

The Carroll County Economic Development Authority held its regular monthly meeting on Tuesday, October 5, 2021, at the Carroll County Governmental Complex in Hillsville.

Members present: Chairman Larry Edwards, Martin Slate, Kay Carter, Mandi McCraw, Marty Hall, Greg Hawks, Terry Russell

Others: Michael Watson, Nathan Lyons, Sandy West

CALL TO ORDER

Mr. Edwards called the meeting to order and lead in the pledge.

Mr. Slate led in invocation.

Mr. Edwards stated that Ms. Carter will be joining us by phone.

MINUTES

Mr. Hawks made a motion, seconded by Mr. Russell to approve the September 7, 2021, minutes.

The motion passed with all members present and by phone signifying aye.

PAYMENT OF INVOICES

Ms. West told that we will not have a Treasurers Report tonight since we were not able to get that out early enough for everyone to get a look at it. Claims were presented to the group. We are about finished with the audit; they have a few small things to finish up.

Ms. McCraw asked if we have totally dropped the AEP at Woodlawn.

Ms. West replied yes to my knowledge.

Ms. McCraw asked about the Legal Services, part of the lease says that Mr. Beamer is supposed to pay the legal services for that. Was that broken down?

Ms. West replied, I wasn't aware of that.

Mr. Edwards asked if that is the lease on the Guynn property?

Ms. McCraw replied, it is the property behind ANG. It says tenant shall be liable for landlord's reasonable attorney fees.

Mr. Lyons told if there is a breach of contract, he would be liable for the attorney fees.

Ms. McCraw replied, thank you for the clarification.

Mr. Martin made a motion, seconded by Ms. Carter to approve the payment of invoices as submitted.

The motion passed with all members present and by phone signifying aye.

WOODLAWN SCHOOL DEED

Mr. Watson told that this transfers the property at Woodlawn School back to Carroll County. Carroll County would take the insurance and all the utilities and bills that come with it. It allows the county to do recreational sports and we will have the sovereign immunity. I believe both attorneys have reviewed, and it will go before the Board of Supervisors.

Mr. Russell made a motion, seconded by Mr. Hawks to approve the transfer the Woodlawn School property back to the County.

The motion passed with all members present and by phone signifying aye.

EDA PROPERTY DISCUSSION

Mr. Watson told there are several properties that the EDA owns. This has been brought to you before and we have had some changes in the last 10 months. One of the things I would like to do is look at the properties and find what the best use is. There is probably a couple properties that we could all agree on. We probably do not need the property where the Carbide Plant was. The property at Cana is another one to look at but there is some work that has to go on before we can transfer. We would have to have it surveyed, a plat created and those types of things. I did reach out to see if there is any kind of grant and they did offer the site evaluator to come out and walk the property before we make a decision. I want to look at it a little closer and see how we are going to market and then this board needs to determine how we want to get rid of it. I would like to put it off until the next meeting and maybe we can discuss it more.

Mr. Edwards told he thinks we should have a third party look and give a recommendation on each property. With your permission I would like to table this until the next meeting.

Ms. McCraw stated that she has a question, about the lease again. I don't recall making a motion to have the lease signed. I know that we talked about it and talked about putting it off until we had legal counsel, but we didn't review it before it was signed. Shouldn't we have done that? I was not at the August meeting; I was there by phone but there is not any minutes posted for me to go back and look.

Mr. Edwards told there are two ways you can look at it, number one the board voted to lease it to him for \$200 so the contract was made at that point so signing of the contract would be a kind of moot point from my standpoint, but I will defer to legal counsel.

Ms. McCraw stated the Woodlawn deed that we just voted on, it seems as if we have had that option in the past. Also, it is just your signature and his. The other ones we have had someone from the county also on there. I was curious as to why there wasn't a motion or vote beforehand.

Mr. Edwards replied Moir signed and I signed.

Ms. McCraw told I understand that. So, do we not need a motion to do that.

Mr. Lyons replied, the terms were given to me and there was a motion to lease the property.

Ms. McCraw responded, so we are good with no motion on the table to approve the lease. It has just been verbal agreement after verbal agreement.

Mr. Edwards told the motion was to lease the property to him for \$200 and it passed. That was the lease was done and signed and that is where we stand.

WATER & SEWER GRANT AGREEMENT

Mr. Watson told we have been talking about ways to increase the availability for water and sewer to customers. This was brought up when the county received ARPA funds. One of the opportunities is to provide reliable water and sewer service for residents of the county. In order to do that the Board of Supervisors, has not approved yet but hopefully at the next meeting, to agree to a lot a certain amount of money. The amount that I will be requesting is \$100,000. That will give staff the ability to reimburse the EDA for grants. The general principal behind it is the EDA will work with the PSA to make sure that it can be serviced. It gives you the opportunity to pick up additional customers. The current cost for a sewer is \$3000 a home and a water connection is \$3000. This would not bypass the rate structure of the PSA; this would allow funding to go to individuals to receive this service. Individuals would fill out an application, it would go to the EDA who would work with the PSA. If approved, then we will invoice once a month. We are hoping that we can get several customers. This agreement lays it out between Carroll County and the EDA.

Ms. McCraw responded; it is a great idea.

Mr. Hawks asked if there are any stipulations as to keeping the service.

Mr. Watson replied one of the stipulations is you have to receive service.

Mr. Slate made a motion, seconded by Ms. Carter to approve the Water and Sewer Grant Agreement.

The motion carries with all members signifying aye.

MEETING DATE DISCUSSION

Mr. Edwards told that it is almost impossible for Ms. West to get her documents done when the meeting is the first Monday of the month. It would be good if we could move our meeting day to the second Tuesday of the month.

Ms. West told in some cases she doesn't get the bank statement until the weekend and the meeting would be on Monday. If we want to have the information online, we have to have time to process it. The thing about the grants is a great idea. I just wanted to ask if there is any way to regulate who is doing the work. It was brought to my attention that

on another situation, the work was being done by a non-licensed individual. I guess that is up to the homeowner, but I wonder where we are going to offer grants, should there be some kind of stipulation on that in the event that the work is not done properly.

Mr. Watson told the instillation of a tap is only to the meter. Right now, we supply PRV. This grant would only provide what the PSA's service is. This would not go from the meter to the house. Also, we have an agreement with a licensed contractor to install. I was just told that the School Board meets on the second Tuesday of each month in this room.

Mr. Edwards told that Board meets on the 2nd Monday.

Ms. McCraw suggested the third Tuesday.

Ms. McCraw made a motion, seconded by Mr. Slate to move the EDA meetings to the third Tuesday beginning at 5:00 p.m.

The motion carries with all members signifying aye.

Ms. McCraw made a motion, seconded by Mr. Slate to put the new meeting date and time in affect beginning in November.

The motion carries with all members signifying aye.

CLOSED SESSION – PURSUANT TO VIRGINIA CODE SECTION 2.2-3711

Mr. Slate made a motion, seconded by Mr. Hawks to enter Closed Session under Section 2.2-3711 A5, A8.

The motion passed with all members present signifying aye.

COME OUT OF CLOSED SESSION

Ms. McCraw made a motion, seconded by Mr. Hawks to come out of Closed Session.

The motion passed with all members present signifying aye.

CERTIFICATION OF CLOSED SESSION

Mr. Edwards certified the following:

WHEREAS, the Carroll County Economic Development Authority convened a Closed Session this date pursuant to an affirmative recorded vote and on the motion to close the meeting in accordance with the Virginia Freedom of Information Act.

WHEREAS, Section 2.2-3711(D) of the Code of Virginia requires a certification by the Board of Supervisors that such Closed Session was conducted in conformity with Virginia law.

NOW, THEREFORE, BE IT RESOLVED that the Carroll County Economic Development Authority hereby certifies that, to the best of each member's knowledge, (I) only public business matters lawfully exempted from open meeting requirements under the Virginia Freedom of Information Act were heard, discussed or considered in the Closed Session to which this certification applies, and (II) only such business matters as were identified in the motion by which this Closed Session was convened were heard, discussed, or considered in the meeting to which this certification applies.

Roll call certification as follows:

AYES:	Larry Edwards	Kay Carter
	Mandi McCraw	Marty Hall
	Greg Hawks	Martin Slate
	Terry Russell	

MEMBER COMMENT TIME

Mr. Hawks thanked Mr. Watson or whoever got the information out to us.

ADJOURNMENT

Ms. McCraw made a motion, seconded by Mr. Hall to adjourn.

The motion passed with all members present signifying aye.

