Planning Commission Recommendation on CUP Request
 - The Planning Commission recommends to the Town Council that the Conditional Use Permit be approved given the following conditions:
 - VDOT approval of ingress and egress for maximum property
 - 1 year of food sales average \$2,000 per month on an annual basis
 - No brewing after 8 p.m., and will close by 11 p.m.

- Vice-Mayor Bingham makes a motion, seconded by Councilman Patton, it was resolved to accept the Planning Commission's conditions set forth on the Conditional Use Permit request.

Councilman Patton – aye
Councilman Turner – aye
Vice-Mayor Bingham – aye
Mayor Griffin – aye

Other –

- Town Manager Terpenny has notification from VML VaCo for the Town's Workers Compensation insurance, requesting the Town's approval of a panel of accepted physicians.
 - Councilman Patton makes a motion, seconded by Councilman Turner, and unanimously carried, it was resolved to approve the panel of physicians as presented.

Councilman Patton – aye
Councilman Turner – aye
Vice-Mayor Bingham – aye
Mayor Griffin – aye

- Mayor Griffin notes that the trees down the trail need to be trimmed.
- Councilman Patton asks if the cement wheel stops could be moved to create more parking and drive through area at the Town parking lot on South Locust Street.
- Vice-Mayor Bingham notes that the sidewalk between the Church and the Old Church Gallery has not been mowed this year.

Councilman Patton makes a motion, seconded by Vice-Mayor Bingham, and carried, it was resolved to adjourn to Thursday, July 18, 2013 at 6:30 pm.

William R. Griffin, Mayor

Kayla W. Cox, Acting Clerk