



**AGENDA
TOWN OF BLUEFIELD
TOWN COUNCIL MEETING
August 27, 2019**

- 5:30 p.m. **Work Session**
- [Charter Amendments](#)
 - Discussion of Cats
 - Possible Fall Concert
- 7:00 p.m. **Public Hearing:** [Proposed Issuance of a \\$1,900,000 Bond by the Town of Bluefield for purposes of paying the costs of the Town of Bluefield acquiring that certain real estate commonly known as Fincastle on the Mountain in Bluefield, Virginia and related personal property](#)
- 7:15 p.m. **Public Hearing:** [Proposed disposal and quitclaim of Town of Bluefield Real Estate \(830 Greever Ave, 826 Greever Ave. and 129 Depot St\)](#)
- 7:30 p.m. **Call to Order**
- 7:31 p.m. **Invocation and Pledge of Allegiance**
- Rev. Dr. Jay Ferguson, First United Methodist Church
- 7:32 p.m. **Approval of Agenda**
- 7:33 p.m. **Consent Agenda**
- [July 2019 Monthly Budget Reports](#)
 - [July 23, 2019 Public Hearing Minutes](#)
 - [July 23, 2019 Council Meeting Minutes](#)
 - [August 8, 2019 Special Called Meeting Minutes](#)
 - [August 13, 2019 Council Meeting Minutes](#)
- 7:34 p.m. **Citizen Requests & Special Presentations**
- 7:35 p.m. **Committee Reports**
- 7:36 p.m. **Unfinished Business & Reports**
- 7:37 p.m. **New Business and Reports**
- 7:38 p.m. **Town Manager's Report**
- [VDOT State of Good Repair](#)
 - [Town Paving Update](#)
 - Water CIP Update
 - [The Sanders House "Twisted History" Donation Request, POSSIBLE VOTE](#)
 - [SWVA Travel Sports Donation Request, POSSIBLE VOTE](#)
 - The Two Virginias 5K Challenge, August 24th at 9 a.m.
 - Autumn Jamboree, September 14th at noon
 - VML Conference, October 6th – 8th Roanoke, VA
- 7:49 p.m. **Citizen Comments**

7:54 p.m. **Council Comments**

8:06 p.m. **Attorney Report**

- Resolution: Town Clerk Appointment, **Motion and Vote to Adopt, ROLL CALL VOTE**

8:09 p.m. **Executive Session:** Section 2.2-3711-A-1.3
Section 2.2-3711-A-1.1

9:09 p.m. **Adjourn**

B D J

8-7-19

**NOTICE OF PUBLIC HEARING
OF PROPOSED BOND ISSUE
BY THE TOWN OF BLUEFIELD,
VIRGINIA**

The Council of the Town of Bluefield, Virginia will hold a public hearing on the proposed issuance of a bond by the Town of Bluefield. The estimated maximum amount of the bond to be issued is \$1,900,000. The proposed use of the proceeds of the bond is to pay for the costs of the Town of Bluefield acquiring that certain real estate commonly known as Fincastle on the Mountain in Bluefield, Virginia, and related personal property. Such real estate includes wooded real estate, a golf course, recreational facilities, buildings/improvements, and assets associated therewith. The public hearing which may be continued or adjourned, and at which persons may appear and present their views on the proposed bond issue will be held at 7:00 p.m., or as soon thereafter as the matter may be heard on August 27, 2019, before the Council of the Town of Bluefield, Virginia in the Council Chambers of the Town Hall located at 112 Huffard Drive, Bluefield, Virginia. Any questions concerning this matter may be referred to the Town Manager of the Town of Bluefield at (276) 322-4626 or watson@bluefieldva.org

NOTICE IS HEREBY GIVEN that the Council of the Town of Bluefield, Virginia will hold a **PUBLIC HEARING** on August 27, 2019, at 7:15 p.m. in the Council Chambers of the Town Hall of the Town of Bluefield at 112 Huffard Drive in Bluefield, Virginia. This said **PUBLIC HEARING** is being held to receive input on the Town of Bluefield's proposed disposal and quitclaim of all of its right, title, and interest in the real property described in this notice. Such real property, including its improvements and appurtenances, shall be sold or donated by the Town of Bluefield, and is described in this notice as follows:

TAZEWELL COUNTY, VIRGINIA
TAX MAP NUMBERS, DESCRIPTORS, ADDRESSES, & DEED REFERENCES

1. 830 GREEVER AVENUE - BLUEFIELD, VIRGINIA 24605

024A2A 0042 -	0.116 ACRE +/- GREEVER AVENUE TOWN OF BLUEFIELD
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SUCH REAL ESTATE BEING MORE PARTICULARLY DESCRIBED IN A DEED DATED DECEMBER 20, 2018, AND OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT IN TAZEWELL COUNTY, VIRGINIA IN DEED BOOK 2018 AT PAGE 19053.

2. 826 GREEVER AVENUE - BLUEFIELD, VIRGINIA 24605

024A2A 0041 -	LOT OR PARCEL GREEVER AVENUE
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SUCH REAL ESTATE BEING MORE PARTICULARLY DESCRIBED IN A DEED DATED DECEMBER 20, 2018, AND OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT IN TAZEWELL COUNTY, VIRGINIA IN DEED BOOK 2018 AT PAGE 19053.

3. 129 DEPOT STREET - BLUEFIELD, VIRGINIA 24605

024A327370011 -	LOT 11, SEC 37 TOWN OF BLUEFIELD
024A327370012-0013 -	LOTS 12-13, SEC 37 TOWN OF BLUEFIELD

SUCH REAL ESTATE BEING MORE PARTICULARLY DESCRIBED IN A DEED EXECUTED ON BEHALF OF WELLS FARGO BANK, N. A. ON SEPTEMBER 6, 2018, AND OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT IN TAZEWELL COUNTY, VIRGINIA IN DEED BOOK 2018 AT PAGE 14012.

A copy of the full text of the proposed ordinance authorizing the Town of Bluefield's disposal and quitclaim of the real property described in this notice, including its improvements and appurtenances, is on file in the office of the Town Clerk of the Town of Bluefield, and is available for review therein at the Town Hall of the Town of Bluefield at 112 Huffard Drive in Bluefield, Virginia, Monday through Friday, between the hours of 8:00 a.m. and 5:00 p.m. Such ordinance is proposed to be adopted by the Council of the Town of Bluefield, Virginia on September 24, 2019, which is a regular meeting date of the Council of the Town of Bluefield, Virginia.

All interested persons are invited to appear at the said PUBLIC HEARING and present their views. Any questions/comments concerning this matter may be referred to the Community Development Coordinator of the Town of Bluefield at (276) 322-4626 or roberts@bluefieldva.org.

VIRGINIA: AT A REGULAR MEETING OF THE COUNCIL OF THE TOWN OF BLUEFIELD, VIRGINIA HELD AT THE COUNCIL CHAMBERS OF THE TOWN HALL IN BLUEFIELD, VIRGINIA ON THE 24TH DAY OF SEPTEMBER, 2019.

AN ORDINANCE AUTHORIZING THE TOWN OF BLUEFIELD TO DISPOSE OF AND QUITCLAIM ALL OF ITS RIGHT, TITLE, AND INTEREST IN 830 GREEVER AVENUE, 826 GREEVER AVENUE, AND 129 DEPOT STREET WITHIN THE CORPORATE LIMITS OF THE TOWN OF BLUEFIELD

WHEREAS, pursuant to Article VII, Section 9 of the Virginia Constitution, “[n]o rights of a city or town in and to its . . . public places . . . shall be sold except by an ordinance or resolution passed by a recorded affirmative vote of three-fourths of all members elected to the governing body.”; and

WHEREAS, pursuant to Section 15.2-2100(A) of the Code of Virginia (1950) as amended, “[n]o rights of a city or town in and to its . . . public places . . . shall be sold except by an ordinance passed by a recorded affirmative vote of three-fourths of all the members elected to the council . . .”; and

WHEREAS, pursuant to Section 15.2-1800(B) of the Code of Virginia (1950) as amended, “[s]ubject to any applicable requirements of Article VII, Section 9 of the Constitution, any locality may sell, at public or private sale, . . . or otherwise dispose of its real property . . . provided that no such real property, whether improved or unimproved, shall be disposed of until the governing body has held a public hearing concerning such disposal.”; and

WHEREAS, pursuant to Section 15.2-953 of the Code of Virginia (1950) as amended, a town may also donate real property to certain entities/organizations; and

WHEREAS, all the real estate described in this ordinance, including the improvements thereon and the appurtenances thereunto belonging, has been determined to be surplus real estate by the Town Manager of the Town, and has little or no value to the Town of Bluefield, a Virginia municipal corporation, hereinafter “the Town”; and

WHEREAS, the Council of the Town of Bluefield, Virginia now desires to authorize the Town’s disposal and quitclaim, by sale or donation, of all of its right, title, and interest, both at law and in equity, in all the below described real estate, including the improvements thereon and the appurtenances thereunto belonging; and

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WHEREAS, a public hearing regarding the Town's proposed disposal and quitclaim of all of its right, title, and interest in all the below described real estate, including its improvements and appurtenances, was held before the Council of the Town of Bluefield, Virginia on the 27th day of August, 2019, at 7:15 p.m., after notice of the said public hearing was duly published on the 8th day of August, 2019, and on the 16th day of August, 2019, in the Bluefield Daily Telegraph, a newspaper having general circulation in Bluefield, Virginia.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF BLUEFIELD, VIRGINIA that the Town is hereby authorized to dispose of and quitclaim, by sale or donation, all of its right, title, and interest, both at law and in equity, in all the below described real estate, including the improvements thereon and the appurtenances thereunto belonging, with such real estate being located in the Town of Bluefield, Tazewell County, Virginia, and described herein this ordinance as follows, to wit:

TAZEWELL COUNTY, VIRGINIA
TAX MAP NUMBERS, DESCRIPTORS, ADDRESSES, & DEED REFERENCES

1. 830 GREEVER AVENUE - BLUEFIELD, VIRGINIA 24605

024A2A 0042 - 0.116 ACRE+-
GREEVER AVENUE
TOWN OF BLUEFIELD

*SUCH REAL ESTATE BEING MORE PARTICULARLY DESCRIBED IN A DEED DATED
DECEMBER 20, 2018, AND OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT
COURT IN TAZEWELL COUNTY, VIRGINIA IN DEED BOOK 2018 AT PAGE 19053.*

2. 826 GREEVER AVENUE - BLUEFIELD, VIRGINIA 24605

024A2A 0041 - LOT OR PARCEL
GREEVER AVENUE

*SUCH REAL ESTATE BEING MORE PARTICULARLY DESCRIBED IN A DEED DATED
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3. 129 DEPOT STREET - BLUEFIELD, VIRGINIA 24605

024A327370011 - LOT 11, SEC 37
TOWN OF BLUEFIELD

024A327370012-0013 - LOTS 12-13, SEC 37
TOWN OF BLUEFIELD

SUCH REAL ESTATE BEING MORE PARTICULARLY DESCRIBED IN A DEED EXECUTED ON BEHALF OF WELLS FARGO BANK, N. A. ON SEPTEMBER 6, 2018, AND OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT IN TAZEWELL COUNTY, VIRGINIA IN DEED BOOK 2018 AT PAGE 14012.

BE IT FURTHER ORDAINED BY THE COUNCIL OF THE TOWN OF BLUEFIELD, VIRGINIA that the Town Manager of the Town is hereby authorized and directed to dispose of and quitclaim, by sale or donation, all of the Town's right, title, and interest, both at law and in equity, in all of the previously described real estate, including the improvements thereon and the appurtenances thereunto belonging, on behalf of the Town.

BE IT FURTHER ORDAINED BY THE COUNCIL OF THE TOWN OF BLUEFIELD, VIRGINIA that the Town Manager of the Town shall have full authority and power to perform the following actions:

- 1) to effect, on behalf of the Town, the disposal and quitclaim, by sale or donation, of all of the Town's right, title, and interest, both at law and in equity, in the previously described real estate, its improvements, and its appurtenances;
- 2) to solicit, evaluate, negotiate, and accept/reject all bids/offers/proposals for the said real estate's best proposed use, on behalf of the Town, which are made for the purchase and/or donation of the previously described real estate, its improvements, and its appurtenances, and to further determine, in his/her sole discretion, which said bids/offers/proposals constitute the best proposed use for the previously described real estate, its improvements, and its appurtenances;
- 3) to contract with realtors, auctioneers, and related individuals/organizations, on behalf of the Town, to facilitate the sale or donation of the previously described real estate, its improvements, and its appurtenances;
- 4) to execute and deliver contracts, settlement statements, quitclaim deeds, and other necessary documentation, on behalf of the Town, which concern the sale or donation of all the Town's right, title, and interest, both at law and in equity, in the previously described real estate, its improvements, and its appurtenances;

- 5) to impose, on behalf of the Town, any restrictions, covenants, easements, remainder interests, and the like upon the previously described real estate, its improvements, and its appurtenances which will ensure a proposed use accepted by the Town will be fulfilled upon the said real estate being sold or donated; and
- 6) to pay, on behalf of the Town, any fees, costs, and/or taxes associated with the sale or donation of the previously described real estate, its improvements, and its appurtenances.

BE IT FURTHER ORDAINED BY THE COUNCIL OF THE TOWN OF BLUEFIELD, VIRGINIA that any donation of the previously described real estate, including the improvements thereon and the appurtenances thereunto belonging, shall adhere to the applicable requirements of Section 15.2-953 of the Code of Virginia (1950) as amended.

BE IT FURTHER ORDAINED BY THE COUNCIL OF THE TOWN OF BLUEFIELD, VIRGINIA that the previously described real estate, including the improvements thereon and the appurtenances thereunto belonging, need not be sold or donated collectively, but may be sold or donated separately.

BE IT FURTHER ORDAINED BY THE COUNCIL OF THE TOWN OF BLUEFIELD, VIRGINIA that this ordinance is adopted on this 24th day of September, 2019, and such ordinance shall be effective upon adoption.

BE IT FURTHER ORDAINED BY THE COUNCIL OF THE TOWN OF BLUEFIELD, VIRGINIA that Donald R. Harris, the Mayor of the Town, shall execute this ordinance on behalf of the said Council.

IT IS SO ORDAINED BY THE COUNCIL OF THE TOWN OF BLUEFIELD, VIRGINIA on this 24th day of September, 2019.

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