

**Virginia:** At the continued meeting of the Council of the Town of Chilhowie held at the Municipal Building, June 28, 2018 at 7:00 p.m.

**Present:** Honorable Gary L. Heninger, Mayor Presiding; Councilors Donna S. Blevins, Billy L. Clear, Alan Counts, Emily B. Dungan and F. Brent Foster.

**Absent:** Councilman Charles E. Doane.

**Also Present:** Mr. John E. B. Clark, Jr., Town Manager; Mrs. Marlene Henderson, Clerk-Treasurer, MMC; Stephen Price, Police Chief; Jay Keen, Public Works Director; David Haynes, Fire Chief and Randy Sturgill, Building Official.

**Public Information/Public Comment on Proposed Farmer's Market Building** – John Clark, Town Manager, gave the presentation of the packet presented. The public information meeting/public comment period on proposed building for Chilhowie Farmer's Market was advertised in the Smyth County paper, [www.chilhowie.org](http://www.chilhowie.org), the Town's Facebook page as well as the marquee at Warrior Park. Mr. Clark reviewed the drawing of the proposed building and rendition of the location. The project budget was also reviewed and can possibly be reduced by 25% to 50%. The land value is currently \$150,000 and the zoning was discussed. Mr. Clark also shared the emails discussing funding between himself and Craig Barbrow, Area Director for Rural Development. The deed to the property was revised to allow the sidewalk project on June 30, 2017, but the proposed Farmer's Market Project will require the Smyth County Board of Supervisors to revise the deed to allow the building to be built. Other areas suggested for the Farmer's Market location were discussed. The area beside the Fire Administration building was deemed too small for the market and Rural Development funds cannot be used in a floodplain which prohibits the Farmer's Market building being built in the Recreation Park. If grant funds were to be utilized there is no other location acceptable other than the current location at Warrior Park.

Mayor Heninger opened the floor for Mr. Clark to answer any questions from Council and the Public.

Emily Dungan I have a question, we had a long term plan done by Mount Rogers Planning District Commission, do you recall where they suggested we put the Farmer's Market?

John Clark Well, they gave us the money, it was a \$35,000 planning grant Hills Studios done. There was a lot of vision in it; they did have one document that I saw a reference to the area that is mentioned on page 24. That plan had a lot of brain storming, had an arch coming into Town at the entrance of Town at the bridge. Some type of gateway project off Interstate which I am not exactly sure what that means. It had a trail going to the Beattie property and the old Town House. It had a lot of things but I did see one document that did reference the lot that I talked about from page 24.

David Haynes I have a comment.

Mayor Heninger If you would come up to the podium.

David Haynes I just want to address the old drawing for the Farmer's Market beside the old Town Hall included it going back onto the lot behind which does not belong to the Town. The proposal for that plan included acquiring the property in the back.

John Clark Okay, thank you. I noticed it looked awfully big on the map compared to the size of the lot.

Jim King Good evening everybody, as a vendor at the Farmer's Market and I guess I have been there every year since we started with it, but my first question would be why don't we want a Farmer's Market? Is there a good reason why we don't want it? And the spot we are talking about down here beside the Fire Hall, I have set up down there before and it is almost a disaster. There is no parking and people are parking in the bank parking lot and parking in front of the Fire Hall and on and on and on. The second place may have been mentioned over at the park, most of these people that are customers of the Farmer's Market are elderly people.

John Clark This is just ask me a question on the presentation, I think the Mayor will make time for this right after I get done and Jay. You asked me as to why someone would not be for it that is up to the individual. We will turn it over to the Public Hearing in just a few minutes.

Jim King No problem.

Leslie Brewer Looking at the drawing of the proposed building the way it is it looks like it is the same parking situation as it is now. Is that right? So these lines here are parking spaces that are just right by the structure? I am just trying to understand because right now I think it is like a zoo when there is actually a busy market. Parking to me is very unsafe essentially for pedestrians and people thinking about bringing children in there and is this just non-parking spaces right in here?

John Clark This is a rendition, I might ask Jay to help me on that. I think this designates where trucks can pull in.

Jay Keen I think what Leslie is looking at is handicap parking spaces in front of the structure.

Leslie Brewer Okay.

John Clark But to answer your question this is the same place where it is now.

Leslie Brewer Exactly.

John Clark Maybe the Police Chief can address the parking situation. Council asked us to do something last year with parking during peak hours when there are several hundred people there and the Fire Department and all pitched in and helped to elevate the situation. It is not the idea situation; I am not saying it is.

Mayor Heninger With the new sidewalks it is going to be different anyway because it will not be completely open.

John Keen Jay, Public Works Director will address that in a few minutes. Go ahead.

Jay Keen In the sidewalk project there is a commercial entrance there and the commercial entrance is a minimum distance of 30 feet and a maximum distance of 50 feet. The commercial entrance that we are going to put there is going to be 40 feet. We are going to try to make the traffic flow come in at the eastern end and go out the western end.

Brent Foster The building itself as compared to where most of the vendors set up now will it be further back?

Jay Keen Further back. We looked at parking in the grassy area above for people that is not handicapped with a walkway down to the market.

Alan Counts So based on this drawing where will the vendors park at?

Jay Keen Vendors will be parked on the opposite side of where you see the handicap parking. The vendors will pull through with their vehicle being on grass area on the backside of the structure.

John Clark With the hind end facing out toward Number 11.

Rebecca Wilkinson-Smith They would be basically selling out the back of their trucks or on a table?

Jay Keen Yes.

Mayor Heninger                      Anybody else?

Jay Keen                                You will see a handout that has aerial photography on it and it has a boundary line in red which will be the sidewalk project. It will go from Pine Street to North Church Street. Behind that you will see a set of construction plans and to the right of that you will see the sidewalk will do a little zig and a little zag, that was put in for ADA compliance. If you look to the left on the plans you will see the commercial entrance we were talking about. John can tell you more about the time line.

John Clark                              We talked about having this started in October but it did not work out. We wanted to get it done before the Apple Festival then we wanted to get it done after the Apple Festival now we are relatively sure that it is going to be bid out in July, no later than August and anticipating 120 days until completion. This will tie the Farmer's Market into the Downtown among other things.

Jay Keen                                When we get done if anybody would like to look at the full set it is a lot easier to see. I will be glad to sit down with you and explain what is there and what is going on. Any questions?

Alan Counts                            Yes, I have a question. The commercial entrance you are talking about is it more reflected in this drawing or in that drawing?

Jay Keen                                Most definitely in these construction plans. It looks nothing like that.

Alan Counts                            That is what I thought.

John Clark                              Those are actually the final plans.

Jay Keen                                Yes. These are the final plans. They are a whole lot easier to see here than on that little paper. After the meeting if anybody would like to look at them or have any questions I will be glad to try to answer those.

Leslie Brewer                         Jay, do you have a revision that shows the sidewalk and the proposed Farmer's Market structure on one drawing?

Jay Keen                                No, Ma'am I don't. The construction set shows the sidewalk only. I can show you the area.

Leslie Brewer                         It seems that if this is sidewalk coming here it is a good deal back from Farmer's Market.



But as you all know tobacco is gone and most of the buyable crops farm families use to pay for the farm and make a living is gone. Beef prices went stagnant for essentially for over a decade. The reality is every avenue that we as farm families have to generate revenue for our families it is critical, it is important.

In addition to that the Farmer's Market in Marion, Abingdon and the new one in Glade Spring, the closer we can connect, people do not grow up on farms or in farm communities anymore. The closer you connect folks that raise food to the people that consume it, know your neighbors and know your food. I am a strong supporter and in addition when you build a Farmer's Market it is used as a Farmer's Market one to two days a week other than that there is a lot of other uses that can take place in it. Like right now the Town of Abingdon has the Acoustic Ascendants and is having their Thursday jam. There are two hundred plus people that are in the Town of Abingdon that has been down there shopping, eating at the restaurants and getting ready for the show. Marion has their music festivals and flea markets, so it is not just a Farmer's Market it is community structure for community events. I have said my piece; you all have a good night.

Laura Etta Wilkinson

If you do not mind I am going to turn this this way because I want to talk to both groups. I served on this Town Council for thirteen years, and when Mr. Bishop came before us he was on the Smyth County Board of Supervisors and he told us that he thought they were going to let us have the land down there. We were so excited and we appreciated him pushing it through for us. Now I did not know you all were going to have a copy of the deed because a lot of people ask me what does this mean. If you will turn to your first page what it says is the Grantor approved the conveyance of the property described unto the Grantee subject to certain stipulations and conditions, to which the Grantee has consented, and the chairman of the Board directed this be signed.

Okay, if you will turn over to page two, number one, all of the property conveyed here shall be used and maintained by the Grantee as an area of open and green space for use by the public. The Grantee agrees to fully maintain and improve such property by landscaping, the planting of trees, shrubs and bushes which shall be continually trimmed and maintained in the order that the area may be an open and green space for the Citizens of all of Smyth County. Number two, The Grantee may permit perimeter parking around the exterior boundaries of the land hereby conveyed with the construction of paved parking areas so long as the parking

areas do not exceed ten percent of the total of the area. And number three; no permanent structure except for a small structure for the provision of utility services on the property shall ever be placed on the property conveyed hereby. This restriction shall be a condition running with the land and shall continue for a period of no less than ninety-nine years from the date of recording of this deed.

If you will come on down to number four in the event of an established violation of any of these restrictions, the Grantor may demand, in writing, the reconveyance of all the property conveyed herein unto the Grantee. The Grantee shall be afforded a period of ninety days to remedy any established violation. When I was on Council we made a promise that we were going to abide by this ninety-nine years. I feel the responsibility. I am not here from the Apple Festival, I have already met with John and told him whatever we need to do we would do. I just feel like as a citizen and having been on this board at the same time this was granted I feel that we need to think about what we are doing.

Mayor Heninger

Your three minutes is up.

Laura Etta Wilkinson

Okay, I will let Ms. Rebecca take over.

Rebecca Wilkinson-Smith

I will be brief, we are not or I am not, those of us that are opposing to the structure are not opposed to the Farmers or the Farmer's Market. What I am opposed to is as a tax payer, I think we need a Farmer's Market, I think we need something where we can have community events. We have the stage in the park and nobody uses it. But if we have a structure that we are going to be spending \$200,000 on; a \$100,000 that is a grant the other \$100,000 because it is a matching grant that we are going to have to come up with somehow. We need to have something, if we spend that kind of money, we need to have something that is going to be able to be used other than nine stalls to pull vehicles in and for something that is going to be accessible where the elderly people are not afraid to come because they are afraid they are going to have a wreck getting in and out of that. So my feeling as a tax payer is yes it is free money but it is not really free. And yes we need this but we need to think about what we are doing and where we are putting it. There is no point in putting good money in after bad money and taking something just because it is on sale. If you do not need it and you can do better then you need to think about what you are doing and you need to plan and think about the long range implications.

Jim King

As I was saying I have been a vendor here ever since it started and my question was, and maybe that is some of my answers right there, what is a good reason as to why we do not want a Farmer's Market. That spot down there is not acceptable I do not think but if you are a vendor like Mr. Martin said you are bringing people into the Town of Chilhowie that is going to spend money and therefore you are going to create tax revenue from what they spend. That was one good point that I think for having the market.

If you are a vendor and you come down here and you got thirty minutes to set yours up, nine times out of ten you are going to have to set up a tent because it is either raining or it is so hot you cannot stand it. Your thirty minutes is already gone by the time you got your tent set up and then you got to set your product out. This place where you talk about the parking and the traffic, well it is already there whether you have a structure or not. You got people coming in and parking. I think the Town of Chilhowie handle it very well, they had the police out there every day. I never really saw any problems with parking. This is really going to help the parking when you get back a little further and get all the vending people on the other side of the structure and I just think it would be ideal and there are a lot of other things we can use it for. Down in that park down there nine out of ten of our customers are elderly people and that is a terrible place to try to get in and out of down there on the corner at McDonalds. It just does not get it.

But we got a great opportunity; the Apple Festival can use it for a number of things and all kinds of other events. I have been to Independence, Wytheville, Abingdon and all these places they have a beautiful Farmer's Market and it looks great to me. I guess that is all I have to say about it. I hope we can get it.

Stephen Price

Mr. Mayor, I would like to say I appreciate Mr. King recognition of the Police Department but in honesty and full disclosure when it starts it is the Fire Department down there because we are tied up with school traffic and everything else. I want to make sure that they are recognized.

Jim King

I did not mean to leave anyone out, but yes, they did do a good job.

Stephen Price

They do, yes. We come on as soon as we get the school buses on the road.

Cathy Smith

After being in this community for eighteen years listening to Mr. Martin, Mrs. Wilkerson and Mr. King we do need a Farmer's Market but we need a better place for it. We need one maybe not

eight bays across the front of it; maybe we can have one like Glade Spring. I will have to tell you I have gone to that one and I have been to a number of events that have been in Glade and it is great. They have four bays on each side so you got eight possible vendors and it is large enough to set up tables around the whole outside perimeter of it and the building. They heat it in the winter; I have been to events in the winter. It is large and easy accessible for the elderly, it is easy to get into. I think it is something we need to look at.

I do not believe that they spent \$200,000 on that building either. In fact I think it is probably less than \$100,000. I will look into that. But I think that we need to do some other considerations as far as place and as far as the building. I agree we can do that for a lot less. A lot less.

James Bonham

I am James Bonham, 1027 Old Stage Road, I would like to give my support to the Farmer's Market and agriculture programs here in Chilhowie. I would just like to reiterate mostly what other folks have said. Towns of our size generally have a permanent facility for Farmer's Market. It is something that is really needed here, a formal facility. Glade has a new one that has been under way and it has been pretty successful.

As far as location goes I kind of worry if we would have enough parking or if we would outgrow that area. I think that might be something that Council wants to look at to see if it grows further how that would actually work. If we do put up a permanent structure, other people has also said this to, we will need more usage on this type of facility. Just having it open for thirty minutes or two hours or whatever, it could be used on Saturday or Sunday for different events. Those events could be worked with the Town recreation and be scheduled. So I think those are the points I would like to make and I am in favor of Farmer's Market. Let's get something underway and built.

Amanda Stuart

High everybody, I am Amanda Stuart and my husband is Mark. We have a farm in Saltville and Sunshine Jelly Company and I have been attending the Chilhowie Farmer's Market since last year and I am just here basically in support of the structure. I am not a Chilhowie citizen but I do spend all my grocery money and all my gas money right here in Chilhowie. I would like to say that I do support the Farmer's Market structure, obviously I benefit from it. I think that the Town, I think building the structure would be an incentive to bring more vendors which by them would bring more patrons out for market. Thank you.

Leslie Brewer

I am Leslie Brewer, an Old Stage Road resident, I love Farmer's Markets, I think it is so important to have a venue in our Town where we can connect local produce especially for the elderly and those who it does not work with their schedule to travel to other Towns who have well established Farmer's Markets. My concern is I really think it is not the right location, I think it is the wrong place and I also think it is the wrong time. Our Farmer's Market still is very small. The past few weeks I have seen zero vendors. There were none today, I did not see any last week when I went by. I would like to see our Farmer's Market as a community support and see it grow and maybe a change of location even maybe without a permanent structure can be key to that. I would like to see the Town Council be really thoughtful about this and not to just jump on this because there is some grant money right now and we all, I think everyone has said well it is not the perfect location.

I have been to a lot of Farmer's Markets in a lot of places that have been around for years and years and still do not have permanent structures and are really great markets. So to me I am just a little uncomfortable with just how it is questioned to have a Farmer's Market you need to have a permanent Farmer's Market structure. That is all I have to say. Thank you.

Mary Heninger

At this point when you talk about no one being at the Farmer's Market, well the crops are not in right now. They have nothing to bring in yet.

Amanda Stuart

That is true.

Mary Heninger

When the crops are in that market is filled, but at this point it is not filled because the crops are not in. That is a key factor. You cannot come down and sell something that you do not have.

Leslie Brewer

I have been to Marion and Abingdon on both Tuesday and Saturdays. I have a CSA prescription I have been getting greens, squash.

Mayor Heninger

Maybe they are bringing it in from somewhere else.

Amanda Stuart

Or they have greenhouses.

Leslie Brewer

Those are grower markets.

Amanda Stuart They probably have greenhouses, we do not have a greenhouse and everything we grow is outside and I am getting very few peas right now.

Leslie Brewer I totally understand. I know what and when things come into season. They are vendors and talking about a structure attracting more vendors, I just do not know if you build it they will come is exactly how it works in small communities like this.

Jim King To answer her question about downsizing, in the peak time of the season I have seen sixteen vendors up there. People do not have any tomatoes; people's gardens have not come in yet.

Mayor Heninger But it is getting close.

Amanda Stuart Tomatoes rule everything, when tomatoes come the people come.

Laura Etta Wilkinson May I comment on what Mr. King said? Sixteen? I live close and I have never seen sixteen, but that is beside the point. We are asking to build something according to Mr. Clark and the paper for seven to nine vendors. Well do you not have any future idea of expanding and if it does where are you going to go? You got to go back to the County and say we would like to move and have more space in here, add to it. The attorney is going to say you set precedence so just fill up the whole field with it. So what I am saying is if you can have as many as sixteen why spend over \$100,000 for seven to nine vendors. I think that is ludicrous to say we are going to spend this much money on these few people. So what is the answer? I mean if you got more where are you going to go.

Jim King I have one more comment to make. The Town of Marion when you are talking about they got all these people there now well they are basically running a flea market. I mean that is what they are doing; they do not have any produce. One more point, I believe most of the vendors, I am speaking for myself, it would not be a problem for me to rent a spot. The Town of Marion does, they do not just give it. I do not want anything free.

Amanda Stuart Yes, I do not have a problem with paying.

Ed Peterzak I have been in the area for about ten years, I bought a house up on Terrace Avenue about five years ago. One of the biggest things is to take an opportunity and make the best of it. I understand that there is a ninety-nine year...we are going to use that land the best we can for ninety-nine years. Using it a little bit differently maybe

something to help make the area grow, to have a change a little bit. I think that would be a big positive to have someone come in and say well we want your community to grow, we want everyone to come together, we want one social spot that could make something great of a small community. This is what I loved about this area, this is one of the reasons I moved to Chilhowie because they have that tight knit family. I think that you got to look at the long range, we have to look at parking, we have to look at the in and out, but right now I see a very positive movement. With a small Farmer's Market that can be utilized as a family and farmers gathering spot.

In my hometown we had something that was ran into basically the same discussions that we are having here. When I was a kid my Dad use to take me to that Farmer's Market, that park had a little swing and had everything there. I remember that. My Dad guide and instilled values that you would not find anywhere else; even something small, just a little thing that made me what I am today and I thank him for that. I have pride of taking my kids to that same Farmer's Market Park and I saw them grow and they saw that okay this is a tomato and these are grapes and they knew the difference of which ones to get. They had that social interaction with that Farmer. I told them this is the guy that is growing this for you guys. Now I see my kids bringing their kids there brings a tear to my eye. So I think this is one of the better things that not only good for the Town of Chilhowie, but we have a grant coming and I do not think we would disrupt the land as much as everyone thinks we are. I think our Fire Department and Police Department will be here to guide people in and out. I am in favor of this.

Mayor Heninger opened the floor for Council comments.

Donna Blevins

I think Leslie has something else to say.

Leslie Brewer

Oh, well in the discussion about the produce coming in I was just sitting here thinking I wish I said when I was at the podium there is not just produce grown around here. We have so many quality meats, beef, poultry and pork. I buy all of those at the Farmer's Market year round at other markets; local cheeses, local dairy and canned things, jams, jellies, honey, maple syrup that is all produced locally.

Mayor Heninger

We had all of that last year at the market.

Leslie Brewer

I am just saying there are a lot of local products that could have been sold there today and last Thursday. Thank you.

Jim King I am a bee keeper and I sell honey and jam.

Ed Peterzak Build it and they will come.

Joyce Hawthorne May I say something?

Mayor Heninger Yes.

Joyce Hawthorne We do come to the Farmer's Market and we do go to Marion Farmer's Market and there have been twenty-two vendors at Marion and we asked the meat dealers to come and they said they have come up here to Chilhowie and she said we have stayed there and it did not pay for our gas from Saltville over. She said that is how come we came back to Marion. She said if anything that came such as a structure to be built she would be right here joining all of us. There are a lot of people in this room that we have not seen at the Farmer's Market.

Tom Hawthorne But they are all experts of what goes on. That is what I cannot understand. How come you got all these experts that you have never seen at the Farmer's Market? I have been there for ten years and a lot of these people that speak I have never seen at the market. I do not know where they get their information from. For the structure if you do some checking, I do not think the structure you are going to put up is a permanent structure. A greenhouse is not a permanent structure unless there is a basement under it.

John Clark I did not think of it like that but it is just a shelter.

Joyce Hawthorne But Kelly Spencer-Hill started the Farmer's Market in 2008, they were three vendors, and then it increased every week and then all of the sudden it sunk.

Tom Hawthorne Somebody asked about a structure and if there were sixteen vendors, where does sixteen go right now without a structure?

Mayor Heninger Anybody else?

Brent Foster If this went forward and everything rolled like it could when would we be talking about this being built? This year during the Farmer's Market? Because I am sure we cannot have Farmer's Market and it being built at the same time.

John Clark The Federal fiscal year ends September 30<sup>th</sup> and this money would have to be obligated before then so it would have to be after October 1<sup>st</sup>. I heard some optimistic talk by Rural Development

that it could start by November but I do not think it would start until February.

Brent Foster

So it would not interfere with this year's market.

John Clark

I do not see any scenarior, when does it close?

Felicia Eller

The last Thursday in October.

John Clark

There could be a possibility it could start sometime in November. I do not think this thing would take forty-five days to build, so it could be built then. So I say the earliest is in November.

Rebecca Wilkinson-Smith

John, one of the things that everybody, if this was to happen to go through whatever, that everybody has discussed, it needs to be something that can be used for other things. Is there a possibility instead of building what is on, which you said was not even done yet, sort of a temporary possibility, can we do what Glade has as a larger central structure that can be actually be used for more things opposed to sort of stalls like it is going to be right now.

John Clark

Well there is some discussion with The Lane Group about having a stage.

Rebecca Wilkinson-Smith

Well not necessarily a stage, theirs is like....

Cathy Smith

Have you been to Glade's market?

John Clark

Yes.

Cathy Smith

Okay, so you know how it is an open area, eight bays with four on each side and it is wide. If you had other venues there you could get over one hundred people in there.

John Clark

Well, I feel uncomfortable talking even more now, but since I have been asked these questions, the initial rendition was going up and going out at a ninety degree turn and having nine plus six but there was not enough money for it. The money we get and the money we get from the Tobacco Commission will credit what type of building you will have. I know this is a generic with straight lines and this and that and there is a possibility it could be that I do not know. I cannot answer. I just know we can build it based on Council's wishes and based on money. It can also be built with the possibility of expansion. That has been discussed at one of our meeting. Is that correct Jay?

Jay Keen Correct. When you get done I got one. I have said this several times. We are building a forty by eighty building and we have two weeks into it and the only thing we like is a roof. So this building could be put up I think pretty quick.

Mayor Heninger And there have been days they have not even worked on it.

Jay Keen Yes, there is days they did not work on it, I am just counting the days that they have worked and we have two and a half weeks in it.

Rebecca Wilkinson-Smith I got one for Chief Price.

Jay Keen Wait just a minute I got one more.

Rebecca Wilkinson-Smith Okay.

Jay Keen Thank you, I went this past Saturday to Glade to talk to the gentleman that runs the market and my first question is, well first of all very nice structure, my second question was what do you have in this building? He said they have \$275,000.

Rebecca Wilkinson-Smith Question, if something is built down there what are we going to do about the transients that come in and park down there and panhandle and travel up and down at night like the empty car wash and stuff? That has always been a concern about that type of people hanging out down there.

Stephen Price We have that down in the park and we patrol, we just move them along. If somebody comes in...I do not know, the best example I can think of is before I came here we had people selling furniture and we go to them and tell them well you got to go to Town Hall to get a Peddler License to do that. Then when they come to Town Hall and are told what the cost of a Peddler's License is they generally move on by themselves. Am I correct on that Marlene?

Marlene Henderson Yes, very correct.

Rebecca Wilkinson-Smith They do not concern me as much as the people that come in in the car that looks like it's got one gasp of breath left in it.

Stephen Price No we get on anybody with Farmer's Market being the exception.

Rebecca Wilkinson-Smith So if I see them out my front door at twelve o'clock at night call you?

Stephen Price Yes, well not me, call the Sheriff's Department.

Marlene Henderson 911 works well.

Mayor Heninger Council got any comments?

Alan Counts It is sort of a question. The one map we have here shows the zoning of that area, I am just thinking based on some of the comments about expansion for the future, right now this is for a nine bay, is what the drawing shows. I am trying to think of the zoning and the way it is laid out and how far back this would go, I am trying to think of what our options for expanding would be for there, assuming the zoning stays like it is. Sure we may get a variance but we cannot spend money today not knowing.

John Clark You got a big lot there and I do not have the frontage of that lot. What is the frontage? Four-hundred feet?

Jay Keen I say that is close to being four-hundred total.

John Clark I am no architect or engineer but Jay can talk about it more than I could. H.C. could and Valerie. You can keep going straight out or go out and make a ninety. How could you do it H.C.? I will ask you.

H.C. Carter There is all kinds of ways to do it. You can go back some but you can double that in size by the way it is laid out.

John Clark As far as following up with Zoning Commission, Chairman Lynn Pease is here and if you try to go up on the northern end that is pretty severe thing when you rezone property. You could not with the zoning as it is right now without some action by the Planning Commission to go on the northern end of that lot.

H.C. Carter That would be a good problem to worry with.

Emily Dungan I have a question about the deed. Whatever we decide, if we decide to put a structure up does it have to go before the Board of Supervisors? Do they have to approve it?

John Clark Yes.

Bill Clear So we can be sitting here arguing over something that may not get approved.

John Clark My position is this: I am not going out to the Board of Supervisors halfcocked and ask for approval for a Town project unless you all

ask me to do it. If you do not ask me to do it I am not going to do it. To be real successful here we will get grant money and loan money etc. and I am not going to get into all of that. I thought this would be a good way to promote all of our water and sewer and downtown and our sidewalk activity and our Farmer's Market. But I am not naive enough to go up there and ask them unless I get some direction from you all.

If I do get approval to move forward and I work for you all, and I will do what you tell me to do. I did not realize this until Mr. Hawthorne brought it up, this is not a structure and that might be the argument we make, it is a shed. Bottom line is there is going to have to be some kind of approval and they set a precedent for sidewalk. As far as the square footage for the sidewalk I say it will be more of an impact for sidewalk than this would be as far disturbing the ground. You think that is about right Jay?

Jay Keen

Yes sir, probably three times on the sidewalk.

Brent Foster

Jay, on your drawing that is here do you have an idea of how far back from the road this Farmer's Market will start? Are you talking a hundred feet?

Jay Keen

From the face of the structure seventy-five to eight-five feet.

John Clark

The Zoning Ordinance says a fifty foot or greater right-of-way has to be fifty foot from the center line or edge of the roadway.

Emily Dungan

Talk about the nitty gritty numbers of the grant. Is it a matching grant? Do we have to put forth money before they give us money and where does that money come from?

John Clark

The direct match is the value of the property. I had another budget in here that is confusing that shows \$300,000 local match. Local match in the packet is \$150,000 plus \$150,000. We have been pretty much guaranteed a \$100,000 award. If we bid it out and architect design it and says John this is going to cost \$127,000 that is when I come to you saying it cost \$127,000 and we got \$100,000. I do not know until I know. As far as the direct match requirement I do know this, as far as Rural Development is concerned to move the application forward our match is sufficient cause of the donation of land. We are only donating part of the lot but they are satisfied with the \$300,000.

Marlene Henderson

Same thing with the Bonham Trail. The house was the match.

John Clark Same thing with the water treatment plant, we had an engineer's estimate and the project came in a couple hundred thousand less. That is another story. We just do not know until it is fully bid out and we get the full package.

Donna Blevins If we get the Tobacco grant will it be ready at the same time?

John Clark No idea yet, the match would also satisfy them, but I am not sure of the grant timeline yet.

Mayor Heninger Building a shed just like that I do not see it being a whole lot of money. I mean you will not have a floor.

John Clark Well they put them things in a program and it spits something out and that is what this estimate is.

James Bonham This cost is a wild estimate until you really tell an architect how many square feet you want and they check the prices. It is also subject to change.

Mayor Heninger Looking at the building that they have built down there that they are working on now, how tall is that thing Jay?

Jay Keen Fifteen feet and eight inches.

John Clark This is a Public Works building.

Mayor Heninger There is a lot of lumber in it.

Jay Keen And it is way under budget.

John Clark How much was budgeted for it?

Jay Keen \$45,000.

Mayor Heninger \$45,000 and it is way under budget.

Alan Counts You quoted something earlier something at \$275,000.

Jay Keen \$275,000 for Glade's structure.

Alan Counts Unfortunately I have not been to that one, but size wise?

Jay Keen Maybe thirty feet longer than this room.

H.C. Carter It has sides with garage doors and roughed in siding.



Mark Stuart Did anybody consider building this with something besides lumber? There is a company called Weather port that builds vinyl structures that look real nice and you can get a price on that size of a building and you know what it is going to cost but the labor to put it up is very minimal and that would get away from the permanent structure too. It is not a permanent structure they have anchors. Where we came from in Colorado the Farmer's Market structures had those and is very attractive. The vendors were in the arches and it was circular. It was a nice structure. It would be a lot cheaper than building a building and you do not have to get an architect and spend all that money for them to tell you how to put a roof over four poles. That might be an option to look at. It is on the computer called Weather port.

John Clark I invited every Board of Supervisors member to this meeting by letter.

Jay Keen Let me add one more thing about our building, there is a company here in Chilhowie that builds trusses and their architect design those trusses.

Mayor Heninger Do you all have anything else?

Donna Blevins Do we need to vote on this tonight?

Mayor Heninger They have a meeting before we have ours, and they might turn it down, who knows.

Brent Foster I think the next step is to see what the Board of Supervisors says.

Emily Dungan I have a question, if they do turn us down we cannot get the money?

John Clark Yes, and there is no money if the Board of Supervisors says no.

Emily Dungan But we can put it anywhere if we use our own money?

John Clark Yes, but it is not budgeted.

Mayor Heninger closed the Public Comment at 8:16 p.m.

Motion by Brent Foster, second by Bill Clear Council authorizes Town Manager to go before the Smyth County Board of Supervisors for a Farmer's Market shed. The motion was approved with following recorded vote:

Donna Blevins	Aye	Bill Clear	Aye
Alan Counts	Nay	Charlie Doane	Absent
Emily Dungan	Nay	Brent Foster	Aye

Motion by Brent Foster, second by Donna Blevins Council adjourns this meeting at 8:20 p.m. The motion was approved with the following recorded vote:

Donna Blevins	Aye	Bill Clear	Aye
Alan Counts	Aye	Charlie Doane	Absent
Emily Dungan	Aye	Brent Foster	Aye

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Gary L. Heninger Mayor

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Marlene L. Henderson, MMC Clerk