

May 23, 2017

AT A MEETING OF THE BOARD OF SUPERVISORS OF NOTTOWAY COUNTY, VIRGINIA, HELD AT THE FORT PICKETT OFFICER'S CLUB THEREOF, ON TUESDAY, THE 23RD DAY OF MAY IN THE YEAR OF OUR LORD TWO THOUSAND SEVENTEEN AND IN THE 241ST YEAR OF THE COMMONWEALTH:

PRESENT: HELEN M. SIMMONS, CHAIRMAN
SHERMAN C. VAUGHN, VICE CHAIRMAN
STEVE W. BOWEN
GARY L. SIMMONS
RONALD E. ROARK, COUNTY ADMINISTRATOR
JOHN N. PROSISE, ASSISTANT COUNTY ADMINISTRATOR

ABSENT: CLARENCE A. SIMPSON

Chairman Simmons called the meeting to order at 5:00 p.m.

Supervisor Steve Bowen provided the invocation. Chairman Simmons led everyone in the Pledge of Allegiance to our flag.

Chairman Simmons stated the purpose of the meeting was to discuss the proposed Nottoway Commons, LLC project with the Mayor and Council from the Town of Blackstone.

In attendance representing the Town of Blackstone are Mayor Billy Coleburn, Manager Phillip Vanoorbeeck, Clerk Jennifer Daniel, Director of Transportation Josh Worrell, Director of Community Development Yvonne Wilson, and Council members Wade Hamner, Ben Green, Eric Nash, Sam Moncure, and Alfred Tucker.

Mayor Coleburn welcomes everyone present and explains the Towns' reasons for requesting the meeting with the Board. Mayor Coleburn explains that it is the Town's intentions to provide water and sewer, where it can, for any industrial growth near the FASTC footprint, and implies that he seeks the Board's thoughts on the potential of the Town submitting a request to the County for annexation of the property.

Blackstone Town Manager Phillip Vanoorbeeck explains that the Town has an agreement by deed with the Federal Government requiring certain usage obligations for the National Guard, and in regulating the Town's available daily capacity.

Manager Vanoorbeeck explains that during an actuarial of usage, it was discovered that the Town is typically exceeding its allowed daily capacity. However, it has been reported by representatives from the FASTC project that their original estimate of expected daily usage has been reduced from 80,000 gallons per day to 55,000 gallons.

It is further explained that Mayor Coleburn formally requested for the VA Army National Guard to allow the Town to retract 250,000 of their allowed daily usage, for the Town's use. While the VAANG was willing to allow this transfer, they requested for their usage to be metered like the Town is for its use. They currently are paying for the inflow and infiltration of the system while the Town is metered for its usage. Manager Vanoorbeeck explains this poses a potential \$100,000 annual loss in revenue for the Town.

Additionally Manager Vanoorbeeck explains that with a one-time expense of approximately \$120,000 to make physical improvements to the Town's water system and/or treatment plant, the Town could produce an additional 100,000 gallons daily. Mayor Coleburn suggests that the Town would like the County (should they choose the physical improvements) to seek funding from the Tobacco Commission to offset the costs for the improvements.

Supervisor Bowen asks to allow brief comments from the citizens present; particularly local business owners. Supervisor Bowen expresses his acceptance for the Towns' potential request for property annexation.

Supervisor Vaughn shares concern about the County's recent zoning change of the property surrounding the FASTC project area to a "mixed-use" zoning. Administrator Roark explains that the current zoning is part of the sales agreement with Nottoway Commons, LLC. Manager Vanoorbeeck implies that it shouldn't be a problem for the Town to adopt a mirror zoning designation like the County's "mixed use" so as not to affect the sales agreement.

Administrator Roark reminds everyone there will be a revenue loss to the County, should the Town boundary adjust, due to the loss of Lodging Tax. Manager Vanoorbeeck explains the Town's billing process and the potential revenue loss it will lose from water/sewer collections with a Town boundary adjustment.

Councilman Green suggests the possibility of both the Boards' Budget Committee and the Town's Finance Committee having a joint meeting. Councilman Green further urges that the Town will have an added expense from the potential need for increased police and fire protection. Supervisor Vaughn reminds Councilman Green that the County also will have additional expense, yet they do not have the revenue potential the Town will have with annexation.

Supervisor Bowen urges everyone to acknowledge there are many unknowns about the Nottoway Commons, LLC project and accept the realization that no one can control the size of the project. Additionally he wants everyone to agree that there are no issues so big that the two Bodies can't move forward.

Supervisor Gary Simmons thanks the Town for willingly joining forces on this potential growth, and any in the future. Councilman Green expresses the same to the Board.

It is the consensus of both Bodies that the Town will provide Nottoway Commons, LLC with assurances for water and sewer connections and the County will apply to the Tobacco Commission for funding to assist with the facility improvements.

Board Chairman Simmons allows delegations from the Public to briefly comment:

Carolyn Davis asks if there has been a study completed relating to the workforce needed to staff such new business and suggests this development could drive up local salaries.

Mark Lane suggests that no boundary adjustment be made and in turn have the developer financially fund any expense related to the necessary water/sewer improvements and added fire/police protection.

Candy Early informs that she doesn't think the Federal Government is required to pay local meals, lodging, and sales tax.

Sonny Abbott asks if Nottoway Commons, LLC has released an official plan for the development of the property. Assistant County Administrator John Prosis states that an original draft plan has been modified so there is no official plan.

There being no further business to come before the Board, Chairman Simmons adjourned the meeting at 5:43 p.m.

_____ Chairman _____ Clerk