

BOARD OF SUPERVISORS MEETING MINUTES OF MARCH 10, 2014

At a special meeting of the Pulaski County Board of Supervisors held on Monday, March 10, 2014 at 6:00 p.m. in the Main Floor Conference Room of the County Administration Building, 143 Third Street, NW, in the Town of Pulaski the following members were present: Joseph Sheffey, Chairman; Charles Bopp, Vice-Chairman; Andy McCready; Ranny O'Dell; and Dean Pratt.

Also present were Peter Huber, County Administrator; Robert Hiss, Assistant County Administrator; Diane Newby, Finance Director; and Gena Hanks, Clerk to the Board of Supervisors.

1. Welcome and Call to Order

Mr. Sheffey called the meeting to order and welcomed Board members and County staff to the meeting. Mr. Sheffey advised the purpose of the meeting was to conduct a budget work session, as well as conduct a public hearing related to transfer of properties.

2. FY 15 Budget Considerations:

Mr. Huber advised the FY 15 Budget Calendar designated March 3rd as the date for the Board to authorize advertising of any proposed real estate tax rate increase; however, there would be no need for the advertisement if there is no proposed increase.

Mr. McCready summarized an article which had appeared in the *Governing* publication related to the implementation of a "use fee" on properties in Baltimore, Maryland. Mr. McCready inquired if county staff was aware if such a fee existed in Virginia. Mr. Huber responded it was unlikely; however, the county's attorney could be asked to research the matter, if the Board desired.

Mr. McCready suggested staff contact the Virginia Association of Counties to inquire if such a fee/tax exists in Virginia.

Mr. Huber distributed an updated Expenditure Summary and offered to review the summary by line item.

Board members discussed the following: revenue sources that are known to date; projected contingency funds; anticipated school funding needs; previous action by the Board of Supervisors and School Board to bring health care for school employees to similar levels as that of county employees; Obama Care; and the exclusion of salary increases in the proposed FY 15 budget for county employees.

Mr. Sheffey requested county staff poll other New River Valley localities to determine any proposed increases in the real estate tax rate, as well as polling same localities to determine any recommended salary adjustments for employees.

Mr. McCready requested staff provide a listing describing the total local match (operational) by the county provided to the School Board for the last six years.

At this time, the Board of Supervisors and staff moved from the Main Floor Conference Room to the Board Room to conduct a public hearing on the transfers of properties to the IDA.

3. Transfer of Old Riverlawn and Dublin Primary Properties to the IDA

Mr. Huber advised a public hearing had been scheduled to consider the transfer of approximately 14 acres at the old Riverlawn Elementary School located at 6671 Riverlawn Court, Fairlawn (tax parcels 39-1-46A and 29-1-66) from the Pulaski County Board of Supervisors to the Pulaski County Industrial Development Authority; and the transfer of approximately six acres at the old Dublin Primary School located at 205 Fifth Street, Dublin (tax parcel 47-14-53) from the Pulaski County Board of Supervisors to the Pulaski County Industrial Development Authority. Mr. Huber advised while conducting an annual review of insured county properties, county staff found that both properties has not been been transferred to the IDA.

Mr. Pratt requested county staff provide Board members with a complete listing of all county and PSA owned properties.

Mr. Sheffey opened the public hearing.

Brenda Blackburn advised the Board of previously renting space at the Old Riverlawn Elementary School; however, a refund had been issued as a result of the space not being utilized. Ms. Blackburn inquired if the monies paid to the IDA would be returned to the county, since the facility was under the county's ownership at the time of renting. Mr. Huber responded the funds would not be returned to the county and explained the budget process and the method used for transferring of funds from the county to the IDA.

Ms. Blackburn inquired if Old Riverlawn Elementary School is approved for transfer to the IDA, would the IDA be responsible for overseeing the facility. Mr. Huber advised all IDA facilities are overseen and managed by county staff. Ms. Blackburn also inquired if county employees are provided keys to the IDA facilities, specifically Old Riverlawn Elementary School. Mr. Huber advised the facility is managed by the county's Recreation Department staff and therefore keys are provided to the recreation employees.

Ms. Blackburn expressed concern that individuals with keys to the building are allowing groups of adults to use the gym in Old Riverlawn Elementary School for playing basketball, without these individuals going through the proper steps to rent the facility for such usage. Ms. Blackburn expressed concern over the potential liability to the county and/or IDA, should an injury occur during such usage. Mr.

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Huber advised the matter would be reviewed by staff and an update provided to the Board of Supervisors.

There being no further comments, the hearing was closed.

Mr. McCready requested a legal opinion related to the need for the development of a lease agreement between the Christmas Store and the IDA, if the property transfer is approved, or consideration to asking the Christmas Store to purchase basic liability coverage. Mr. McCready suggested a lease agreement in the amount of \$1 would be appropriate.

Board members discussed the current usage of the old Riverlawn Elementary School, the ongoing usage of the Bob White building (former Renfro facility) and the need to confirm adequate insurance coverage is provided for all usage.

Mr. Huber suggested a potential solution to the insurance coverage could be addressed by having the Board of Supervisors to appoint the Christmas Store Board, which would allow for insurance coverage of the facility used by the Christmas Store. Staff was requested to review this matter and provide an update at a future meeting.

On a motion by Mr. McCready, seconded by Mr. O'Dell and carried, the Board adopted the following resolution:

BE IT RESOLVED that on March 10, 2014, after a public hearing duly held and advertised pursuant to Virginia law, the Board of Supervisors of Pulaski County, Virginia, voted unanimously to approved the transfer of property known as the Old Dublin Primary School and Old Riverlawn Elementary School to the Industrial Development Authority of Pulaski County, Virginia, and further directed county staff to take all actions and execute all documents necessary to give effect to the transfer of these properties to the Industrial Development Authority.

Voting yes: Mr. McCready, Mr. O'Dell, Mr. Sheffey, Mr. Bopp,
Mr. Pratt.

Voting no: None.

Mr. Sheffey advised he had received correspondence from SunTrust Bank advising of the closing of the Fairlawn branch of SunTrust.

At this time, the Board returned to the Main Floor Conference Room to continue its budget work session.

Mr. McCready requested the Board review and discuss in detail the spreadsheet entitled "Capital Needs by School Facilities" which had been distributed by the School's Finance Director, Chris Stafford, at the Board's March 3, 2014 budget work session.

By consensus, Board members requested Mr. Huber meet with the school superintendent prior to the March 17th joint Board of Supervisors/School Board meeting to discuss school capital needs.

4. Other Matters

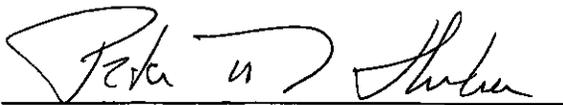
Mr. Huber distributed an excerpt from the Land Use Values Assessments publication, specifically "Section 4 – Land Use Value Assessments for Agricultural, Horticultural, Forestal, and Open Space Real Estate, 2013".

Board members discussed the potential raising of acreage limits in the county. Staff was requested to continue studying the issue and provide the Board with information as appropriate.

5. Adjournment

On a motion by Mr. McCready, seconded by Mr. Pratt and carried, the Board adjourned its special meeting. The Board of Supervisors will meet at 6:00 p.m. on Monday, March 17, 2014 for the purpose of holding a joint Board meeting with the School Board, with said meeting to be held in the IT Training Facility located on Commerce Street, in the Town of Pulaski, Virginia.

Voting yes: Mr. McCready, Mr. O'Dell, Mr. Sheffey, Mr. Bopp, Mr. Pratt.
Voting no: None.



Peter M. Huber, County Administrator



Joseph L. Sheffey, Chairman