

**VIRGINIA:**

At a joint recessed meeting of the Washington County Board of Supervisors and Abingdon Town Council held Tuesday, October 24, 2007, at 7:00 p.m., at the County Administration Building in Abingdon, Virginia the following were present:

**PRESENT:**

**Board of Supervisors:**

Kenneth O. Reynolds, Chairman  
Jack R. McCrady, Jr., Vice Chairman  
Phillip B. McCall  
Odell Owens  
Paul O. Price  
Anthony S. Rector

Mark K. Reeter, County Administrator  
Lucy E. Phillips, County Attorney  
Naoma A. Mullins, Recording Clerk

**Abingdon Town Council:**

Lois H. Humphreys, Mayor  
Robert M. Howard, Vice Mayor  
Dr. F. H. "French" Moore, Jr.  
Edward B. Morgan  
Cathy Castle Lowe

Greg Kelly, Town Manager  
Debbie Icenhour, Assistant Town Attorney  
Chris Johnson, Recreation Manager

Scott Wilson, Parent Representative

**ABSENT:**

**Board of Supervisors:**

Dulcie M. Mumpower

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**1. Call to Order**

**Board of Supervisors:**

The meeting was called to order by Mr. Kenneth Reynolds, Chairman of the Board.

Note: Mrs. Mumpower had a funeral to attend and was unable to participate in this meeting.

**Abingdon Town Council:**

Mayor Lois Humphreys called the Abingdon Town Council to order.

**2. Approval of Agenda**

**Board of Supervisors:**

*On motion of Mr. Owens, second by Mr. McCrady, it was resolved to approve the agenda as presented.*

*The vote on this motion was as follows: (6-0)*

<i>Mr. McCall</i>	<i>Aye</i>
<i>Mr. McCrady</i>	<i>Aye</i>
<i>Mr. Owens</i>	<i>Aye</i>
<i>Mr. Price</i>	<i>Aye</i>
<i>Mr. Reynolds</i>	<i>Aye</i>
<i>Mr. Rector</i>	<i>Aye</i>

**Abingdon Town Council:**

*On motion of Mr. Howard, second by Mr. Moore, it was resolved to approve the agenda as presented.*

*The roll call vote by the Town Council was:*

<i>Mr. Morgan</i>	<i>Aye</i>
<i>Mrs. Lowe</i>	<i>Aye</i>
<i>Dr. Moore</i>	<i>Aye</i>
<i>Mayor Humphreys</i>	<i>Aye</i>
<i>Mr. Howard</i>	<i>Aye</i>

**3. Presentation of Site for Proposed County/Town Sports Multiplex:**

- a. Site Overview and Project Concept**
- b. Site Acquisition Issues**

Mr. Scott Wilson addressed the group presenting a review of a sketch plan he created for the County/Town Sports Multiplex on the proposed site located off of US Highway 11 near the Johnston Memorial Hospital Cancer Center that is currently for sale by Clifton Stewart Developers. Mr. Wilson

stated that he drew the sketch plan as a parent volunteer and not as a professional engineer in order to determine if a sports complex facility would fit onto the property. He explained that the sketch plan shows seven ball fields with 200' and 300' foul lines and six 180' X 250' soccer fields could be created along with an estimated 480 parking spaces. Approximately 210,000 cubic yards of dirt would need to be removed from the property for site development. Mr. Wilson stated that the site development costs are not known at this point. A major factor in the site development costs will be whether or not rock is found. He noted that the sketch plan is just a concept to show that a sports complex would fit onto the property. Mr. Wilson commented that the site has a lot of possibilities and that he understands there is land owned by Mac Clifton that could be traded which would help with the layout of the facility.

Substantial discussion ensued among the Town Council and Board of Supervisors about the site being proposed for the County/Town Sports Multiplex. Mr. McCrady inquired about why 60 acres is now being requested for the sports complex when the original acreage request was 40 acres. Mr. Wilson explained the increase in acreage is because a total of 40 flat acres is needed to develop seven ball fields and six soccer fields. Because the site being proposed is not flat it will take more acreage to develop the 40 acre sports complex. Mr. Morgan asked if thought was given to what the steep slope of this property would be used for. Mr. Wilson explained the steep slope could be cut into and used as a slope in the outfield where people can watch the games. He further explained that the steep slope could be used for batting cages and scoreboards. Further discussions ensued.

Mr. Price commented that if 40 acres was all that is needed for the sports complex then maybe the County could use the remaining 20 acres to construct the County Office Complex. Mr. Reeter explained that the consultant working with the County indicated that 20 flat acres would accommodate the County Office Complex. However, most of the land available in the County is rolling therefore more acreage would be needed. Mr. Price said it would be good if the property could accommodate both the sports complex and the County Office complex for one land purchase. Further discussions ensued among the Board of Supervisors concerning this issue.

At this time, Mr. Keith Perrigan a member of the audience and member of the original Town/County Committee looking into possible sites for a multi-sports complex inquired if this property was in the boundaries of the Abingdon Little League as established by the National Little League. Mr. Perrigan stated that this is the first time he has heard about the property being proposed. Discussions ensued at this time about whether or not the property in question would be in the boundaries of the Abingdon Little League. Mr. Reeter explained that in August the Town/County Committee asked Kenneth Reynolds and him to make contact with Mayor Lois Humphreys and Town Manager Greg Kelly about forming a working group to look at the issue of where to put the multi-sports complex that would meet the needs of both the County and Town. He further explained that the working group was formed and began meeting once a month. Several properties were proposed and the property being discussed tonight was not available. It just recently came to the County's attention that the property was for sale by Clifton Stewart. The working group looked at this property and thought it would meet the needs of the County and Town. Mr. Reeter stated that Scott Wilson was asked to look at the property and render a sketch plan. Mr. Reeter stated that Clifton Stewart has another interested buyer and the group thought it was best to bring the Board of Supervisors and Town Council together to see if there was interest in this property. Mr. Owens inquired if the property was in the Abingdon Little League boundaries. Mrs. Humphreys explained that the Town looked at the property to see if it was located in the boundaries. She further explained the town thought the property was acceptable and close to the boundaries. Further discussions ensued. Mr. Reeter explained that the County's criteria were that the site be serviced by a primary highway which would make the multi-sports complex safer and more marketable.

Mr. Kelly provided a status report on the property to the Town Council and Board of Supervisors. He explained that the actual acreage of the property that the Town and County would be purchasing is not 62 acres, but is 59.33 acres because of a land swap with Mack Clifton. Mr. Kelly further explained that the asking price for the property is firm at \$40,000 per acre. He stated that Clifton Stewart has another interested buyer that is willing to pay more for the property. Mr. Kelly discussed further the land swap with Mack Clifton and stated that Mr. Clifton in exchange for the property requests a sewer easement to his property. He further discussed the property set aside to possibly be used in the future by Johnston Memorial Hospital as a service road from their Cancer Center. Discussions ensued among the Town Council and Board of Supervisors. Mr. Owens inquired if there were any structures currently located on the proposed property. Mr. Wilson replied that there were two houses and a mobile home on the property. Mr. Kelly explained that it was his understanding that one of the houses will be torn down, but the other house will stay on the property. The mobile home will be moved, but is entitled to stay until October 2008. He further explained that a part of the proposed deal with Clifton Stewart is that the property not be closed on until October 2008 because of capital gain taxes. Further discussions ensued, primarily about other properties that have previously been considered for the multi-sports complex. Mrs. Humphreys stated that one thing the Town and County needs to take into consideration is that Clifton Stewart wants a decision about the plans of both bodies because they have another potential buyer. Mr. Rector expressed his concern that the project could cost approximately \$5,000,000 and that both bodies were moving too fast.

Mr. Morgan said that after reviewing the proposed Resolution it doesn't appear that the Town or County is saying they will specifically purchase the property, but are just authorizing staff to enter into negotiations. He inquired if this was the intent of the Resolution. Mr. Reeter replied that was the intent of the proposed Resolution and at this time provided a review of the Resolution. He explained that by adopting the Resolution the Town and County are not making a commitment to purchase the property, but indicating they are a serious interested party and that a Joint Town/County Sports Complex Steering Committee would be established to work on planning the scope, development, management, financing and apportionment of costs between the two jurisdictions. Mr. Reeter further explained that the Resolution directs the respective legal counsel for the Town and County to jointly negotiate the terms and conditions of the purchase of the property and to bring before the governing bodies of both jurisdictions a sales-purchase agreement for their consideration. Mr. Morgan asked if Clifton Stewart has provided a dollar amount for an option payment. Mr. Kelly explained that Clifton Stewart would like to begin contractual negotiations as soon as possible and would like to have them completed within two weeks. If the Town Council and Board of Supervisors are in agreement and are willing to enter into a sales purchase agreement and wait until October 2008 to close on the property then Clifton Stewart wants a \$5,000 deposit that would be applied to the purchase price.

Mr. Reynolds commented that a lot of input on the multi-sports complex project has been received from the community. He stated that it has been difficult identifying a site that is suitable to both jurisdictions.

Mr. Morgan commented that those involved with finding a site for a new library in Abingdon and Damascus know how hard it is to move forward. It seems that work on the proposed multi-sports complex has been done in an expeditious manner and that a lot of property has been looked at and it is doubtful that a better site than the one being considered tonight will be found.

Mr. Price stated that he has said all along that the County should partner with Abingdon on the multi-sports complex project. He commented that he wants the fields well used with all children in the county having the opportunity to play at the new complex. Mr. Price further commented that the complex would have economic benefits to the Town and County from tournaments. Also, when a prospective industry

looks at the County for a facility they want to know what opportunities there are for their children. Mr. McCrady also commented that children need a place to play and need to have opportunities to keep them occupied. Mr. Reynolds stated that it is a possibility that once the site is developed for the multi-sports complex that businesses will come forward and offer financial assistance.

At this time, Mr. Reeter stated that there were people attending the meeting that would like the opportunity to make comments.

The following individuals addressed the Town Council and Board of Supervisors:

Mr. Tom Taylor, candidate to represent the Monroe Election District on the Board of Supervisors, commented that he supports what the Town and County are doing with the multi-sports complex, and supports going forward to get an option on the property. Mr. Taylor stated that if elected to the Board he would continue to be supportive of this project.

Mr. Keith Perrigan, on behalf of the Abingdon Little League and Abingdon Midget League, thanked the Town and County for their diligence and asked that the proposed joint resolution be approved

Mr. Wayne McNeil, candidate to represent the Monroe Election District on the Board of Supervisors, encouraged the Town and County to consider property available (Davis property) at Exit 24 which is about 2.7 miles from the property being proposed at Exit 22. Mr. McNeil explained that the Davis property was priced at \$21,000.00 per acre. The money saved (\$1,000,000) by purchasing the Davis property could be used to pay for construction of the facilities and this property is available now. Therefore, the Town and County would not have to wait until October 2008 to close on property. Mr. McNeil stated his concerns that the County is helping fund a home ball field for Abingdon. He further stated his concern that all children in the County have the opportunity to play at the proposed multi-sports complex. He made comments about the recreation study that the County had completed some years ago.

Discussions ensued among the Town Council and Board of Supervisors. Mrs. Humphreys explained that if the property at Exit 24 was considered the Town could not participate because the property is not located in the Abingdon Little League boundaries. Mr. Price commented that Abingdon is part of Washington County and covers a large area. He stated that kids living outside the Abingdon corporate limits can participate in Abingdon Little League sports. Mr. McCrady stated that he believes sports facilities should be located in the various communities; however he supports the central multi-sports complex. Mr. McCrady further stated that Abingdon has outgrown their current ball fields and the County is obligated to help them build new fields. If the Exit 24 property were considered the County would have to pay the entire costs of land purchase and construction of facilities for a multi-sports complex and still have to assist Abingdon with funding construction of new ball fields. Dr. Moore commented that there are a lot of girls that participate in softball and they also need a place to play ball. The sports complex would be place for all kids in the County to play. Further discussions ensued.

c. Review of Proposed Joint Resolution

Mr. Reeter reviewed the proposed Resolution earlier in the meeting and at this time offered some amendments to the Resolution. Discussions ensued concerning the proposed amendments.

4. Consideration of Adoption of Joint Resolution:

a. Abingdon Town Council

*On motion of Dr. Moore, second by Mrs. Lowe, the Town Council adopted the following Resolution as amended by the County Administrator supporting the joint acquisition of property for development of a Town/County sports complex:*

*The vote on this motion was as follows: (5-0)*

<i>Mr. Morgan</i>	<i>Aye</i>
<i>Mrs. Lowe</i>	<i>Aye</i>
<i>Dr. Moore</i>	<i>Aye</i>
<i>Mrs. Humphreys</i>	<i>Aye</i>
<i>Mr. Howard</i>	<i>Aye</i>

b. Washington County Board of Supervisors

Mr. McCall stated that he would abstain from voting on this issue because of a conflict of interest due to his employment with Clifton-Stewart.

*On motion of Mr. Price, second by Mr. Owens the Board acted to adopt the following Resolution as amended:*

*The vote on this motion was as follows: (5-0-1)*

<i>Mr. McCall</i>	<i>Abstained</i>
<i>Mr. McCrady</i>	<i>Aye</i>
<i>Mr. Owens</i>	<i>Aye</i>
<i>Mr. Price</i>	<i>Aye</i>
<i>Mr. Reynolds</i>	<i>Aye</i>
<i>Mr. Rector</i>	<i>Aye</i>

**RESOLUTION 2007-33  
 JOINT ACQUISITION OF PROPERTY FOR  
 DEVELOPMENT OF TOWN/COUNTY SPORTS  
 COMPLEX**

*WHEREAS, the Town Council of Abingdon, Virginia (town) and the Board of Supervisors of Washington County, Virginia (county) have agreed to jointly pursue the development of a multi-field sports complex to be located on a site in the central part of Washington county near the Abingdon corporate limits, and*

*WHEREAS, a site suitable for the development of such complex has been identified, consisting of multiple adjoining properties identified by county tax map numbers 086-a-7, 086-a-9, 086-a-18,086-a-18a, 086-a-20 and 086-a-21, totaling approximately 59 acres, and*

***WHEREAS, presently these properties are either owned or under option for purchase by Clifton Stewart Developers, Inc., which has offered these properties for sale to the town and county not to exceed \$40,000.00 per acre, and***

***WHEREAS, the town and county are in agreement as to the suitability of these properties for the development of a sports complex, and***

***WHEREAS, the town and county further agree to the establishment of a joint town/county sports complex steering committee to consist of one member of each jurisdictions' governing body and two additional appointees of the town and county to be charged with the formulation of plans for the development, management and financing of the complex as a joint project;***

***NOW, THEREFORE, BE IT RESOLVED jointly by the Town Council of Abingdon, Virginia and Board of Supervisors of Washington County, Virginia that the properties identified herein this resolution be pursued for joint acquisition by the town and county on an equal ownership basis, subject to the final determination of apportionment of financial obligations between the two jurisdictions, for the purpose of the development of a multi-field sports complex for the benefit of citizens of both jurisdictions.***

***BE IT FURTHER RESOLVED that a Joint Town/County Sports Complex Steering Committee is hereby established as specified herein this Resolution and that appointments to this Committee be made by the respective jurisdictions no later than December 31, 2007 and that this Committee complete its work planning the scope, development, management, financing and apportionment of costs between the two jurisdictions and report to the governing bodies thereof no later than August 31, 2008.***

***BE IT FURTHER RESOLVED that the Town Council and Board of Supervisors direct their respective legal counsels to jointly negotiate the terms and conditions of the purchase of these properties and to bring before the governing bodies of both jurisdictions A proposed sales-purchase or other agreement(s) for final review and approval.***

***BE IT FURTHER RESOLVED that the Town Council and Board of Supervisors direct their respective administrative officials to take such steps as necessary to budget for the acquisition of these properties in FY 2008-09.***

**5. Recess to 9:00 AM October 26 for March Board Retreat Planning Session Follow-up, Jubilee Retreat Center, 822 E. Main Street, Abingdon – Board of Supervisors**

***On motion of Mr. Owens, second by Mr. Price, it was resolved to recess to October 26, 2007, at 9:00 Am for the March Board Retreat Planning Session follow-up to be held at the Jubilee Retreat Center in Abingdon, VA.***

***The vote on this motion was as follows: (6-0)***

<b><i>Mr. McCall</i></b>	<b><i>Aye</i></b>
<b><i>Mr. McCrady</i></b>	<b><i>Aye</i></b>
<b><i>Mr. Owens</i></b>	<b><i>Aye</i></b>
<b><i>Mr. Price</i></b>	<b><i>Aye</i></b>

*Mr. Reynolds*            *Aye*  
*Mr. Rector*             *Aye*

**7.     Adjourn or Recess – Abingdon Town Council**

*On motion of Mrs. Lowe, second by Mr. Moore, it was resolved to recess to November 5, 2007, at 5:30 PM for a worksession.*

*The vote on this motion was as follows: (5-0)*

*Mr. Morgan*            *Aye*  
*Mrs. Lowe*             *Aye*  
*Dr. Moore*             *Aye*  
*Mrs. Humphreys*     *Aye*  
*Mr. Howard*           *Aye*

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Prepared by:

\_\_\_\_\_  
Naoma A. Mullins, Recording Clerk

Approved by the Washington County Board of Supervisors:

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Kenneth O. Reynolds, Chairman