

Minutes of a Special Called Meeting of the Council of the Town of Blackstone, Virginia, held in the Council Chambers located at 100 W. Elm Street, Blackstone, on Tuesday, October 30, 2007, at 5:15 p.m.

There Were Present:

Mayor: William D. Coleburn

Council Members: L. Benjamin Green, John W. Hill, Jr., C. Duncan Quicke, Barbara Thompson, J. A. Wilson, Jr., Constance Wynn

Town Attorney: Kennon C. Walden, Jr.

Town Staff: Jennifer H. Beck, Administrative Assistant; David Dunn, Assistant Town Manager; J. Larry Palmore, Town Manager; Joan R. Palmore, Town Clerk; Charles C. Wells, Finance Director

Those Absent:

Council Member: Alfred V. Tucker

Mayor Coleburn opened the meeting and asked the Town Clerk to read the Call as follows:

Pursuant to the authority vested in me as Mayor of the Town of Blackstone, I called a Special Meeting of the Council of the Town of Blackstone, Virginia to be held in the Council Chambers at 5:15 p.m., Tuesday, October 30, 2007, for the purpose of considering the following:

- 1 - Bon-Secours Lease Agreement*
- 2 - Any other business that may need to come before Council.*

Town Attorney Walden reviewed the third draft of the Bon-Secours Lease Agreement with the Council. He pointed out several errors and changes that need to be made to the Lease. He also talked to Council about different insurance options on the building.

Council discussed the lease in detail.

Manager Palmore informed Council that the picture has changed as far as a dentist coming to the medical center. He stated that Central Virginia Health Services is interested in coming in and providing 100% of everything. Manager Palmore feels we have come too far with Bon-Secours to change what we are doing now.

Councilman Green thanked Town Attorney Walden for the excellent job he has done on this lease. He stated that he is very impressed with Attorney Walden and how he has handled these negotiations.

Manager Palmore feels to be fair, we need to sit down and to talk to the local dentists in Town and make sure they are okay with a new dentist coming to Town without it being federally subsidized like we were originally told.

Attorney Walden feels we need to have a bail-out provision so that if there is no third tenant there needs to be a way for us to raise Bon-Secours' rent so we can make the bank payment.

Council discussed the rent and how much Bon-Secours will pay per month.

Manager Palmore stated that we need to go ahead and go out to bid on this project. The sooner we sign this lease, the better.

Attorney Walden stated that we are going to talk to Bon-Secours tomorrow and tell them we want it included in the contract that if we can't get a dentist to come in then we can get out of the contract.

Councilman Wilson made a motion to authorize the Mayor to sign the lease agreement with Bon-Secours after the Town Attorney has worked out the problems mentioned tonight. The motion was seconded by Councilwoman Thompson and approved unanimously. Vote:

Councilman Quicke	-	Aye
Councilwoman Wynn	-	Aye
Councilman Green	-	Aye
Councilman Wilson	-	Aye
Councilwoman Thompson	-	Aye

(Councilman Hill absent during vote.)

Councilman Wilson made a motion to adopt the attached Project Management Plan. The motion was seconded by Councilman Quicke and approved as follows. Vote:

Councilman Quicke	-	Aye
Councilwoman Wynn	-	Aye
Councilman Green	-	Aye
Councilman Wilson	-	Aye
Councilwoman Thompson	-	Aye

(Councilman Hill absent during vote)

Councilman Quicke asked about setting up an advisory council that was suggested during the conference call last week.

Manager Palmore stated that Bon-Secours is in agreement with appointing an advisory council and seemed to be excited about the idea.

Attorney Walden stated that he has made a note to ask them about that and he will address this with them tomorrow.

Councilman Green asked that Council be notified with a final copy of the lease prior to the Mayor signing it.

Councilwoman Wynn thanked Manager Palmore for the work the Town did on the road next to Shiloh Baptist Church.

Council discussed re-paving on South Main Street.

There being no further business to bring before Council, Mayor Coleburn declared the meeting adjourned at 6:54 p.m.

MAYOR
OF THE TOWN OF BLACKSTONE, VIRGINIA

APPROVED AND ADOPTED

TOWN CLERK
OF THE TOWN OF BLACKSTONE, VIRGINIA

