



BOOK 39
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AMHERST COUNTY
BOARD OF SUPERVISORS

Board of Supervisors

Drew Wade, Chair
District 5
Claudia Tucker, Vice-Chair
District 2
David W. Pugh, Jr., Supervisor
District 4
Tom Martin, Supervisor
District 1
Chris Adams, Supervisor
District 3

MINUTES

February 6, 2024
Administration Building - 153 Washington
Street - Public Meeting Room
Amherst, Virginia 24521
Meeting Convened - 3:00 PM

County Administrator
Jeremy Bryant

County Attorney
Mark Popovich

I. Call to Order

At a regular meeting of the Amherst County Board of Supervisors held on February 6, 2024, at 3:00 p.m., the following members were present:

BOARD OF SUPERVISORS:
Claudia D. Tucker, Vice-Chair
David W. Pugh, Jr., Supervisor
Tom Martin, Supervisor
Chris Adams, Supervisor

ABSENT:
Drew Wade, Chair

STAFF:
Jeremy S. Bryant, County Administrator
Stacey McBride, Deputy County Administrator/Finance Director
Mark Popovich, County Attorney
Kristen Freeman, Clerk

Vice-Chair Tucker called the meeting to order at 3:00 p.m.

NOTE: All Board of Supervisors' meetings are now being streamed live on Facebook and on YouTube.

II. Approval of Agenda

By motion of Supervisor Martin and with the following vote, the Board approved the agenda.

AYE: Mrs. Tucker, Mr. Pugh, Mr. Martin, Mr. Adams
NAY: None
ABSENT: Mr. Wade

III. Invocation and Pledge of Allegiance

Supervisor Martin led the Invocation and Supervisor Pugh led the Pledge of Allegiance.

IV. Citizen Comment

John Marks Jr. addressed the Board regarding the sale of Winton Country Club to Waukeshaw Development. (See Attachment 1)

V. Consent Agenda

By motion of Supervisor Pugh and with the following vote, the Board approved the Consent Agenda for February 6, 2024.

AYE: Mrs. Tucker, Mr. Pugh, Mr. Martin, Mr. Adams

NAY: None

ABSENT: Mr. Wade

A. Minutes - January 2, 2024

It was moved that the Board adopt the minutes of January 2, 2024.

B. Minutes - January 2, 2024 Budget Workshop

It was moved that the Board adopt the minutes of the January 2, 2024, Budget Workshop.

C. Minutes - January 8, 2024 Special Meeting

It was moved that the Board adopt the minutes of the January 8, 2024 Special Meeting.

D. Appropriation of Revenue - Sheriff's Office

It was moved that the Board approve the appropriation of funds as described.

E. Appropriation of Revenue - Social Services

It was moved that the Board appropriate funds received into the Social Services budget as described.

F. Medical Insurance RFP Evaluation Committee

It was moved that the Board appoint Board of Supervisors member Claudia Tucker to the Medical Insurance RFP Evaluation Committee.

G. Appropriation for LiveScan purchase at Blue Ridge Regional Jail

It was moved that the Board appropriate \$14,415.02 from the Unobligated General Fund Balance for the replacement and maintenance of the Livescan system at the Blue Ridge Regional Jail.

H. Appropriation for Blue Ridge Regional Jail Per Diem Settle Up FY 2023

It was moved that the Board appropriate \$47,608.00 from the Unobligated General Fund Balance for the BRRJA per diem trueup for FY 2023.

I. Amherst Presbyterian Church - Parking

It was moved that the Board authorize the County Administrator to sign proposed letter as presented.

J. Appropriation of Revenue - Sheriff's Office

It was moved that the Board approve the appropriation of funds as described.

VI. New Business

A. Deed of Gift - Ambler Farm

By motion of Supervisor Adams and with the following vote, the Board directed the County Administrator to sign the Deed of Gift document that is attached.

AYE: Mrs. Tucker, Mr. Pugh, Mr. Martin, Mr. Adams

NAY: None

ABSENT: Mr. Wade

VII. County Administrator's Report

A. Boards/Commissions/Committees - EDA Vacancy - District 4

By motion of Supervisor Pugh and with the following vote, the Board reappointed Ms. Hunt to serve another four-year term on the Economic Development Authority Board.

AYE: Mrs. Tucker, Mr. Pugh, Mr. Martin, Mr. Adams

NAY: None

ABSENT: Mr. Wade

VIII. County Attorney's Report

The County Attorney had no matter to discuss.

IX. Liaison and Committee Reports

A. Parks, Recreation & Cultural Development Board- Tom Martin

Supervisor Martin reported that the Parks & Recreation Master Plan is well underway. He stated that the consultant is doing a phenomenal job and Mr. Martin also announced that Seminole Park is now under construction.

B. Agriculture Committee - Claudia Tucker

Vice-Chair Tucker had nothing new to report.

C. Emergency Services Council - Chris Adams

Supervisor Adams stated they have not met recently but were having a special meeting on February 7, 2024 with the Board of Supervisors to discuss the Fire and EMS Study.

D. Planning Commission - David Pugh

Supervisor Pugh stated that due to a family death, he could not attend the last meeting and asked Mr. Creasy to report. Mr. Creasy stated that the January Planning Commission meeting was the first one in nine months that the Commission did not have a public hearing, which was a relief for them. Mr. Creasy reported that they did have a discussion on changes to the current ordinance in regard to utility-scale solar, which will be coming before the Board of Supervisors, and that the Commission also discussed the inclusion of accessory dwelling units with the Agricultural Residential and the MUTND District.

X. Departmental Reports

A. Economic Development Authority Board- Annual Report

The Board received an annual report from the Economic Development Authority Board Chair, Andrew Proctor. (See Attachment 2)

XI. Citizen Comment

There was no public comment.

XII. Matters from Members of the Board of Supervisors

Vice-Chair Tucker had no matter to discuss.

Supervisor Pugh stated he had a constituent come to him to talk about the agriculture exemptions for building permit. Mr. Pugh stated he was unsure if there was a change in the building code, but in order to qualify for an exemption, you have to have a commercial farm in order to be able to build an agricultural building. Mr. Pugh stated he would like a little more information on that. Mr. Creasy addressed the Board, stated this issue arose a few weeks ago within the Community Development Department and that the form in-house that they use does indicate you have to be a commercial farm. Mr. Creasy stated that staff researched that and believes that form to be out of date and that staff has sent a letter out to the County Attorney and received his approval to change that form to where you can be exempt for either a farm building or an agricultural building and it does not have to be commercially related. Mr. Creasy stated the change to the form has been approved by the County Attorney and just needs to be signed by the Building Official.

Supervisor Martin had no matter to discuss.

Supervisor Adams had no matter to discuss.

XIII. Closed Session

- A. A closed session pursuant to § 2.2-3711 (A)(8) of the Code of Virginia, 1950, as amended, for the purpose of consultation with legal counsel employed or retained by the County regarding specific legal matters requiring the provision of legal advice by such counsel related to solar energy projects.

Supervisor Martin motioned to go into closed session and was approved with the following vote:

AYE: Mrs. Tucker, Mr. Pugh, Mr. Martin, and Mr. Adams

NAY: None

ABSENT: Mr. Wade

Supervisor Martin motioned to come out of closed session and was approved with the following vote:

AYE: Mrs. Tucker, Mr. Pugh, Mr. Martin, and Mr. Adams

NAY: None

ABSENT: Mr. Wade

XIV. Certification of Closed Session

CERTIFICATION OF CLOSED MEETING

I move that the Amherst County Board of Supervisors certify 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 and identified in the motion authorizing the closed session were heard, discussed, or considered in the closed session.

Mrs. Tucker: AYE

Mr. Pugh: AYE

Mr. Martin: AYE

Mr. Adams: AYE

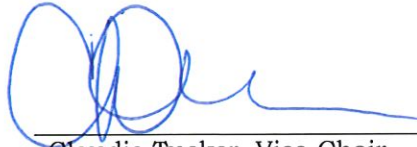
XV. Adjournment

By motion of Supervisor Adams and with the following vote, the Board adjourned at 4:04 pm.

AYE: Mrs. Tucker, Mr. Pugh, Mr. Martin, and Mr. Adams

NAY: None

ABSENT: Mr. Wade



Claudia Tucker, Vice-Chair
Amherst County Board of Supervisors



Jeremy Bryant, County Administrator

February 6th, 2024 Presentation to Amherst County Board of
Supervisors Regarding

Sale of Winton Country Club/Winton

Good evening members of the Board. My name is John A. Marks, Jr.,
225 Clark Street, Madison Heights, VA. 24572.

Five years ago on December 18th, 2018 the Amherst County Board of
Supervisors held a public hearing regarding the sale of Winton Country
Club/Winton to Waukeshaw Development. During this public hearing a
number of commitments were made by both Waukeshaw Development
and the County of Amherst regarding the proposed sale. These
commitments are documented in the December 6th, 2018
advertisement for the public hearing regarding the sale of Winton
Country Club, the official minutes of the December 18, 2018 Board of
Supervisors meeting, the presentation titled "Winton Amherst County,
Virginia, Proposed Sale," the document titled "Purchase and Sale
Agreement for Non-Residential Real Estate" designated as final on
January 7th, 2019 and signed by the County Administrator, the County
Attorney and the President of Waukeshaw Development, and a CD
recording of the December 18th, 2018 BOS meeting. It was during the
December 18, 2018 board meeting that the Board of Supervisors
approved the sale of Winton Country Club/Winton to Waukeshaw
Development, with a 3 to 2 vote.

I believe the commitments made during the public hearing regarding
the sale were a commitment to the citizens of Amherst County and are
as much a part of the sale as the \$800,000 cash transaction. I believe
that some of these commitments carry a greater weight than others, so
I will focus on those, leaving the remaining commitments for later
discussions.

Under the Freedom of Information Act I am requesting the following records:

1. Records indicating how the \$800,000 cash payment was dispersed.
2. Records indicating that Waukeshaw Development has conveyed approximately 70 acres to the county for use as a fairground as well as other community events.
3. Records indicating that Waukeshaw Development has conveyed a Conservation easement to the county on approximately 250 acres for preservation of outdoor recreation.
4. Records that confirm the Historic Manor House is being preserved in accordance with federal requirements in partnership with the Sarah Henry Manor House Preservation Society.
5. Records that confirm the county is doing whatever is necessary to assure the Winton Dam is compliant with the Dam Safety Act.

I am also requesting that my comments become a part of the official minutes of this meeting and will provide the clerk with a copy of these comments.

Thank you for your time and I look forward to your response.

John A. Marks, Jr.

225 Clark Street

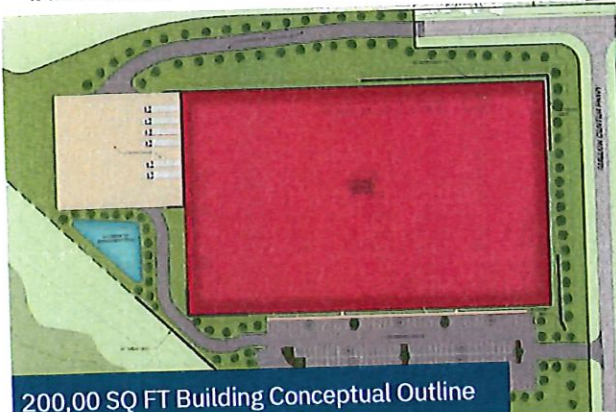
Madison Heights, VA. 24572

434-941-7405

The mission of the Economic Development Authority (EDA) of Amherst County is to promote economic development policies and practices that help retain the county's existing businesses and employment base; facilitate the growth of existing commercial and industrial enterprises; and attract new businesses and employment opportunities. Success in this mission will result in high-quality jobs and a stable and diverse tax base that increases the quality of life of Amherst County residents.

Amelon Commerce Center

The EDA started construction in 2023 on the 45,000 square foot Multi-Tenant building. Construction is due to be complete in fall 2024. This building will provide a move-in ready space for Amherst County expanding businesses and new businesses. The Multi-Tenant Building addresses a lack of suitable spaces for light industrial businesses to start and grow within the County by providing four flexible spaces. This allows Amherst County to be a viable option for growing industrial businesses.



200,00 SQ FT Building Conceptual Outline

The EDA also completed the grading of Lot 4, the largest lot in the Amelon Commerce Center. Grading makes the site 100% ready for a business to begin construction. It reduces risk and increases the speed to market for a business. The site is big enough for a 200,000 square foot building.

The EDA is focused on ensuring there is adequate sites and buildings available for new and expanding businesses.

2023 Highlights

Hired a **Career Tech Coach** for Amherst County Public Schools

Leadership Amherst is back after COVID break!

Amelon Commerce Center

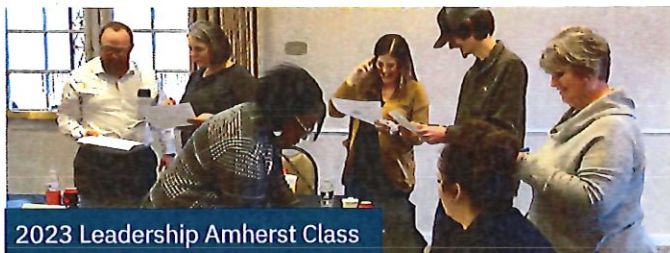
Completed largest lot grading and started construction on the Multi-Tenant Building

Site Readiness Grant
Dillard Rd Site

Managing **14** active business incentives

Leadership Amherst

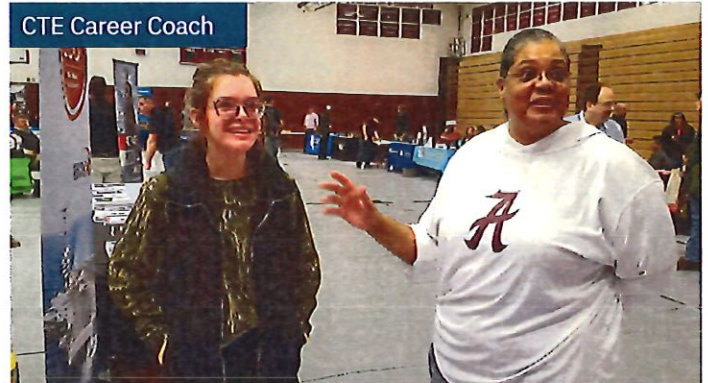
Leadership Amherst is back after a COVID break! Leadership Amherst gives participants a unique opportunity to view Amherst County in a different light. The class travels to areas around the County to visit its businesses and nonprofits. The emerging leaders will learn skills to become effective in their jobs and organizations. They are then challenged to use their leadership abilities to influence, motivate and enable others to contribute toward the good of their community. Topics include crucial conversations, a roundtable discussion with local leaders, workforce challenges, challenges in diversity, economic development, and a nonprofit roundtable etc.



2023 Leadership Amherst Class

CTE Career Coach

In partnership with Central Virginia Community College, the EDA hired a Career and Technical Education (CTE) coach for Amherst County Public Schools. The CTE coach helps educate students and parents about the CTE program by visiting elementary, middle, and high schools. Students are able to meet with the CTE coach to discuss career tracks and opportunities, job requirements, compensation, and other career related questions.

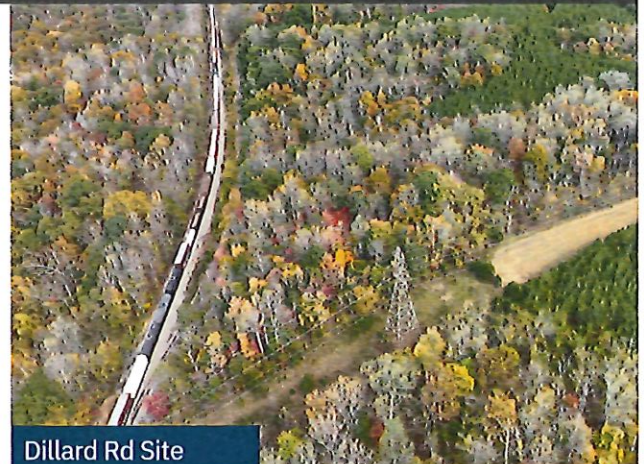


CTE Career Coach

Virginia Business Readiness Site Program (VBRSP)

In order for Amherst County to attract new industrial businesses we must have sites ready for construction - or the business will go elsewhere. The EDA is working hard to have project-ready sites for our expanding and new companies.

The Dillard Road Site is the largest industrial site in Amherst County (554 acres) and is the region's only 100+ acre greenfield industrial site with rail, gas, and within a mile from a 4-lane highway. The EDA won a \$322,071 VBRSP grant to bring the Dillard site to Tier 4, which means a company could purchase the site and be ready for operations in 18 months. Two lots within the Dillard site have the potential to attract manufacturing projects with buildings over 1,000,000 square feet and over \$1 billion in new capital investment and 800 new jobs.



Dillard Rd Site

Economic Development

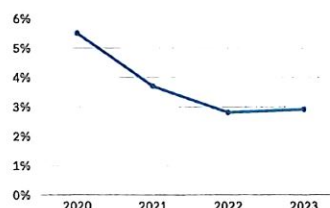
Average Weekly Wages

Source: Bureau of Labor Statistics



Unemployment Rate

Source: Bureau of Labor Statistics



Taxable Sales

Source: Weldon Cooper Center for Public Service

