

**Washington County Service Authority Board of Commissioners
October 30, 2023 Special Called Meeting Minutes**

Agenda Item: 1	Call the Meeting to Order
Presenter(s):	Chairman
End Time:	4:01pm

Agenda Item: 2	Roll Call
Presenter(s):	Chairman
Present:	Mr. Campbell, Mr. Hutchinson, Mr. Hutton, Mrs. C. Miller, Mr. D. Miller, Mr. Thayer, and Mr. Taylor
Absent:	None
End Time:	4:01pm

Agenda Item: 3	Prayer and Pledge of Allegiance
Presenter(s):	Mr. Taylor led in prayer and the Pledge of Allegiance
Beginning Time:	4:01pm
End Time:	4:02pm

Agenda Item: 4	Approval of the Agenda
Presenter(s):	Chairman
Beginning Time:	4:02pm
Potential Conflict(s) of Interest and Abstention(s):	None
Discussion:	None
On the Record:	None
Actual Motion:	Motion to approve the agenda as presented.
Motion By:	Mrs. Miller
Second By:	Mr. Hutton
Voting:	Ayes: 7
	Nays: 0
	Abstain: 0
End Time:	4:02pm

Agenda Item: 5	Discussion of King Mill Pike Development
Presenter(s):	Acting General Manager
Beginning Time:	4:03pm

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Potential Conflict(s) of Interest and Abstention(s):	None
Speakers:	Jerome Malinay
Discussion:	Mr. Seay introduced Mr. Malinay with Ardent Development Group. Mr. Malinay gave the Commissioners a brief background of his housing project on King Mill Pike in Bristol, VA. Mr. Malinay highlighted the advances that his King Mill Pike development project would bring such as housing for Washington County residents which is limited currently, increased revenue, a boisterous community, etc.
On the Record:	None
Actual Motion:	None
Motion By:	
Second By:	
Voting:	Ayes: 0
	Nays: 0
	Abstain: 0
End Time:	4:10pm

Agenda Item: 6	Consideration of Commissioner's Comments
Presenter(s):	Chairman
Beginning Time:	4:10pm
Potential Conflict(s) of Interest and Abstention(s):	None
Background:	
Discussion:	Mr. Malinay fielded questions from the Commissioners.
On the Record:	None
Recommendation:	
Proposed Motion:	
Actual Motion:	
Motion By:	
Second By:	
Voting:	Ayes: 0
	Nays: 0
	Abstain: 0
End Time:	4:26pm

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Agenda Item: 7	Closed Meeting
Presenter(s):	Commissioner
Beginning Time:	4:30pm
Potential Conflict(s) of Interest and Abstention(s):	None
Background:	
Discussion:	
On the Record:	None
Recommendation:	
Proposed Motion:	
Actual Motion:	
Motion By:	Mr. Miller
Second By:	Mr. Thayer
Voting:	Ayes: 7
	Nays: 0
	Abstain: 0
End Time:	4:31pm

WASHINGTON COUNTY SERVICE AUTHORITY
CALLED BOARD MEETING
October 30, 2023

Agenda Item 8
CLOSED MEETING MOTION

I move that the Board move to closed meeting for the purposes of:

1. Consultation with legal counsel retained by the Authority regarding specific legal matters requiring the provision of legal advice by such counsel, as provided in Code of Virginia § 2.2-3711(A)(8).

I also move that the Board request the attendance of Mark Lawson, Ron Seay, Ryan Kiser, Dwain Gilbert, Shawn Blevins, and Holly Edwards at closed meeting.

Movant: Mr. Miller

Second: Mr. Thayer

Vote: 7

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Agenda Item: 8	Return to Open Meeting
Presenter(s):	Commissioner
Beginning Time:	4:51pm
Potential Conflict(s) of Interest and Abstention(s):	None
Background:	None
Discussion:	
On the Record:	None
Recommendation:	None
Proposed Motion:	None
Actual Motion:	None
Motion By:	Mr. Miller
Second By:	Mr. Taylor
Voting:	Ayes: 7
	Nays: 0
	Abstain: 0
End Time:	4:52pm

Agenda Item 9
RETURN TO OPEN MEETING MOTION

I request that the Board return to open meeting and that each Board member certify that only public business matters lawfully exempted from open meeting requirements were heard, discussed, or considered in closed meeting, and that such certification be recorded in the Board's minutes.

Movant: Mr. Miller
Second: Mr. Taylor

Roll Call:

<u>Commissioner</u>	<u>Certification (Yes/No)</u>
Campbell	<u>Yes</u>
Taylor	<u>Yes</u>
D. Miller	<u>Yes</u>
C. Miller	<u>Yes</u>
Hutchinson	<u>Yes</u>
Hutton	<u>Yes</u>
Thayer	<u>Yes</u>

CHAIRMAN: we are again in open meeting.

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Agenda Item: 9	Consideration for King Mill Pike Development.
Late Items	Letter of Intent to Jerome Malinay for King Mill Pike Development
Presenter(s):	Ron Seay
Beginning Time:	4:53pm
Potential Conflict(s) of Interest and Abstention(s):	
Background:	<p>Date: October 30, 2023</p> <p>To: Jerome Malinay</p>
	<p>From: Ronald A. Seay, Acting General Manager</p> <p>Re: Your Project: R-3 (Residential, High Density) Development 340 Homes in a Single Family Subdivision Tax Map 183-A-19, Wilson Magisterial District Your Need: Sanitary Sewer and Potable Water Our Project: Lee Highway Corridor Sewer Improvements Project</p> <p>In consideration of (1) the release by Washington County IDA of 120,000 gallons per day of Oak Park sewer capacity, and (2) your agreement to share sewer line upgrade costs for your proposed development and WCSA's future King Mill Pike Pump Station, WCSA will be pleased to supply sanitary sewer and potable water for Your Project identified above.</p> <p>The upgrade costs would consist of approximately 600 L.F of 15-inch or larger sewer line and associated manholes, etc. at a rough cost estimate of \$190,000. WCSA would partner with you for 50% of those costs. Your portion of the 50% costs would be due at the end of Your Project. You will be liable for all engineering and construction costs associated with Your Project which impact Our Project.</p> <p>WCSA expects that construction of Our Project will begin by November 15, 2023, and that it will be completed by March 14, 2025. WCSA will not be responsible or liable to you for any construction delays or interruptions in sewer service.</p>
Discussion:	
On the Record:	
Enclosures:	Letter to Jerome Malinay
Recommendation:	Subject to answering any questions the Board may have, Staff recommends the Board favorably consider approving the Letter of Intent for Jerome Malinay.

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Proposed Motion:	Move the board approve the Letter of Intent for Jerome Malinay.
Actual Motion:	Board approve the Letter of Intent for Jerome Malinay.
Motion By:	Mr. Thayer
Second By:	Mr. Hutchinson
Voting:	7
Ayes:	
Nays:	0
Abstain:	0
End Time:	4:58pm

Agenda Item: 10	Adjourn
Presenter(s):	Chairman
Beginning Time:	4:59pm
Potential Conflict(s) of Interest and Abstention(s):	None
On the Record:	None
Actual Motion:	
Motion By:	Mr. Taylor
Second By:	Mr. Hutton
Voting:	Ayes: 7
	Nays: 0
	Abstain: 0
End Time:	5:00pm



 Wayne Campbell, Chairman



 Holly Edwards, Assistant Secretary