

**PITTSYLVANIA COUNTY BOARD OF SUPERVISORS**  
**WORK SESSION**  
**March 15, 2022**

**VIRGINIA:** Pittsylvania County Board of Supervisors' Work Session was held on March 15, 2022, in the Board Meeting Room, 39 Bank Street, SE, Chatham, Virginia 24531. Ingram called the Meeting to order at 3:00 PM. The following Members were present:

**CALL TO ORDER (3:00 PM)**

Ingram called the Meeting to Order at 3:00 PM.

**ROLL CALL**

The following Members were present:

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
William V. ("Vic") Ingram	Chairman - Tunstall District	Present	2:41 PM
Jessie L. Barksdale	Vice Chairman - Banister District	Present	2:42 PM
Tim Chesher	Supervisor - Dan River District	Absent	
Darrell Dalton	Supervisor - Callands-Gretna District	Present	2:44 PM
Timothy W. Dudley	Supervisor - Staunton River District	Present	2:39 PM
Ronald S. Scarce	Supervisor - Westover District	Present	2:42 PM
Robert ("Bob") W. Warren	Supervisor - Chatham-Blairs District	Present	2:39 PM

**AGENDA ITEMS TO BE ADDED**

Motion to make the following revisions to the Agenda:

- Remove item 5b; and
- Add discussion of Rage Plastics Transformer as item 6(e).

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Dudley
<b>SECONDER:</b>	Dalton
<b>AYES:</b>	Ingram, Barksdale, Dalton, Dudley, Scarce, Warren
<b>ABSENT:</b>	Chesher

**APPROVAL OF AGENDA**

Motion to approve Agenda.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Warren
<b>SECONDER:</b>	Dudley
<b>AYES:</b>	Ingram, Barksdale, Dalton, Dudley, Scarce, Warren
<b>ABSENT:</b>	Chesher

**ITEMS REMOVED FROM AGENDA**

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- a. **2022 VATI Grant Next Steps Discussion (Staff Contact: Dave F. Arnold); (Presenter: Michael Armbrister; WPPDC); (15 minutes)**

**PRESENTATIONS**

- a. **Water and Sewer Extension Policy Presentation (Staff Contact: Chris D. Adcock); (Presenter: C. Archer, Freese & Nichols); (10 minutes)**

Charles Archer, Freese & Nichols, presented an update regarding the water and sewer extension policy to the Board. His presentation can be found on the County's website at [www.pittsylvaniacountyva.gov](http://www.pittsylvaniacountyva.gov).

Warren asked if there is a landowner who has a sizeable piece of property zoned residential and have sections that they develop, that could circumvent this process. Warren encouraged his colleagues to look at putting this into the policy to prevent issues such as these. He asked for Adcock, Ragsdale, and Hunt to review this matter and bring something back that protects the buyer.

**STAFF, COMMITTEE, AND/OR CONSTITUTIONAL OFFICER REPORTS**

- a. **Horseshoe Road Water Extension Discussion (Staff Contact: Chris D. Adcock); (10 minutes)**

Adcock stated the County has received Water Service Interest Forms from County residents in the proposed service area of the Horseshoe Road water extension. The original request was on the Eastern side of Horseshoe Road, but after discussions with Board Members, there were requests from other residents in the area that the Western side be considered as well. County Staff sent out 139 property service requests, to see if there was interest for that. To date, there have been 57 positive responses, which is 41% participation rate. Adcock stated they are moving forward with the engineering of the entire loop, and there may be two (2) or three (3) options on the bid.

- b. **Convenience Centers Construction Discussion (Staff Contact: Chris D. Adcock); (10 minutes)**

Adcock stated that due to the construction of the new waste collection centers, the goals at Level Run, Climax, and Meadow Ridge Road are to eliminate the front load or "green box" collection sites near these new sites. The "green box" sites are emptied by an outside contractor and County Staff desires to eliminate that cost when access to a collection center is within five (5) miles driving distance to County citizens. The Pittsville site can be eliminated without any real issues for the residents in that area. Being able to remove some of these green box sites will net a savings of about \$22,000 per year, due to the cost of picking these up.

- c. **Energy Services Performance Contract Proposal Discussion (Staff Contact: Richard N. Hicks); (10 minutes)**

Hicks stated that as previously discussed, the County is facing significant maintenance issues with the Moses Building. At the recent Building and Property Committee Meeting, there was discussion about utilizing ARPA funding to cover said potential costs. Due to budgeting concerns,

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those funds will probably not be available for that purpose. Virginia has a list of approved firms that can provide Energy Performance Services to localities. County Staff contacted a couple of those firms last year and provided them with detailed utility information on County buildings to determine if an Energy Performance Agreement would be feasible as a potential method of reducing energy costs. The only firm to respond was Ameresco, Inc. (“Ameresco”).

Ameresco completed an initial review of the County utility bills and determined that there was potentially enough energy savings through targeted building modifications that could be utilized to fund the debt service on over \$800,000 of building improvements. Under the terms of an Energy Savings Performance Agreement, the energy savings would be guaranteed by the firm, or it would be required to make up the difference. Ameresco’s Staff provided County Staff with a presentation of its findings and a list of potential projects. Ameresco’s evaluation was based on current utility rates, and according to its records, Dominion will be increasing rates about twenty percent (20%) on July 1, 2022. Such a rate increase would increase the potential savings to a greater level.

County Staff was able to request a proposal from this firm through the Interlocal Purchasing System Cooperative Purchasing Contract 170103 as the method of procurement. Ameresco will take a much more detailed evaluation of all County buildings, and working with County Staff, will develop a detailed action plan for building improvements that will generate enough energy savings to cover the debt service for those projects. This method has the potential to cover a significant portion of the costs related to the Moses Building. Ameresco will take a much more detailed evaluation of all County buildings, and working with County Staff, will develop a detailed action plan for building improvements that will generate enough energy savings to cover the debt service for those projects. This method has the potential to cover a significant portion of the costs related to the Moses Building.

**d. Finance Committee Recommendations (Staff Contact: Clarence C. Monday); (10 minutes)**

Monday stated the proposed Budget presentation was given at the earlier Finance Committee Meeting and the Board now needs to authorize County Staff to advertise for the Budget Public Hearings. There was consensus from the Board to forward this to the Business Meeting Agenda.

**e. Discussion of Rage Plastics Transformer**

There is anticipation that a big project will come in to use a lot of water and help pay for water improvements. There is a large storage tank at the SVMP that Staunton River Plastics has requested to utilize for fire protection, and the County needs a reliable way to fill that tank. A purchase of a transformer is needed to update the existing withdrawal station, which is at the Staunton River. Hopefully since there is no large user there at this time, the tank will only need to be filled up once and it will just sit there, if there are no fires. The owners of the property have requested the County share in the cost of the transformer, and it’s about \$40,000, but there is a timing issue. They have requested to go in on a 50/50 cost share basis. If a large user comes in as anticipated, they will reimburse the \$20,000. There was consensus of the Board to add this item to the Business Meeting Agenda for approval.

**BUSINESS MEETING DISCUSSION ITEMS**

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**CLOSED SESSION**

The Board entered Closed Session at 4:05 PM.

Motion to enter Closed Session.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Warren
<b>SECONDER:</b>	Dudley
<b>AYES:</b>	Ingram, Barksdale, Dalton, Dudley, Scarce, Warren
<b>ABSENT:</b>	Chesher

- a. **Discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body. (Staff Contact: Chris D. Adcock)**
  - (1) **Legal Authority:** Virginia Code § 2.2-3711(A)(3)  
**Subject Matter:** Drain Field Lease  
**Purpose:** Discussion/Consultation Regarding the Same
  
- b. **Discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the community. (Staff Contact: Matthew D. Rowe)**
  - (1) **Legal Authority:** Virginia Code § 2.2-3711(A)(5)  
**Subject Matter:** General Economic Development Projects Update  
**Purpose:** Review/Consultation Regarding the Same
  
- c. **Discussion, consideration, or interviews of prospective candidates for employment; assignment, appointment, promotion, performance, demotion, salaries, disciplining, or resignation of specific public officers, appointees, or employees of any public body. (Contact: Board of Supervisors)**
  - (1) **Legal Authority:** Virginia Code § 2.2-3711(A)(1)  
**Subject Matter:** County Administrator  
**Purpose:** Review of Applicants/Next Steps
  
- d. **Consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel. (Staff Contact: J. Vaden Hunt, Esq.)**
  - (1) **Legal Authority:** Virginia Code § 2.2-3711(A)(8)  
**Subject Matters:** Jail Land Acquisition/Procurement  
**Purpose:** Legal Consultation/Legal Advice Regarding the Same
  
  - (2) **Legal Authority:** Virginia Code § 2.2-3711(A)(8)  
**Subject Matters:** Reassessment  
**Purpose:** Legal Consultation/Legal Advice Regarding the Same

**RETURN TO OPEN SESSION & CLOSED SESSION CERTIFICATION**

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The Board returned to Open Session at 6:50 PM and the following Certification was recorded:

**PITTSYLVANIA COUNTY BOARD OF SUPERVISORS'  
CLOSED MEETING CERTIFICATION**

**BE IT RESOLVED** that at the Pittsylvania County Board of Supervisors' ("Board") Work Session on March 15, 2022, the Board hereby certifies by a recorded vote that to the best of each Board Member's knowledge only public business matters lawfully exempted from the Open Meeting requirements of the Virginia Freedom of Information Act ("Act") and identified in the Motion authorizing the Closed Meeting were heard, discussed, or considered in the Closed Meeting. If any Board Member believes that there was a departure from the requirements of the Act, he shall so state prior to the vote indicating the substance of the departure. The Statement shall be recorded in the Board's Minutes.

	<b><u>Vote</u></b>
Darrell W. Dalton	Yes
Timothy W. Dudley	Yes
Ronald S. Scearce	Yes
Robert ("Bob") W. Warren	Yes
Jessie L. Barksdale	Yes
William V. ("Vic") Ingram	Yes

**ADJOURNMENT**

Ingram adjourned the Meeting at 6:51 PM.