

Economic Development Authority of Patrick County

Meeting of December 17, 2009

Present: Glenn Roycroft, Chairman; Gail Harding, Vice Chairperson; Dale Puckett, Felecia Shelor, Ron Haley, Terry Dalton, Secretary; and Twyla Neil

Also Present: Tom Rose, Economic Development Director; Wilma Pendleton, Administrative Assistant; Karl Weiss, and Charles Vivier

Absent: Lisa Martin, Chamber Representative

A meeting of the Economic Development Authority of Patrick County was held on Thursday, December 17, 2009, at 7:00 PM in the Second Floor conference room of the Patrick County Veteran's Memorial Building.

Mr. Roycroft called the meeting to order. The agenda was presented for approval. On motion by Ms. Harding, seconded by Mr. Puckett and carried the board approved the agenda.

Voting Aye: Glenn Roycroft, Gail Harding, Dale Puckett, Terry Dalton, Ron Haley, Twyla Neil and Felecia Shelor

Voting Nay: N/A

Abstaining: N/A

The minutes of October 15, 2009 meeting were presented for approval. On motion by Ms. Harding, seconded by Mr. Dalton and carried, the board approved the minutes.

Voting Aye: Gail Harding, Dale Puckett, Terry Dalton and Twyla Neil

Voting Nay: N/A

Abstaining: Glenn Roycroft, Felecia Shelor, and Ron Haley

FINANCE REPORT (BILLS):

Mr. Rose presented the EDA finance reports for monthly billings. (Finance report is available). On motion by Mr. Dalton seconded by Mr. Haley and carried the board approved to pay the bills.

Voting Aye: Glenn Roycroft, Gail Harding, Dale Puckett, Terry Dalton, Ron Haley, Twyla Neil and Felecia Shelor

Voting Nay: N/A

Abstaining: N/A

CONFLICT OF INTEREST FORMS

Conflict of interest forms were given to all the members and the request was made for them to have them returned by January 21, 2010 for the next board meeting.

OFFICE UPDATES:

Resolution for Jail

Three documents were presented to the board members for their review. One was a memo from Paul Jacobson, Attorney from Sands Anderson Marks & Miller, the other was the resolutions for the EDA to approve for the construction of the new jail, and the other document was a document with information concerning the Carter Bank & Trust where the money will be borrowed. The board took the time to read the memo and look over the other documents.

Mr. Rose introduced Mr. Alan Black, County Attorney who explained the resolution and the process to which the County and the EDA would follow to secure funds and bank notes for the new jail that will be constructed on County property next to EMI in Stuart.

The total cost of the jail will be a little over \$12 million and will include housing the Sherriff and the E-911 departments. In November the County closed on long-term financing with the Virginia Resources Authority for approximately \$6.43 million. In addition, the County intends to contribute approximately \$3.2 million from the windfall created this year by the twice a year billing system. The last piece of the financing is represented by the Grant Anticipation Notes in the amount of \$2,300,000 with the EDA being a channel for the note.

The County is eligible to receive reimbursement from the Virginia Department of Corrections for certain jail constructions costs and they anticipate an 18-20% reimbursement which could equal the \$2,300,000 note financing.

On motion by Mr. Haley seconded by Mr. Dalton and carried with a roll call vote, the board approved the resolution for the funding of the last phase of the jail financing. (Documents are provided with the minutes.)

Voting Aye: Glenn Roycroft, Gail Harding, Dale Puckett, Terry Dalton, Ron Haley,
Twyla Neil and Felecia Shelor

Voting Nay: N/A

Abstaining: N/A

Water Capacity Fee Agreement

In addition to what was on the Agenda, Mr. Alan Black, having just returned from the Public Service Authority meeting brought with him the signed Water Capacity Fee Agreement signed by the PSA for the Patrick Springs Water and Sewer project and presented it to the board members for their approval (Agreement with the minutes).

This agreement has to do with the Utility Agreement that was signed between the Town of Stuart and the County of Patrick on July 10, 2006. The EDA agrees to pay the PSA the sum of \$8,715.00 per month as an availability fee for the reservation of such capacity for 40 years.

On motion by Mr. Dalton seconded by Ms. Harding and a role call vote was taken and carried unanimously the board approved the Water Capacity Fee Agreement for the Patrick Springs Water and Sewer Project.

Voting Aye: Glenn Roycroft, Gail Harding, Dale Puckett, Terry Dalton, Ron Haley,
Twyla Neil and Felecia Shelor

Voting Nay: N/A

Abstaining: N/A

The board had discussion concerning the grant stimulus money loans from the USDA; however, the County did not hire or retain a grant writer and the County is too short staffed to write grants of such magnitude and time consumption. The grant loan could be another source of funding for the Patrick Springs Water and Sewer Project. It was the same grant that the Board of Supervisors discussed during the Monday night meeting of December 14, 2009.

Town Liaison

Mr. Dalton informed the board that he was now on the Town Council and they requested that he represent the Town as their EDA Liaison since he was already a board member for the EDA.

RFP for the GIS System

Mr. Rose informed the board of the interview process that he, Teresa McCormick from mapping, Mickie Martin from E-911, David Zinder our County IT representative, and Peter Jonas a GIS specialist from San Francisco conducted on Wednesday, December 16, 2009 for the GIS system that the County is going to install. Four interviews were conducted and three firms stood out. The system will integrate with tax maps, parcels of land, aerial photography, buildings etc.

Mayo River Rail Trail

Mr. Rose informed the board that the surveying for Phase I of the Mayo River Rail Trail is complete. Anderson and Associates is having trouble finding land appraisers that are not too busy to appraise the land for easements. In-kind contributions for the trail will include the hours that the County maintenance crew will accrue while taking up the fence next to the maintenance garage.

Rich Creek Corporate Park

Mr. Rose informed the board that David Hughes from VDOT insinuated that they could fix the ditch line for approximately \$10 per foot, 50 ton of riprap, and soft concrete mix to go under the broken concrete. It would cost approximately \$10,000 to fix it; however, Mr. Rose was skeptical of the price. It needs to be fixed to meet the VDOT standards so the road can be turned over to them for their maintenance.

OTHER BUSINESS:

There was no other business to discuss.

PUBLIC COMMENT PERIOD

Mr. Charles Vivier of Meadows and Dan and the Patrick County Watchdog group was present for the public comment period. Mr. Vivier inquired as to whether or not there would be a meter at the beginning of the project for buying water from the Town of Stuart for the Patrick Springs area. Mr. Rose informed him that there would be a large meter to cover the area. He inquired as to whether the town had agreed to supply a certain amount of water, and the answer was yes due to the agreement between the Town and the PSA. However, the EDA has to buy a

set amount whether they use it or not. This was part of the guidelines that was set up by the Rural Development in order to be approved for the government grant.

Mr. Vivier also commented on the stimulus money in conjunction with the Patrick Springs Water and Sewer project which is shovel ready and would be a good fit for such a grant. He also expressed interest in a water system in the Meadows of Dan area which would not need treatment if the water was good. It would not be necessary but desirable to have a water and sewer system. It had been done in other rural areas. Mr. Vivier and Ms. Shelor had both been involved since the early 80's when Mr. Vivier was in an office in Meadows of Dan. He did comment that we would probably miss this stimulus opportunity. He stated that he thought that at least one engineering study had been done in the Meadows of Dan area.

Mr. Vivier also presented the board with some graphs (available with minutes) of real estate sales in the County from 2000 to 2009. He informed the board that \$40 million in real estate property had changed hands last year. The graph of course does not show if each sale was either a good sale or a bad sale where a person took a loss or how many acres of land were sold and at what price they were sold.

He also presented a graph of the building permit fees which do not include County buildings or school buildings. The graphs were calculated from grantors' tax revenues, values not adjusted for general reassessments. He was looking to get a feel as to how the County of Patrick was doing economically.

Mr. Vivier also requested a copy of the jail resolution, and Ms. Shelor loaned him her copy and he was going to return it to her at her store.

Mr. Vivier thanked the board and they thanked Mr. Vivier for his time.

EXECUTIVE SESSION:

On motion by Mr. Puckett and seconded by Ms. Shelor and carried unanimously; the meeting was called into Executive Session under the appropriate codes of Virginia to discuss legal matters [Section 2.2-3711(A)(7), 1950 Code of Virginia, as amended]; prospective business matters [Section 2.2-3711(A)(5), 1950 Code of Virginia, as amended]; real estate [Section 2.2-3711(A)(3), 1950 Code of Virginia, as amended]; and personnel matters [Section 2.2-3711(A)(1), 1950 Code of Virginia, as amended].

Voting Aye: Glenn Roycroft, Gail Harding, Dale Puckett, Terry Dalton, Ron Haley,
Twyla Neil and Felecia Shelor

Voting Nay: N/A

Abstaining: N/A

On motion by Ms. Harding and seconded by Ms. Neil and carried unanimously; the meeting was reconvened by the appropriate codes. A roll call vote was taken with unanimous vote that only the items listed above were discussed during Executive Session.

Voting Aye: Glenn Roycroft, Gail Harding, Dale Puckett, Terry Dalton, Ron Haley,
Twyla Neil and Felecia Shelor

Voting Nay: N/A

Abstaining: N/A

Being no further business to discuss, on motion by Mr. Dalton seconded by Ms. Neil and carried; the meeting was adjourned.

Voting Aye: Glenn Roycroft, Gail Harding, Dale Puckett, Terry Dalton, Ron Haley,
Twyla Neil and Felecia Shelor
Voting Nay: N/A
Abstaining: N/A

Chairperson

Date

NEXT MEETING: January 21, 2010