

January 19, 2021
Work Session

PITTSYLVANIA COUNTY BOARD OF SUPERVISORS
WORK SESSION

VIRGINIA: The Pittsylvania County Board of Supervisors’ Work Session was held on January 19, 2021, in the Board Meeting Room, 39 Bank Street, SE, Chatham, Virginia 24531.

CALL TO ORDER (4:30 PM)

Warren Called the Meeting to Order at 4:30 PM.

ROLL CALL

A Roll Call was conducted. The following Board Members were present:

Attendee Name	Title	Status	Arrived
Warren	Chairman; Chatham Blairs District	Present	4:28 PM
Scearce	Vice-Chairman; Westover District	Present	4:26 PM
Davis	Supervisor; Dan River District	Present	4:27 PM
Dudley	Supervisor; Staunton River District	Present	4:27 PM
Farmer	Supervisor; Callands-Gretna District	Present	4:26 PM
Ingram	Supervisor; Tunstall District	Present	4:26 PM
Miller	Supervisor; Banister District	Present	4:27 PM

AGENDA ITEMS TO BE ADDED

None.

APPROVAL OF AGENDA

Motion to approve Agenda.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Miller
SECONDER:	Davis
AYES:	Warren, Scearce, Davis, Dudley, Farmer, Ingram, Miller

PRESENTATIONS

None.

STAFF, COMMITTEE, AND/OR CONSTITUTIONAL OFFICER REPORTS

a. Shell Building VRA Issuance Review (Staff Contact: Matthew D. Rowe); (10 minutes)

Rowe stated the County’s Shell Building Project (“Project”) at Lot 6 in the Cane Creek Centre has been modified due to the partnership with RealtyLink Developers and the increased Project scope. The building increased in size from 30,000 sf to 100,000 square feet due to RealtyLink’s resources. The Tobacco Commission Shell Building Grant is now a loan through Virginia Resources Authority (“VRA”), which contracts with the Tobacco Commission to underwrite loans. VRA required the County IDA to act as lender for this \$1,150,000 loan. The Project Budget is

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\$5,000,000; the loan amount is \$1,150,000, and the \$3,850,000 is debt equity paid by RealtyLink. The IDA approved the loan issuance/terms at its January 12, 2021, Meeting. The County will serve as the financial backer of the IDA's loan. The funds have already been extended, the building is close to complete, and the site is being. Rowe also provided to the Board a proposed Resolution for potential action on tonight's Business Meeting's Consent Agenda.

b. Convenience Center Cost Estimates/Schedules Update (Staff Contact: Richard N. Hicks); (10 minutes)

Hicks gave an update on the convenience centers cost estimates and schedules as provided in the Board packet, which can be found on the County's website at www.pittsylvaniacountyva.gov

c. Hurt EMS Station Bids Review/Discussion (Staff Contact: Richard N. Hicks); (10 minutes)

Hicks stated, on January 5, 2021, County Staff received construction bids for the Hurt/EMS building ("Project"). The Project's original estimate was \$500,000, including engineering. The lowest Project bid received was \$757,650. On January 11, 2021, County Staff, as allowed under the Virginia Public Procurement Act ("VPPA"), virtually met with the Project's architect and the low-bid contractor to discuss options for lowering the Project's cost. After discussing several options, again as permitted by the VPPA, the contractor and architect were asked to provide an updated price to County Staff no later than January 15, 2021. The lowest bid came in from Daniel Builders, LLC. and there was consensus from the Board to forward this recommendation for approval at the Business Meeting.

d. Authorization to Apply for Federal Funds for Cherrystone and Roaring Fork Dam Projects Discussion (Staff Contact: Richard N. Hicks); (10 minutes)

Hicks stated in 2019, the Town of Chatham, Virginia ("Chatham"), was granted \$100,000 from the Virginia Legislature to study alternative options regarding mandated repairs to the Cherrystone and Roaring Fork Dams ("Project"). The original sponsors of the Project were Chatham, the County, and the Pittsylvania County Soil and Water Authority. The County served as the Grant's Fiscal Agent and the Project has been completed. With the County's lead, the three (3) sponsoring agencies issued a Request for Qualifications and interviewed several professional firms, with the anticipation that the selected firm would complete the study and continue with the design of the dam modifications. Froehling & Robertson, Inc. ("F&R"), from Roanoke, Virginia, was selected to complete the study by all the sponsoring agencies' governing bodies. F&R has completed the Project and identified several lower cost alternatives for the Project. The process' next step is the actual design of the dam modifications. This portion of the Project is one hundred percent (100%) federally funded, but the sponsoring agencies will have to apply for the funding. The funding is then contingent upon funds being available in the Federal Budget, which could take one (1) to three (3) years. There was consensus of the Board to authorize County Staff to apply for federal funds for the Cherrystone and Roaring Fork Dam projects, and to also send a letter to the Chatham Town Mayor providing notice of the upcoming shared responsibility and also requesting public recreational lake access.

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e. Landfill Solar Lease RFP Review/Discussion (Staff Contact: Richard N. Hicks); (10 minutes)

Hicks stated that County Staff issued the attached Request for Proposals (“RFP”) to determine if solar companies have interest in installing solar fields on closed cells at the County Landfill. This process was initiated by an RFP from Dominion Energy (“Dominion”) that favored brownfield/landfill sites. If the County selects a firm based on its RFP, the Project will still require approval by Dominion through their selection process, which could take up to one (1) to two (2) years. There was consensus of the Board to for the recommendation to the full Board to award the Landfill Solar Lease award to AC Power, New York.

BUSINESS MEETING DISCUSSION ITEMS

Farmer referenced the Legislative Priority on tonight’s Business Meeting’s Consent Agenda. He stated he was concerned that there was not a cry for help regarding school funding. Hunt said that was an oversight and would include that as well.

CLOSED SESSION

The Board entered Closed Session at 5:21 PM on the following:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Davis
SECONDER:	Ingram
AYES:	Warren, Scearce, Davis, Dudley, Farmer, Ingram, Miller

- a. Discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body.

- (1) Legal Authority: Virginia Code § 2.2-3711(A)(3)
Subject Matter: Jail Land
Purpose: Discussion of Related Property Acquisition for a Public Purpose

- b. Consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel.

- (1) Legal Authority: Virginia Code § 2.2-3711(A)(8)
Subject Matters: Cool Branch/Franklin EMS Agreement
Purpose: Legal Consultation/Advice Regarding the Same

RETURN TO OPEN SESSION & CLOSED SESSION CERTIFICATION

The Board returned to Open Session at 6:43 PM and the following Certification was recorded:

PITTSYLVANIA COUNTY BOARD OF SUPERVISORS
CLOSED MEETING CERTIFICATION

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BE IT RESOLVED that at the Pittsylvania County Board of Supervisors (the “Board”) Work Session on January 19, 2021, the Board hereby certifies by a recorded vote that to the best of each Board Member’s knowledge only public business matters lawfully exempted from the Open Meeting requirements of the Virginia Freedom of Information Act (the “Act”) and identified in the Motion authorizing the Closed Meeting were heard, discussed, or considered in the Closed Meeting. If any Board Member believes that there was a departure from the requirements of the Act, he shall so state prior to the vote indicating the substance of the departure. The Statement shall be recorded in the Board's Minutes.

	<u>Vote</u>
Davis	Yes
Dudley	Yes
Farmer	Yes
Ingram	Yes
Miller	Yes
Scearce	Yes
Warren	Yes

ADJOURNMENT

Warren adjourned the Meeting at 6:44 PM.