

AGENDA

Recessed Meeting of the Board of Supervisors of Northampton County, Virginia

Board Chambers, 16404 Courthouse Road
Eastville, Va.

June 27, 2016
5:00 p.m.

Call to order

County Administrator's Report: County Property Discussion:

Sale of Property

- (1) Old Home Demonstration Club Picnic Area
- (2) Former Bayview Greenbox Site
- (3) Former Cheapside Greenbox Site
- (4) Former Exmore-Willis Wharf School Site

Lease of Property

- (5) Farmland Behind Kiptopeke Elementary School
- (6) Farmland Adjacent to Hare Valley Waste Collection Site

Other

- (7) Block of Buildings Across the Street
- (8) Two Old Jails
- (9) Former Middle School
- (10) Former Golf Course Leased Area at Landfill
- (11) Backside of Current Cheapside Waste Collection Site

Conduct Closed Session in accordance with Section 2.2-3711 of the Code of Virginia of 1950, as amended:

Paragraph 1: Discussion or consideration of employment, assignment, appointment, promotion, performance, demotion, salaries, disciplining, or resignation of specific public officers, appointees or employees of any public body.

Adjourn



Board of Supervisors of Northampton County
P.O. Box 66 • Eastville, Virginia 23347

Katherine H. Nunez
County Administrator

PHONE: 757-678-0440
FAX: 757-678-0483

BOARD OF SUPERVISORS
H. Spencer Murray, Chairman
Larry LeMond, Vice Chairman
Oliver H. Bennett
Robert G. Duer
Granville F. Hogg, Jr.

MEMORANDUM:

TO: Northampton County Board of Supervisors

FROM: Katie H. Nunez
County Administrator

DATE: June 20, 2016

SUBJECT: Surplus Property Disposition

Last fall, the Board held a discussion at its October 2015 work session relative to certain County properties and some decisions were reached by the Board. Based on our workload, we have not been able to proceed with the requisite advertising and before we proceed, now that our schedule has lightened, we want to reconfirm the Board's intention on these properties. We are only targeting these properties which were identified as potentially being surplus property by the County. A spreadsheet and supporting documentation is enclosed for each identified property.

Sale of Property

(1) Old Home Demonstration Club Picnic Area. While the Board is in receipt of a draft "lease with option to purchase" document from Mr. Hogg, it was the October 2015 consensus to issue an RFP for sale of this property. Confirm?

(2) Former Bayview Greenbox Site. The Board asked that an RFP for sale of this property be issued. Confirm?

(3) Former Cheapside Greenbox Site. The Board asked that an RFP for sale of this property be issued. Confirm?

(4) Former Exmore-Willis Wharf School Site. The Board asked that an RFP for sale of this property be issued. Confirm?

Lease of Property

(5) Farmland Behind Kiptopeke Elementary School. While the Board is in receipt of a draft "lease with option to purchase" document from Mr. Hogg, it was the October 2015 consensus to issue an RFP for lease of this property. Confirm?

(6) Farmland Adjacent to Hare Valley Waste Collection Site. Please confirm the earlier consensus of the Board to issue an RFP for lease of this property, bearing in mind that there has been an expression of interest from Verizon Wireless for a lease of an approximate 10 ft. x 10 ft. area for a cell tower site.

Other

(7) Block of Buildings Across the Street. Does the Board wish to include these properties in the scope of work to be developed by the ad-hoc committee (referenced below)? It was the October 2015 consensus of the Board to issue an RFP for sale of these properties. What is the Board's pleasure?

(8) Two Old Jails. At its meeting of June 14, 2016, the Board discussed the creation of an ad-hoc committee to develop a master plan for these buildings.

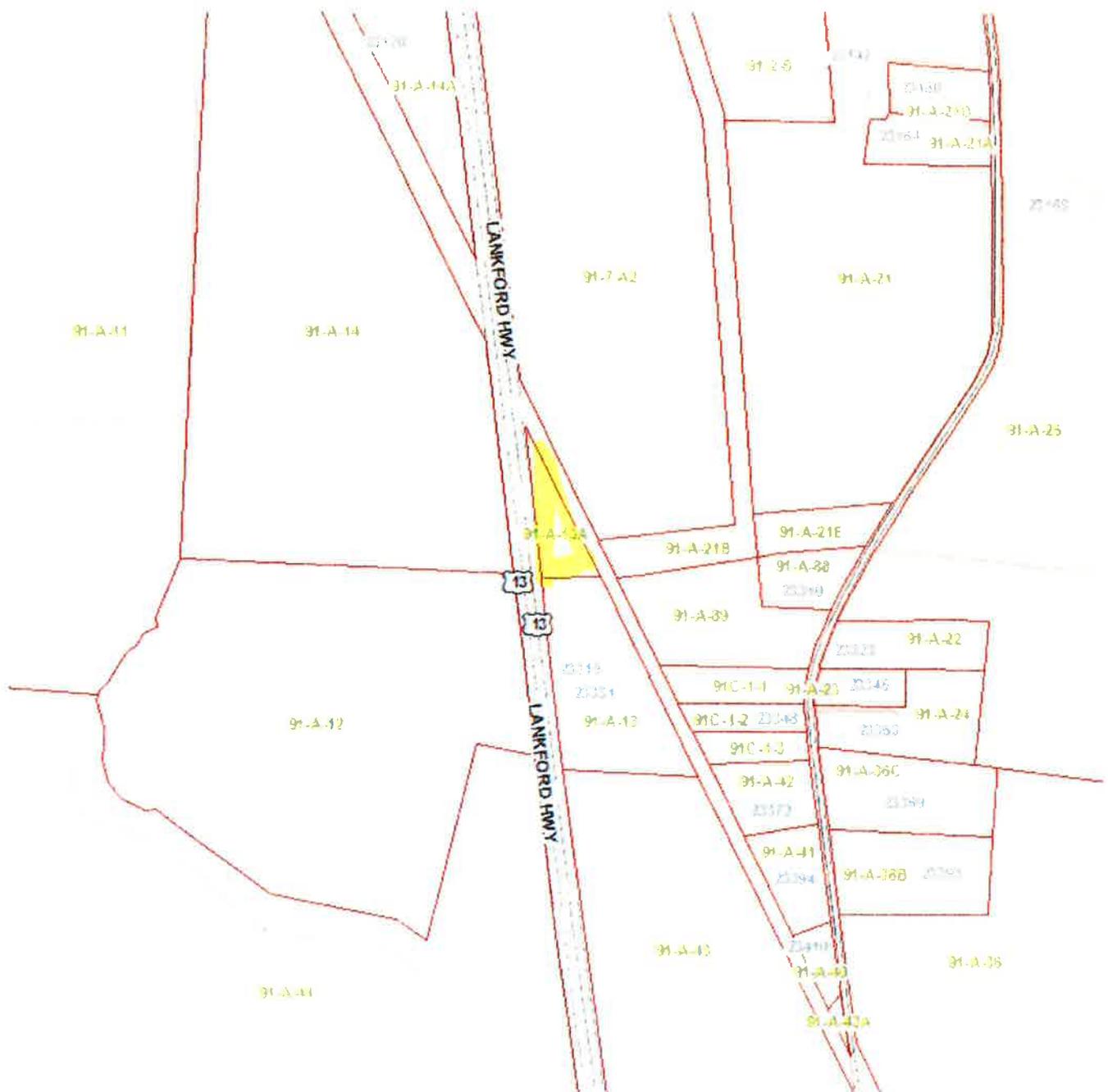
(9) Former Middle School. The Economic Development Director and the Parks & Recreation Advisory Board were tasked to solicit a feasibility study for this property, which is in progress now. Depending on the results of that study, and deliberations by the Board, the location of the Virginia Cooperative Extension Service's Offices may be affected. Very preliminary discussions have been held relative to their relocation to the former Sheriff's Office at Willow Oak; said discussions can be furthered in the joint meeting with the School Board at the August work session. It was the October 2015 consensus to hold this topic for further discussion at a future work session and to have RFPs prepared to determine the condition of the roofs. That process is beginning. What is the Board's pleasure?

(10) Former Golf Course Leased Area at Landfill. It was the consensus of the Board in October 2015 to let this area "go natural", given the presence of nearby monitoring wells and the activities associated with the on-site active landfill operation. The County has been approached by US Fish & Wildlife Service to discuss the Wise Point boat ramp and its commercial operations and whether the County might play a role in its future management. As part of these discussions, we informed Fish & Wildlife that the County owns approximately 160 acres within the wildlife preserve including the County-owned firing range. There is a meeting scheduled for the end of June to discuss these properties including the possibility of a trade or financial remunerations that would include relocating of the firing range to somewhere else in the County.

(11) Backside of Current Cheapside Waste Collection Site. Please confirm the earlier consensus of the Board to issue an RFP for possible lease as a cell tower location.

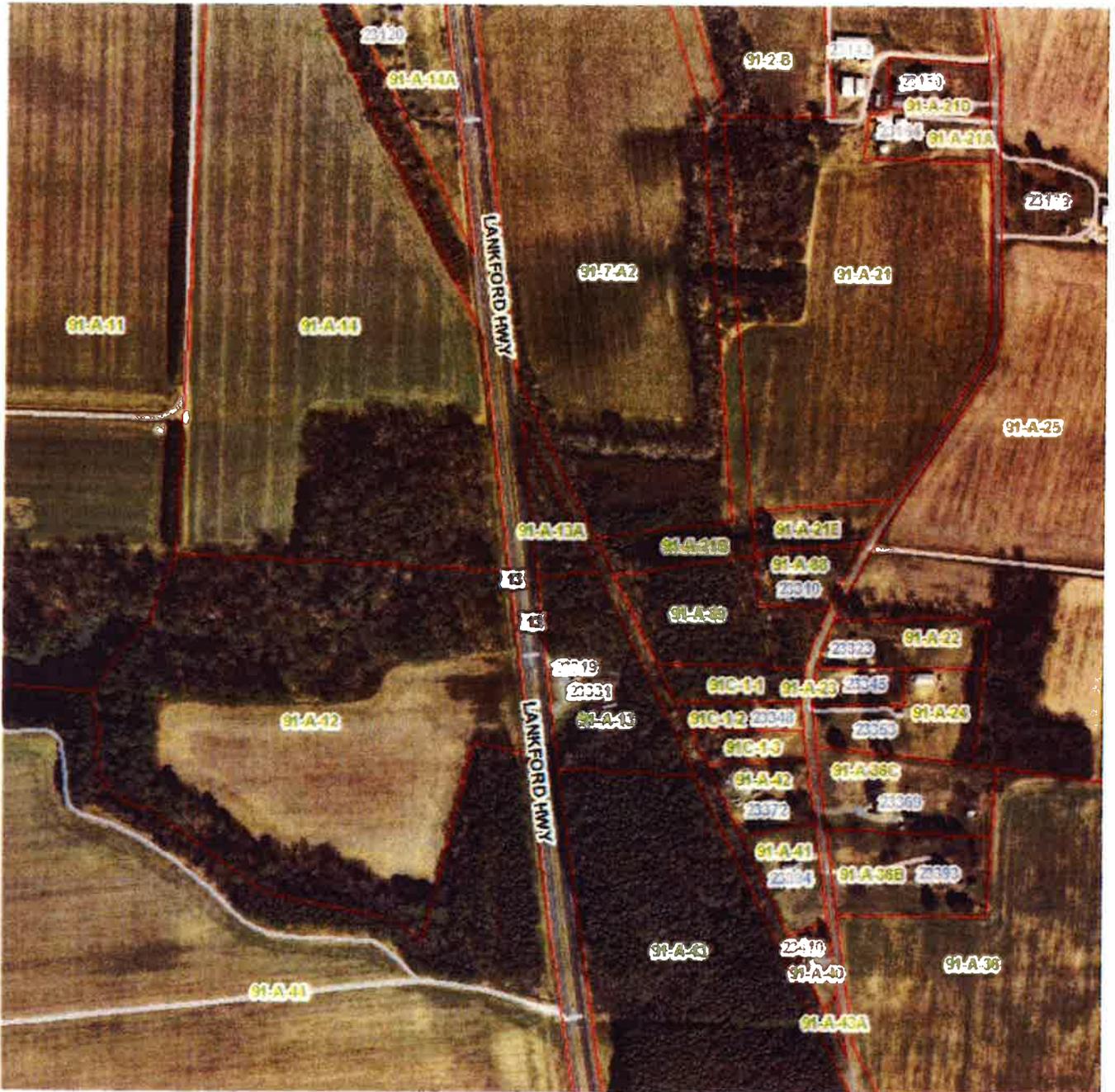
Site Description	Tax Map/Parcel	Acreage	Disposition	Current Zoning	Proposed Zoning
Old Home Demonstration Club Picnic Area Agenda Item 1	91-A-13A	1.00	Vacant – overgrown. The Board solicited buyers several years ago but there was no interest.	Agriculture/Rural Business	Agriculture
Former Bayview Greenbox Site Agenda Item 2	84-A-45	.60	Vacant	Town Edge 1	Commercial
Former Cheapside Greenbox Site Agenda Item 3	105A-A-71 & 72	.50 +/-	Vacant. The Board solicited buyers several years ago but there was no interest.	Village Neighborhood Business	Village Commercial
Former Exmore-Willis Wharf School Agenda Item 4	10-4-A, A1, 16A, B, 11B, B1	4.43 +/-	Building demolished. Land now vacant	Town Edge	Town Edge
Farmland behind Kiptopeke Elementary School Agenda Item 5	91-A-35 (part)	11.70	Farmland – reported to USDA for the last two years w/ harvests of wheat & soybeans	Agriculture/Rural Business	Agriculture
Farmland adjacent to Hare Valley Waste Collection Site Agenda Item 6	15-13-B (part)	6.50	Farmland – reported to USDA for the last two years w/ harvest of barley, corn, soybeans, & wheat	Village 1	Agriculture
Block of Buildings Across the Street: Old DSS, Addison Building, Ward Building, Parking Lot Agenda Item 7	58A1-A-72 58A1-A-73 58A1-A-75 58A1-A-76 58A1-A-77		Vacant. Proposed Sales Agreement Negotiated with Eyre Baldwin & provided to him 2/2015. No further contact.	Town of Eastville	Town of Eastville
Two Old Jails Agenda Item 8	58A1-A-6 (part of)		Vacant. Returned to County control in May 2015 following Eastville's default in the lease. Demolition RFP has been prepared as directed by the Bd.		

Former Middle School Agenda Item 9	40-12-2B	15.82	Currently in use by Extension Service and Parks & Rec. Serves as District 4 Polling Place and County Archives	Agriculture/Rural Business	Commercial
Former Golf Course Leased Area @ Landfill Agenda Item 10	77-A-119 (part of)	76.1	Leased between 2006 – 2013. Two modular units transferred to County ownership and used for storage. Land now vacant.	Agriculture/Rural Business	Agriculture
Backside of Current Cheapside Waste Collection Site Agenda Item 11	98-7-3	5.92 (part)	Possible need for location of cell phone tower	Agriculture/Rural Business	Agriculture

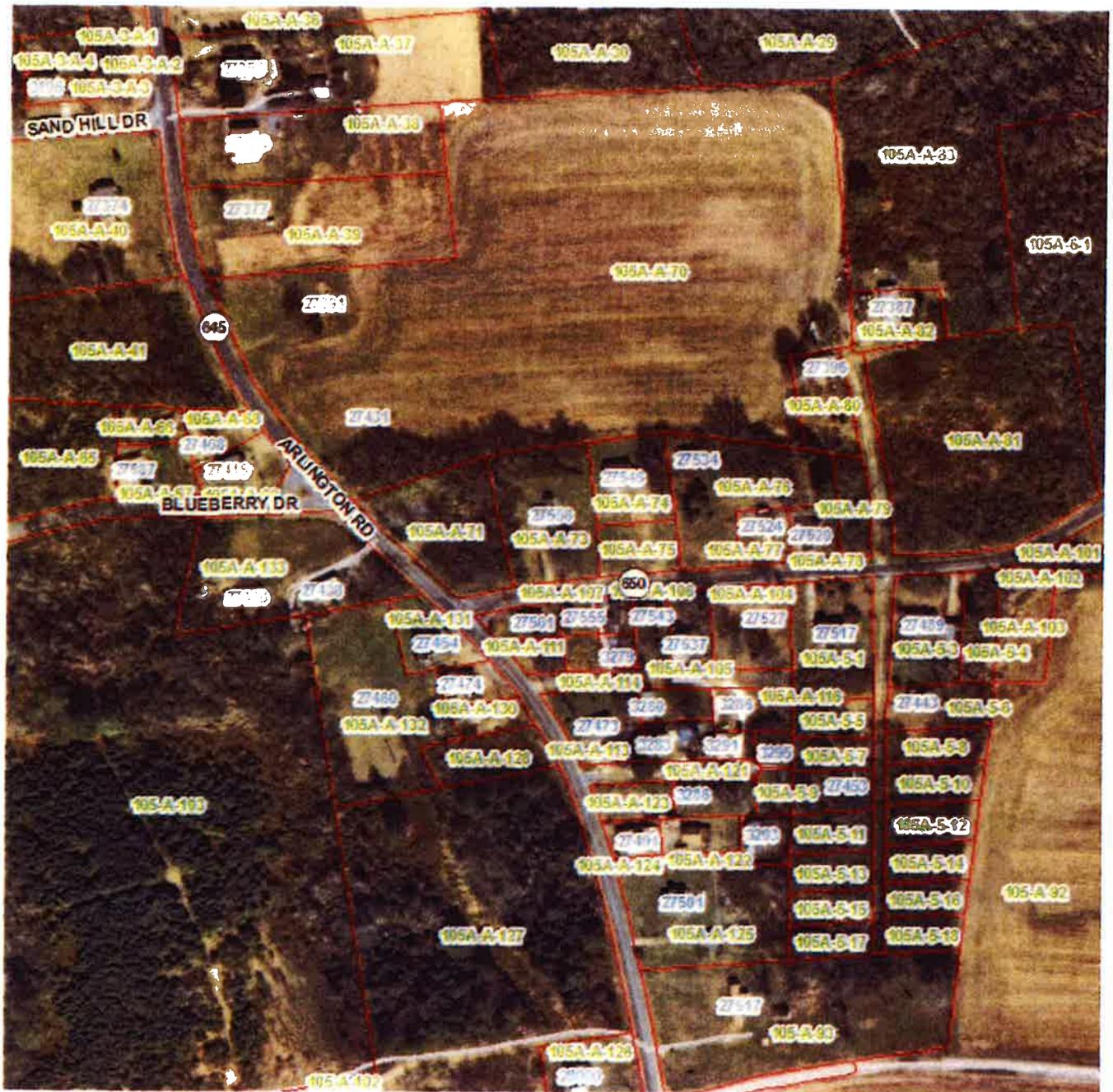


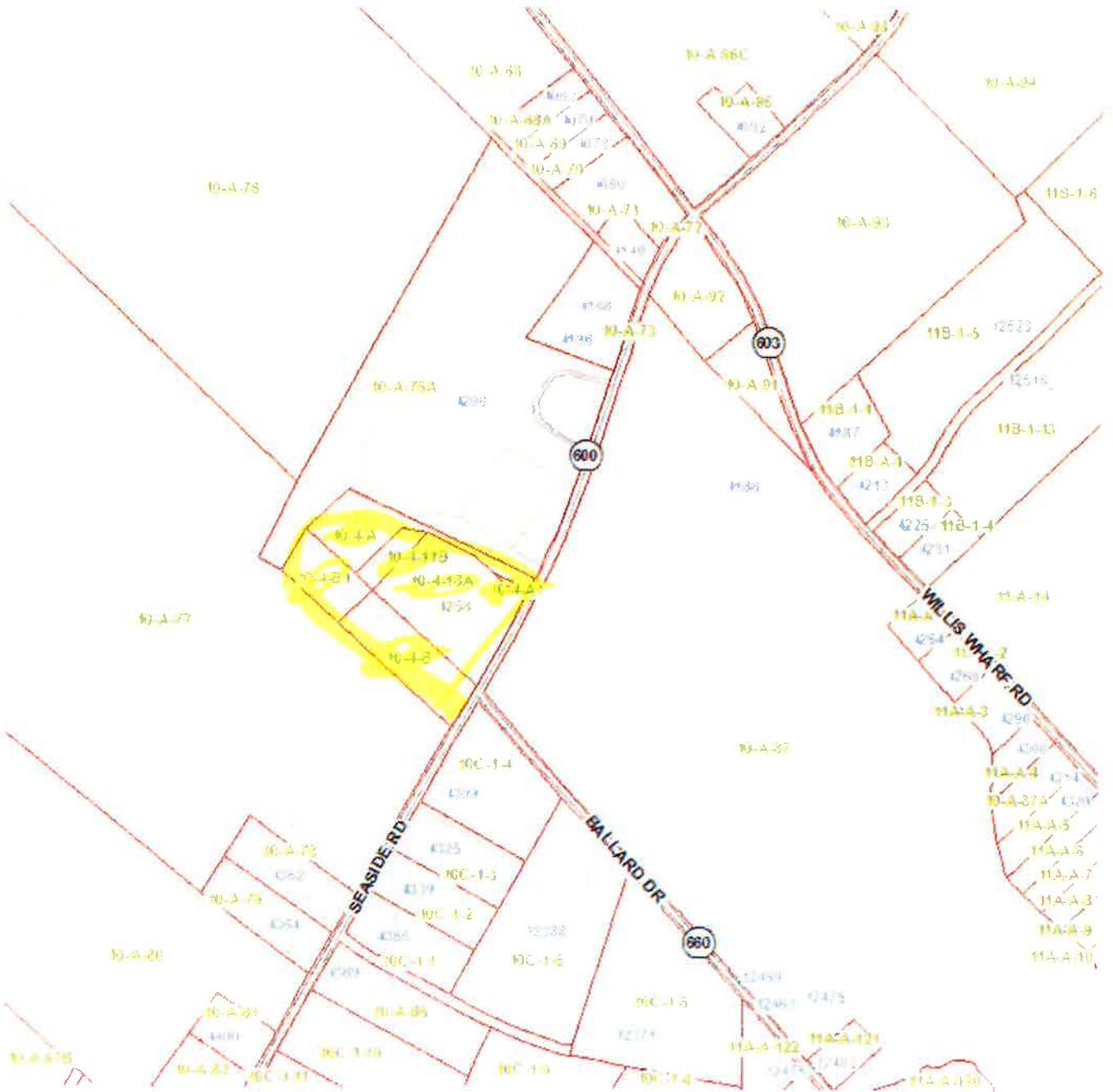
AGENDA ITEM 1

OLD HOME DEMONSTRATION CLUB PICNIC AREA









AGENDA ITEM 4

FORMER EXMORE-WILLIS WHARF SCHOOL SITE

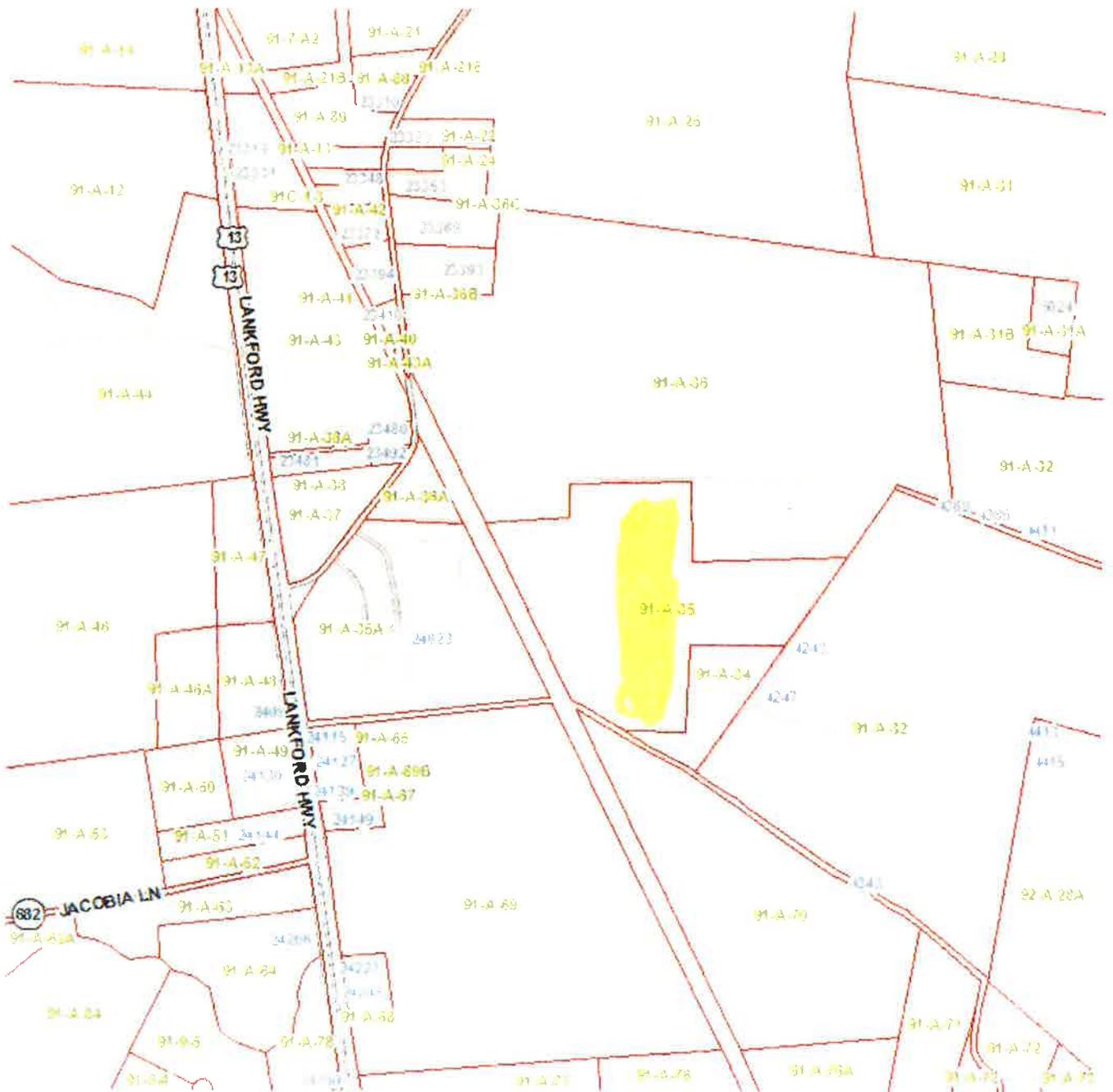






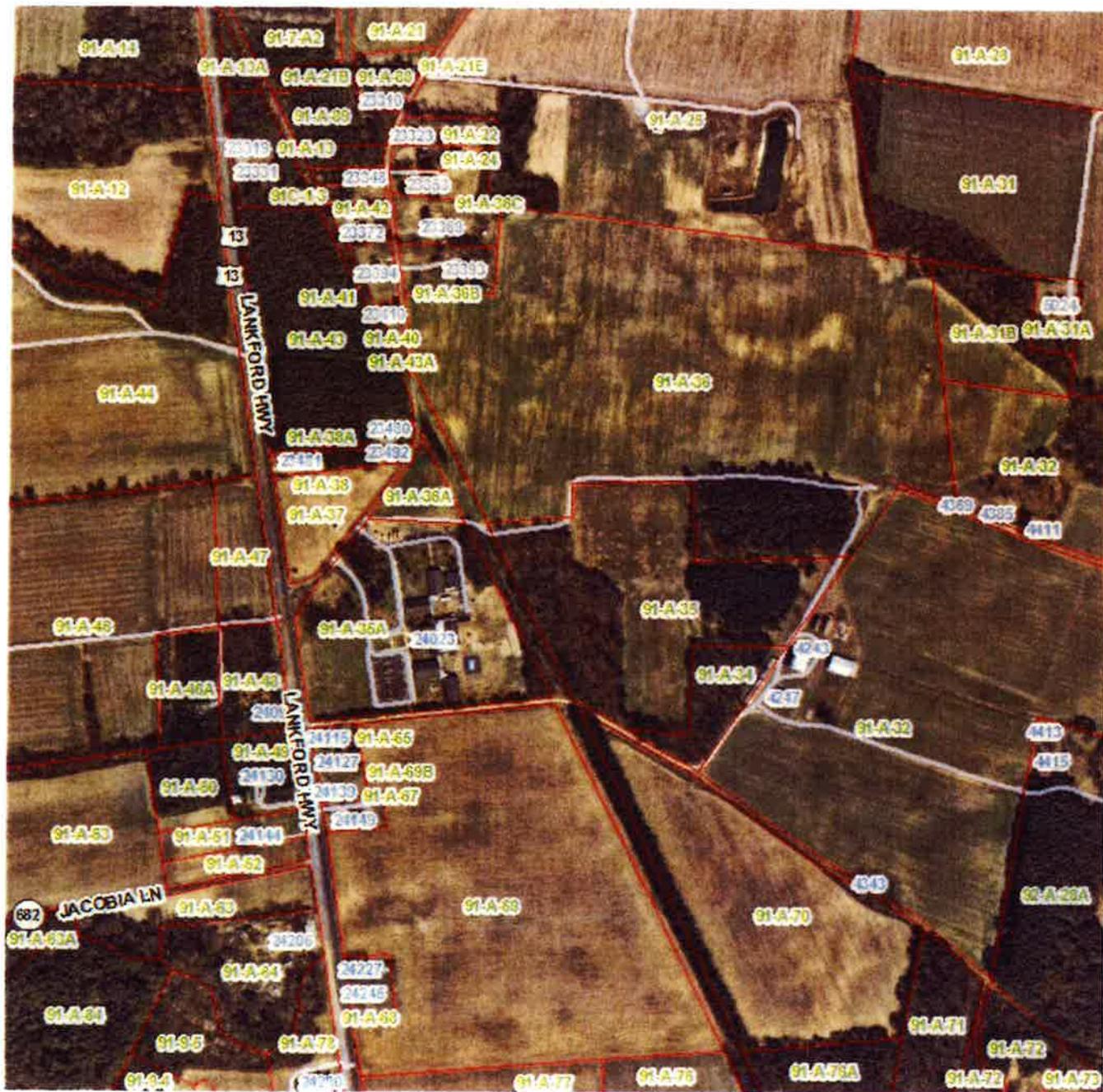


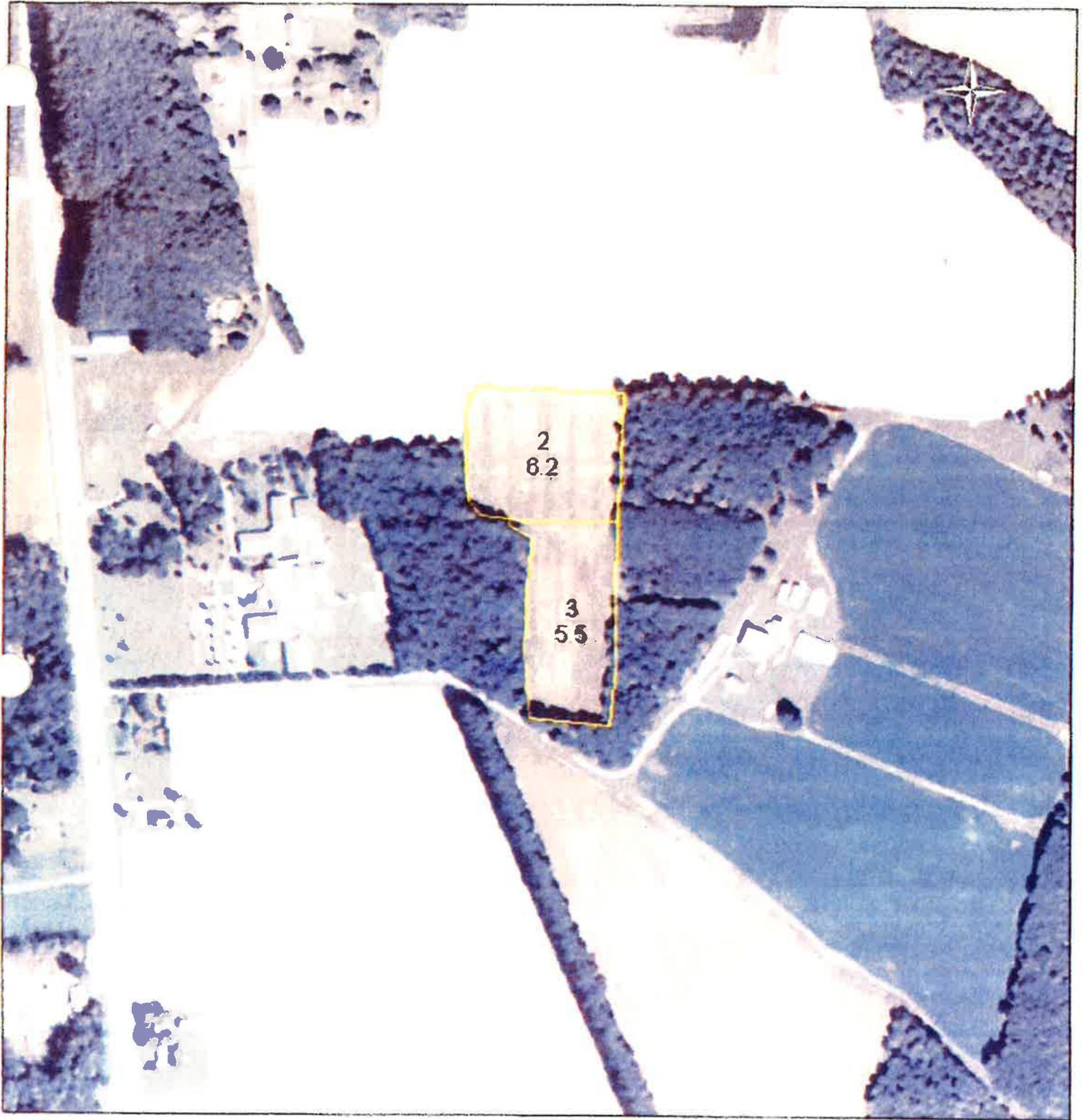




AGENDA ITEM 5

FARMLAND BEHIND KIPTOPEKE ELEMENTARY SCHOOL





United States Department of Agriculture
Farm Service Agency

January 14, 2015

Farm: 2263
Tract: 21962

Northampton County

1:6,000

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.



Notification of Base and Yields for ARC/PLC

F. and
Foreign
Agricultural
Services

06/14/2015

Farm
Service
Agency

behind KES



2225740 P-0067 T-5138 02225740 1 AT .416
COUNTY OF NORTHAMPTON
PO BOX 66
EASTVILLE, VA 23347-0066



Crop	Base Acres	PLC Yield	Program Election	HIP %
Soybeans	3.70	29	PLC	
Wheat	11.90	56	PLC	

Year 2014
Farm Number: 2263

Operator: COUNTY OF NORTHAMPTON
Owner: COUNTY OF NORTHAMPTON
Farm Identifier:

This notice is issued by the county FSA office. You may appeal the accuracy of information contained in this notice to the County Committee by filing a written request within 30 calendar days after you receive this notice in accordance with the FSA appeal procedures found at 7 CFR Part 780. If you appeal to the County Committee, you have the right to an informal hearing which you or your representative may attend either personally or by telephone. If you appeal this notice to the County Committee, you may later appeal an adverse determination of the County Committee to the FSA State Committee or the National Appeals Division or request mediation. To appeal, write to the County Committee at your FSA service center address and explain why you believe this notice is erroneous. If you do not timely file a written appeal, this is the final administrative determination with respect to this matter according to the regulations at 7 CFR Part 780.

RECEIVED
JUN 26 2015
NORTHAMPTON COUNTY
Administration Office

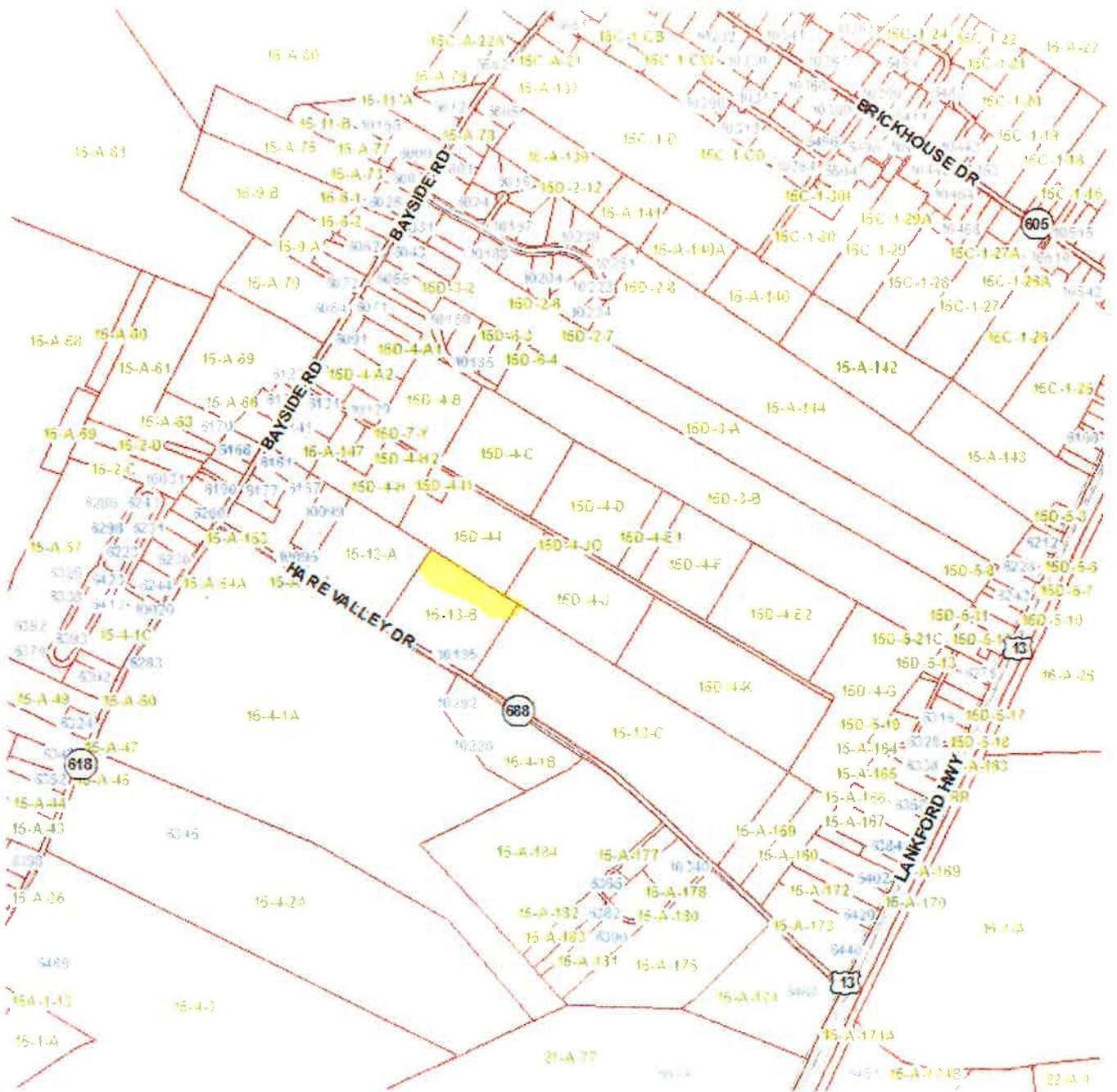


2225740

Reported Commodity Crop History Summary

COUNTY OF NORTHAMPTON

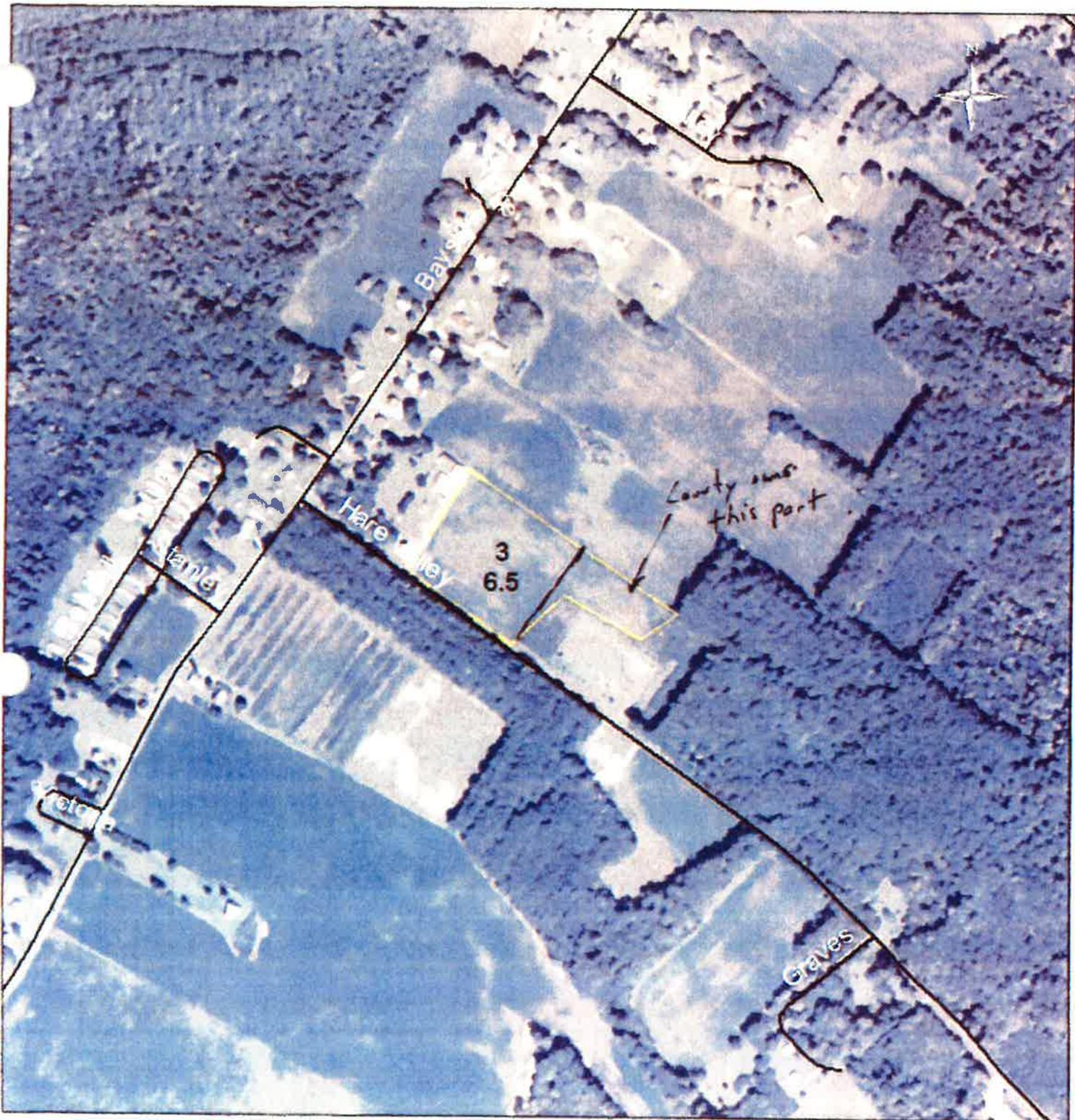
County of Northampton, Virginia		Farm Number 0002263		Operator COUNTY OF NORTHAMPTON		
2014 Commodity	2014 Base Acres	2014 CC Yield	2014 Commodity	2014 Base Acres	2014 CC Yield	
Wheat	11.90	56.00	Soybeans	3.70	29.00	
Crop		History				
		2008	2009	2010	2011	2012
wheat	Planted					
Wheat	Prevented					
Wheat	Double					
Wheat	Subsequent					



AGENDA ITEM ~~XX~~ 6

FARMLAND ADJACENT TO HARE VALLEY WASTE COLLECTION SITE





United States Department of Agriculture
Farm Service Agency

June 05, 2015

Farm: 2204
tract: 21955

Northampton County

1:6,000

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.



Notification of Base and Yields for ARC/PLC

Farm and Foreign Agricultural Services

06/14/2015

Farm Service Agency

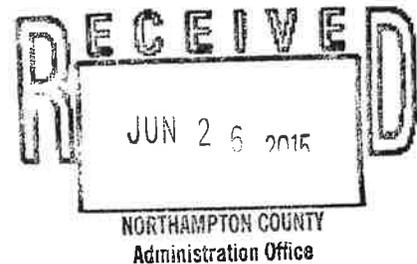
NORTHAMPTON COUNTY
PO BOX 66
EASTVILLE, VA 23347-0066

Crop	Base Acres	PLC Yield	Program Election	HIP %
Barley	0.70	53	PLC	
Corn	1.20	87	ARC-CO	
Soybeans	6.40	20	ARC-CO	
Wheat	4.70	38	PLC	

Year 2014
Farm Number: 2204

Operator: JAMES KELLAM
Owner: Multiple
Farm Identifier:

This notice is issued by the county FSA office. You may appeal the accuracy of information contained in this notice to the County Committee by filing a written request within 30 calendar days after you receive this notice in accordance with the FSA appeal procedures found at 7 CFR Part 780. If you appeal to the County Committee, you have the right to an informal hearing which you or your representative may attend either personally or by telephone. If you appeal this notice to the County Committee, you may later appeal an adverse determination of the County Committee to the FSA State Committee or the National Appeals Division or request mediation. To appeal, write to the County Committee at your FSA service center address and explain why you believe this notice is erroneous. If you do not timely file a written appeal, this is the final administrative determination with respect to this matter according to the regulations at 7 CFR Part 780.



2225720

Reported Commodity Crop History Summary

NORTHAMPTON COUNTY

Northampton, Virginia			Farm Number 0000168			Operator EDWARD T KELLAM		
2014 Commodity	2014 Base Acres	2014 CC Yield	2014 Commodity	2014 Base Acres	2014 CC Yield			
Soybeans	2.00	20.00						
History								
Crop		2008	2009	2010	2011	2012		
Wheat	Planted	6.30	0.00	0.00	0.00	0.00		
Wheat	Prevented	0.00	0.00	0.00	0.00	0.00		
Wheat	Double	0.00	0.00	0.00	0.00	0.00		
Wheat	Subsequent	0.00	0.00	0.00	0.00	0.00		

Northampton, Virginia			Farm Number 0001874			Operator NORTHAMPTON COUNTY		
2014 Commodity	2014 Base Acres	2014 CC Yield	2014 Commodity	2014 Base Acres	2014 CC Yield			
Wheat	8.60	45.00	Corn	4.40	99.00			
Soybeans	6.70	20.00	Barley	1.90	55.00			
History								
Crop		2008	2009	2010	2011	2012		
	Planted	0.00	0.00	0.00	0.00	0.00		
	Prevented	0.00	0.00	0.00	0.00	0.00		
	Double	0.00	0.00	0.00	0.00	0.00		
	Subsequent	0.00	0.00	0.00	0.00	0.00		

Northampton, Virginia			Farm Number 0002204			Operator JAMES KELLAM		
2014 Commodity	2014 Base Acres	2014 CC Yield	2014 Commodity	2014 Base Acres	2014 CC Yield			
Wheat	4.70	38.00	Corn	1.20	87.00			
Soybeans	6.40	20.00	Barley	0.70	53.00			
History								
Crop		2008	2009	2010	2011	2012		
Wheat	Planted	0.00	0.00	0.00	0.00	6.50		
Wheat	Prevented	0.00	0.00	0.00	0.00	0.00		
Wheat	Double	0.00	0.00	0.00	0.00	0.00		
Wheat	Subsequent	0.00	0.00	0.00	0.00	0.00		
Soybeans	Planted	0.00	6.50	6.50	6.50	0.00		
Soybeans	Prevented	0.00	0.00	0.00	0.00	0.00		
Soybeans	Double	0.00	0.00	0.00	0.00	6.50		
Soybeans	Subsequent	0.00	0.00	0.00	0.00	0.00		



AGENDA ITEM 7

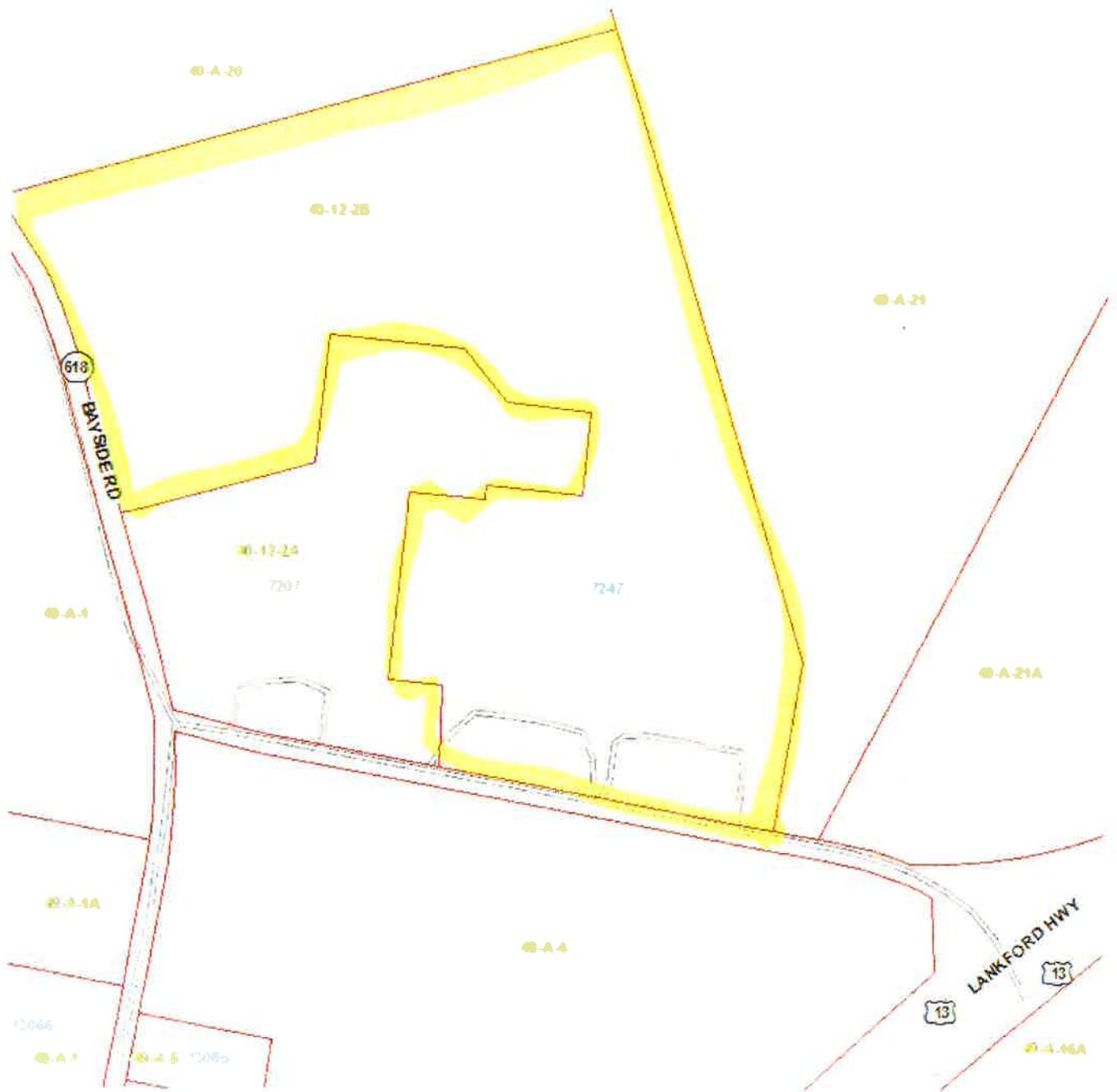
BLOCK OF BUILDINGS ACROSS THE STREET





AGENDA ITEM X 8

TWO OLD JAILS



AGENDA ITEM 8 9
FORMER MIDDLE SCHOOL



NORTHAMPTON COUNTY



Mike Thornes
Director

Public Works Department
P.O. 538
Eastville, VA 23347
Phone: (757) 678-0414
Fax: (757) 678-0483

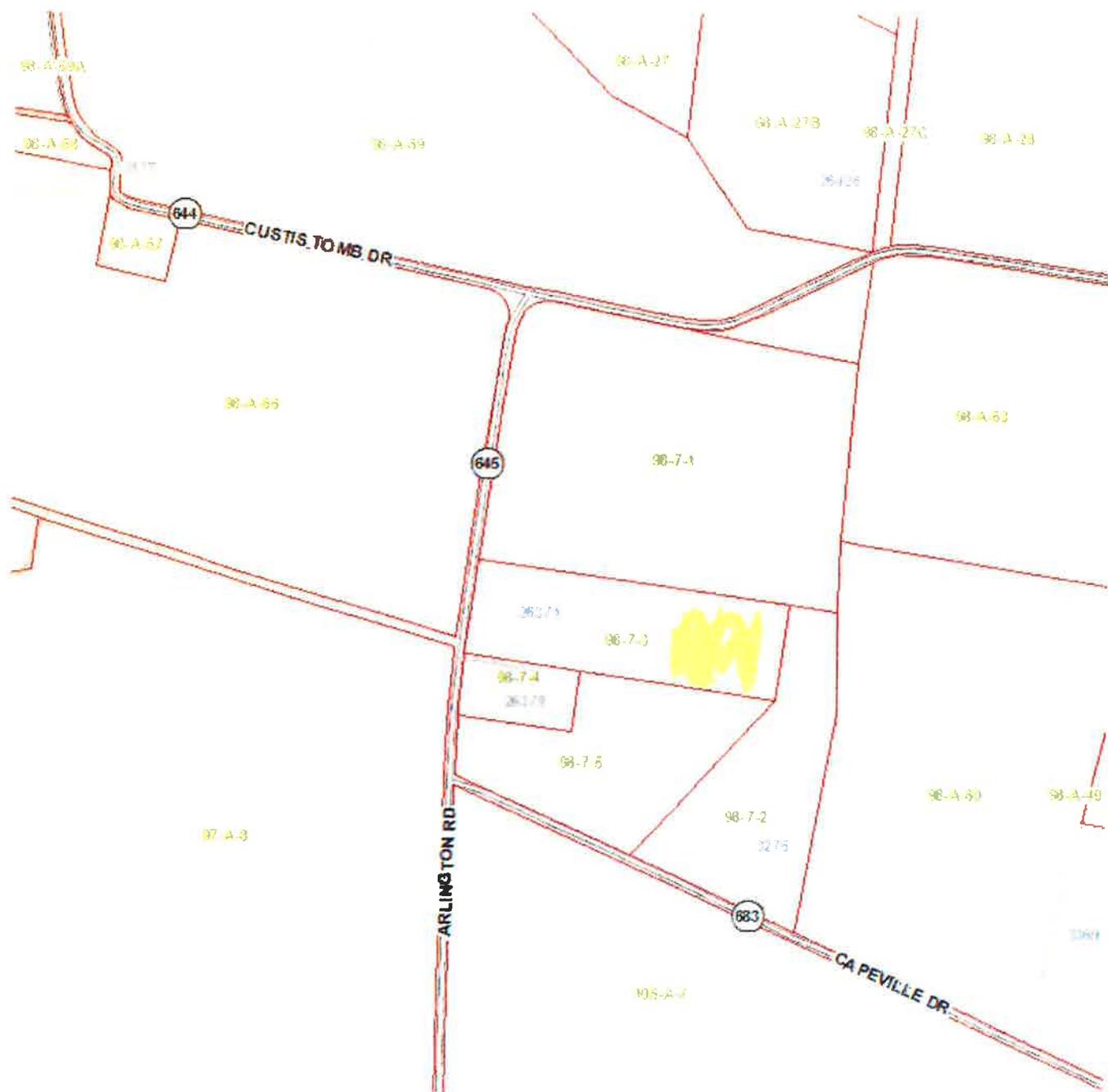
Memorandum

Date: August 13, 2015
To: Katie Nunez
From: Mike Thornes, Director
Re: Work Orders / Middle School / From July 2013 – June 2015

There were a total of (64) work orders generated from County personnel who use the facilities at the former Middle School in Machipongo and broken down by category below.

1. HVAC issues: 9
2. Lights / Electrical: 12
3. Landscaping: 4
4. Signage: 5
5. Exterminator: 2
6. Furniture Moving: 10
7. Plumbing: 5
8. Alarm System: 3
9. Doors: 7
10. Windows: 3
11. Assembly of new furniture: 2
12. Wall Repair: 2





AGENDA ITEM ~~X~~ 11

BACKSIDE OF CURRENT CHEAPSIDE WASTE COLLECTION SITE

