

V I R G I N I A:

At a recessed meeting of the Washington County Board of Supervisors held Tuesday, August 15, 1995, at 7:00 p.m., at the County Administration Building in Abingdon, Virginia, the following were present:

PRESENT:

James T. Osborne, Chairman
 Dulcie M. Mumpower, Vice Chairman
 Kenneth G. Mathews
 Bobby D. Ingle
 Joe W. Derting
 Maurice H. Parris
 Jackson Barker

Joseph B. Lyle, County Attorney
 Mark W. Seamon, Director of Accounting
 Sandra M. Hatfield, CPS, Executive Secretary

ABSENT:

Mark K. Reeter, County Administrator

Call Recess Meeting to Order

The meeting was called to order by Mr. James T. Osborne, Chairman of the Board who welcomed everyone in attendance.

Invocation and Pledge of Allegiance - Kenneth G. Mathews

Mr. Mathews gave the Invocation and led in the pledge of allegiance.

Executive Session pursuant to *2.1-344(A)(3) of the 1950 Code of Virginia, as amended, in order to discuss the acquisition and condition of real property within the County for the potential future location of County agencies, including but not limited to the County Health Department and County Social Services Department

On motion of Mr. Ingle, second by Mrs. Mumpower, it was resolved to go into Executive Session pursuant to *2.1-344(A)(3) of the 1950 Code of Virginia, as amended, in order to discuss the acquisition and condition of real property within the County for the potential future location of County agencies, including but not limited to the County Health Department and County Social Services Department.

The vote on this motion was as follows (7-0):

Mr. Mathews	Aye	Mr. Ingle	Aye	Mr. Derting	Aye
Mr. Osborne	Aye	Mr. Parris	Aye	Mr. Barker	Aye
Mrs. Mumpower	Aye				

On motion of Mr. Barker, second by Mr. Ingle, it was resolved to come out of executive session and proceed with business at hand in public as required by law.

The vote on this motion was as follows (7-0):

Mr. Mathews	Aye	Mr. Ingle	Aye	Mr. Derting	Aye
Mr. Osborne	Aye	Mr. Parris	Aye	Mr. Barker	Aye
Mrs. Mumpower	Aye				

On motion of Mr. Ingle, second by Mr. Parris, it was resolved to adopt the following certification:

WHEREAS, the Washington County Board of Supervisors has convened an executive meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of The Virginia Freedom of Information Act; and

WHEREAS, 2.1-344.1 of the Code of Virginia requires a certification by the Washington County Board of Supervisors that such executive meeting was conducted in conformity with Virginia law;

NOW, THEREFORE, BE IT RESOLVED that the Washington County Board of Supervisors hereby certifies that, to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the executive meeting to which this certification resolution applies, and (ii) only such public business matters as were identified in the motion of convening the executive meeting were heard, discussed or considered by the Washington County Board of Supervisors.

The vote on this motion was as follows (7-0):

Mr. Mathews	Aye	Mr. Ingle	Aye	Mr. Derting	Aye
Mr. Osborne	Aye	Mr. Parris	Aye	Mr. Barker	Aye
Mrs. Mumpower	Aye				

On motion of Mrs. Mumpower, second by Mr. Ingle, it was resolved to adopt the following resolution:

WHEREAS, the Washington County, Virginia Departments of Health and Social Services are in dire need of sufficient, functional space to provide quality services to and for the citizens of Washington County; and

WHEREAS, Par Ventures, Inc., 2700 Lee Highway, Bristol, Virginia, is the prospective owner of what is known as the Simmons-Rand office complex on Lee Highway in Washington County, Virginia; and

WHEREAS, Par Ventures, Inc. has offered to sell to the county the aforesaid office complex and the associated property constituting approximately 8.28 acres, more or less, for TWO MILLION TWO HUNDRED THOUSAND (\$2,200,000.00) DOLLARS; and

WHEREAS, said office complex is spacious and in excellent condition and would satisfy the needs of the county's departments of health and social services; and

WHEREAS, the cost to purchase land and build a similar facility or facilities for said departments would far exceed \$2,200,000.00

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Washington County, Virginia:

That the Industrial Development Authority of Washington County, Virginia is encouraged to purchase said office complex and associated property from Par Ventures, Inc. for the asking price of \$2,200,000.00 on such terms and conditions as the Industrial Development Authority deems advisable.

The vote on this motion was as follows (5-2):

Mr. Mathews	Nay	Mr. Ingle	Aye	Mr. Derting	Aye
Mr. Osborne	Aye	Mr. Parris	Aye	Mr. Barker	Nay
Mrs. Mumpower	Aye				

In her comments, Mrs. Mumpower stated that the purchase of the Simmons-Rand building provides the County an opportunity to save money and house both the Health Department and the Department of Social Services in one building adding these two agencies go hand in hand. She reported there are options being considered relative to leasing building space to additional agencies.

Mr. Mathews stated he cannot support a loan that is \$500,000 in excess of what the building is assessed at, and what the bank would loan. He stated the building would necessitate the Board coming up with \$500,000 immediately, the County would have to renovate it and pay for moving expenses. He expressed concern about deterioration in a building that was left vacant and where the heating and cooling system has not been run. Mr. Mathews stated he favored housing the Department of Social Services in a new building and would have preferred the Town to rezone the Stanley Street property.

In response to Mr. Mathews' comments, Mr. Ingle stated the heating and cooling system in the building has been operating since it has been vacant.

Concerning the Stanley Street property, he stated there was opposition from the Town Council and neighboring citizens who complained about anticipated traffic. He stated it would be several years before VDOT could remedy the traffic problem and only one agency would have been housed on Stanley Street property.

Mr. Barker stated for reasons he expressed in executive session, he is not able to support the motion.

Mr. Osborne commented the property has multiple advantages and there is

marketable land in front of the Simmons-Rand building.

On motion of Mrs. Mumpower, second by Mr. Ingle, it was resolved to adopt the following resolution:

BE IT FURTHER RESOLVED by the Board of Supervisors of Washington County, Virginia:

1. That the Industrial Development Authority lease said property to the Washington County Departments of Health and Social Services and, subject to the availability of space, to any other public agency of Washington County and/or other political subdivision.
2. That FIVE HUNDRED THOUSAND (\$500,000.00 DOLLARS be and hereby is committed and made available to the Industrial Development Authority toward the purchase of said property, subject to the Industrial Development Authority securing the necessary financing and executing a contract of purchase. THREE HUNDRED FIFTY THOUSAND (\$350,000.00) DOLLARS of said funds are hereby appropriated from the June 30, 1995 excess General Fund balance and added to the ONE HUNDRED FIFTY THOUSAND (\$150,000.00) DOLLARS currently in the Capital Improvement Fund for a Social Services/Health Department facility. Should the Industrial Development Authority not purchase said property, it shall return such funds to the county's general fund.
3. That, on behalf of the county's departments of health and social services and any other county agencies, the Washington County Board of Supervisors would lease said property from the Industrial Development Authority or subsidize such agencies with monies sufficient to cover such lease payments. Lease payments shall not exceed the amounts to be paid in accordance with any amortization schedule for the repayment of any loan or loans made to finance the purchase of said property.

The vote on this motion was as follows (5-2):

Mr. Mathews	Nay	Mr. Ingle	Aye	Mr. Derting	Aye
Mr. Osborne	Aye	Mr. Parris	Aye	Mr. Barker	Nay
Mrs. Mumpower	Aye				

Adjournment

On motion of Mr. Barker, second by Mr. Derting, it was resolved to adjourn the meeting.

The vote on this motion was as follows (7-0):

Mr. Mathews	Aye	Mr. Ingle	Aye	Mr. Derting	Aye
Mr. Osborne	Aye	Mr. Parris	Aye	Mr. Barker	Aye
Mrs. Mumpower	Aye				

James T. Osborne, Chairman