



**TOWN OF ABINGDON, VIRGINIA
SPECIAL CALLED MEETING
MONDAY, DECEMBER 28 - 8:00 A.M.
COUNCIL CHAMBERS
MUNICIPAL BUILDING**

A Special Called meeting of the Abingdon Town Council was held on Monday, December 28, 2015 at 8:00 a.m. in the Council Chambers of the Municipal Building.

A. WELCOME - *Mayor Morgan*

B. ROLL CALL

Members of Council Present:

Edward B. Morgan, Mayor
Mr. Richard E. Humphreys
Mr. Robert M. Howard
Mrs. Jayne A. Duehring

Members of Council Absent:

Mrs. Cathy Lowe, Vice Mayor

Administrative/Town Staff:

Gregory W. Kelly, Town Manager
Cecile Rosenbaum, Asst. Town Manager
Tonya Triplett, Deputy Clerk
Matthew Johnson, Director of Planning
Kevin Costello, Director of Tourism/ED
John Dew, Dir. of Public Services & Construction
Tenille Montgomery, Public Relations Officer
Tony Sullivan, Police Chief
Floyd Bailey, Director of IT

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Tony Sullivan, Police Chief

Mayor Moran stated the special called meeting is a public hearing for the proposed purchase of property by the town of Abingdon, Virginia specifically 40.74 acres, more or less, and being a portion of Tax Map No. 105-A-39, currently owned by CEMA CORP, 440 Green Spring Road, Abingdon, Virginia 24211, pursuant to the Code of Virginia 1950, as amended, §15.2-1800.

Mr. Kelly, Town Manager commented on the reasons that the meeting was held at this time, which included holiday schedules, the ability to have a quorum, the necessity to close the transaction by December 30th and the banking restrictions for the transfer of funds. Mr. Kelly apologized for the early time and stated that after considering all the factors, this time was the most suitable for everyone to meet.

Mr. Kelly also noted that Mrs. Lowe, who was unable to attend the meeting, stated she is 100% in favor of the gift from Steve Smith.

Mr. Kelly, Town Manager stated he had been working on a sports complex for over nine years and it had been a problem finding land at a reasonable price. Mr. Kelly had been talking with CEMA Corp. about the 70 acres and the three main purposes were to realign Cook Street and Green Spring Road, build a first class sports complex, and sell the remaining 30 acres for development. Earlier this year, Steve Smith approached the town about a private public partnership, which would allow the town to purchase the acreage needed for a sports complex and protect the adjoining Creeper Trail property. Mr. Kelly noted that this is a win win for the town to have property for a sports complex in a great location and to cure the traffic problem on Green Spring Road.

Mr. Kelly noted that over the next six months, Marathon Realty will provide a site plan for town staff to review. The town will need to hire a consultant to review the design of the sports complex, confirm the amount of revenue sharing funds from VDOT, borrow funds, meet with bound council to secure matching funds to build the sports complex and restore the home. The acquisition of property is only the beginning; it will be a 2-3 year project. Mr. Kelly commented that there will be ample time for the public to attend meetings and be involved in the process.

Mayor Morgan declared the public hearing open and asked if anyone would like to speak.

- Donna Akers, 8487 Oaks, Boone NC, would like to see and comment on the archeology study and would like more studies before the earth work begins.
- David Winship, 855 Edgemont North, spoke in opposition and questioned the private public partnership.
- Cindy Patterson, 410 Green Spring Road, asked if the fields will be primarily for travel ball or hometown children. She encouraged fairness for local children to use the fields.
- Wayne Craig, 204 Glenrochie Drive, spoke in opposition and feels the planning process is incomplete. Mr. Craig feels that traffic will be a problem and would like a meeting to discuss the traffic impact that includes the sports complex.

- Janice Owens, 237 Lowland Street, has concerns about earth moving, archeology and would like more studies before the earth work begins.
- Jill Harless, 19299 Triple Crown Dr., spoke in opposition, does not believe it is a good time and feels the design of the sports complex is adequate to draw out of town teams.
- Nan Harmon, 498 Green Spring Road, spoke in opposition, is worried about the terms of the project and Abingdon into financial trouble.

Hearing no further comments, Mayor Morgan closed the public hearing.

Mrs. Cecile Rosenbaum, Assistant Town Manger read letters regarding the proposed land purchase from residents Joe LeVine and Stephen Jett, who were not able to attend the meeting.

Mrs. Duehring asked Mr. Kelly to elaborate on the process for the approval of the site plan for the commercial development. Mr. Kelly stated the developer will submit a site plan to the Planning Commission for review and comment and noted that those meetings are open to the public. Mr. Kelly commented that the Planning Commission will consider such things as lighting, building and overall development design, and parking. Mr. Kelly noted that relevant to the sports complex development, the town is in the process of hiring a consultant to review the designs and make recommendations regarding the best uses for the facility. There will be public input in this process through charrettes where citizens can review the design and offer comment on the same.

On motion Mr. Howard On motion by Mr. Howard, seconded by Mr. Humphreys, the Council, voted to accept the financial gift by K-VA-T Food Stores, Inc. in the amount of \$2,289.700.00.

The roll call vote was as follows:

Mrs. Duehring	Aye
Mr. Howard	Aye
Mr. Humphreys	Aye
Mayor Morgan	Aye

Mayor Morgan asked Council for comment on the next agenda item which was consideration of authorization of Town Manger to purchase the property subject to the prior public hearing and execute all documents associated with the proposed purchase.

On motion Mrs. Duehring, seconded by Mr. Howard, the Council authorized the Town Manager to purchase the property subject to the prior public hearing and to execute all documents associated with the proposed purchase.

The roll call vote was as follows:

Mrs. Duehring	Aye
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Mr. Howard	Aye
Mr. Humphreys	Aye
Mayor Morgan	Aye

Mayor Morgan asked Council for their consideration of a Council appropriation from its contingency in the amount of Eight Thousand Two Hundred Seventy and 50/100 (\$8,270.50) to pay for the legal fees and closing costs associated with the purchase of property subject to the prior public hearing.

On motion Mr. Humphreys, seconded by Mr. Howard, the Council authorized the appropriation from its contingency in the amount of Eight Thousand Two Hundred Seventy and 50/100 (\$8,270.50) to pay for the legal fees and closing costs associated with the purchase of property subject to the prior public hearing.

The roll call vote was as follows:

Mrs. Duehring	Aye
Mr. Howard	Aye
Mr. Humphreys	Aye
Mayor Morgan	Aye

Mayor Morgan asked Council to consider authorization of the Town Manager to negotiate and execute all documents relative to the timing, phases, and all terms and conditions associated with the formal creation of a public/private partnership between the Town of Abingdon and Marathon Realty Corp. associated with the purchase of the property, the build out of the realignment of Green Springs Road and Cook Street, and the design and development of a multi-use sports complex.

On motion Mr. Howard, seconded by Mr. Humphreys, the Council authorized the Town Manager to negotiate and execute all documents relative to the timing, phases, and all terms and conditions associated with the formal creation of a public/private partnership between the Town of Abingdon and Marathon Realty Corp. associated with the purchase of the property, the build out of the realignment of Green Springs Road and Cook Street, and the design and development of a multi-use sports complex.

The roll call vote was as follows:

Mrs. Duehring	Aye
Mr. Howard	Aye
Mr. Humphreys	Aye
Mayor Morgan	Aye

E. Council Member Reports

- Mr. Humphreys, Council Member reported on the dedication of the Taylor Read pavilion on the Virginia Creeper Trail in Alvarado.
- Mayor Morgan reported the stream restoration project at Muster Grounds, a joint project between Town of Abingdon, Trout Unlimited and Virginia Department of Game and Inland Fisheries has been approved. The stream will soon be stocked with brook trout and will be used for educational and recreational activities.

Mayor Morgan declared the meeting recessed until January 4, 2016.

Edward B. Morgan, Mayor

Tonya H. Triplett, Deputy Clerk